



**Section 16 Planning Application for the Temporary Logistics Centre with
Ancillary Office and Parking of Vehicles for a Period of 3 Years at Various
Lots in D.D. 125 and D.D. 129 and Adjoining Government Land,
Ha Tsuen, Yuen Long, New Territories**

Planning Statement

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EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board ("**the Board**") in support of a Section 16 planning application for the Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years ("**the Development**") at Lot Nos. 51 RP (Part), 57 (Part), 58 (Part), 60, 61, 62, 63 (Part), 64, 65 (Part), 66 (Part), 67 (Part), 69 (Part), 70 (Part), 71 (Part), 144 (Part), 145 (Part), 146 (Part), 147 RP (Part) and 148 RP (Part) in D.D.125; Lot Nos. 3212 RP (Part), 3220 (Part), 3221 S.A (Part), 3221 S.B (Part), 3222 (Part), 3223 (Part), 3224 (Part), 3225 S.A (Part), 3225 S.B (Part), 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3234 (Part) and 3235 (Part) in D.D.129, and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories ("**the Application Site**").

The Application Site straddles over the "Government, Institution or Community" ("**G/IC**") and "Open Space" ("**O**") zones and an area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 ("**the OZP**"). According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zones requires planning permission from the Board notwithstanding that the use or development is not provided for under the Notes of the OZP. In any area shown as 'Road' on the OZP, all uses or developments require planning permission from the Board. As such, this planning application is submitted for the Development on a temporary basis of maximum 3 years.

The Application Site has a total site area of about 26,983.8m², including approximately 170m² of Government Land (about 0.63% of the Application Site). The Application Site can be accessed via Ping Ha Road through a local track. The Development has a maximum building height of not more than 11m, a total Gross Floor Area ("**GFA**") of not more than 19,318 m², plot ratio about 0.72 and a total of 10 structures, including 2 logistics centres with ancillary offices and facilities that do not exceed 11m in height. A total of 16 vehicle parking and loading/unloading spaces are provided.

The previous application for the Site (No. A/HSK/319) was revoked due to issues with the implementation of the Fire Services Installations Proposal, specifically related to water connection problems. The non-compliance issue has been fully resolved in the current application, with all necessary measures implemented.

The Development is fully supported by the planning justifications below:

- The Development will not jeopardise the long-term development and planning of Hung Shui Kiu New Development Area;
- The Development is not incompatible with the surrounding uses;
- There is genuine need for logistics centre in the area;
- Approval of the Development will not set an undesirable precedent;
- The Development is generally aligned with the previous approved application; and
- The current application resolves the non-compliance issues identified in the revoked application.

Based on the above justifications, we sincerely hope that the Board can give sympathetic consideration to this Application.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表申請人，根據《城市規劃條例》第 16 條，懇請城市規劃委員會（下稱「城規會」）批准位於新界元朗廈村丈量約份第 125 約地段第 51 號餘段（部分）、第 57 號（部分）、第 58 號（部分）、第 60 號、第 61 號、第 62 號、第 63 號（部分）、第 64 號、第 65 號（部分）、第 66 號（部分）、第 67 號（部分）、第 69 號（部分）、第 70 號（部分）、第 71 號（部分）、第 144 號（部分）、第 145 號（部分）、第 146 號（部分）、第 147 號餘段（部分）及第 148 號餘段（部分）和丈量約份第 129 約地段第 3212 號餘段（部分）、第 3220 號（部分）、第 3221 號 A 分段（部分）、第 3221 號 B 分段（部分）、第 3222 號（部分）、第 3223 號（部分）、第 3224 號（部分）、第 3225 號 A 分段（部分）、第 3225 號 B 分段（部分）、第 3226 號、第 3227 號、第 3228 號、第 3229 號、第 3230 號、第 3231 號、第 3232 號、第 3234 號（部分）及第 3235 號（部分）及毗鄰的政府土地作臨時物流中心連附屬辦公室及停泊車輛用途（為期三年）（下稱「此發展」）。

申請地點位於《洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2》（下稱「核准圖」）的「政府、機構或社區」、「休憩用地」以及在核准圖上顯示為「道路」的地帶之內。根據核准圖的註釋，任何土地或建築物的臨時用途或發展，即使在核准圖的註釋中沒有提供，如為期不超過三年，可向城市規劃委員會申請規劃許可。註釋亦列明在核准圖上顯示為「道路」的地方，所有其他用途或發展必須向城市規劃委員會申請許可。申請人遂向城規會遞交是次規劃申請。

申請地點地盤面積約 26,983.8 平方米，包括約 170 平方米（佔總地盤面積約 0.63%）的政府土地，可經一條區內通道通往屏廈路。此發展將設置十個（高度不超過十一米）構築物，包括 2 個物流中心及附屬設施，總樓面面積不多於 19,318 平方米，其地積比率約為 0.72。此發展將提供十六個停車位及上落客貨車車位。

申請地點的前次申請（A/HSK/319）因消防供水問題，導致規劃附帶條件中的消防裝置建議未能落實，而被撤銷。然而，前次申請中的不合規問題已在本次申請中完全解決，並已採取所有必要的補救措施。

此發展有充分的理據支持，包括以下規劃考量因素：

- 此發展項目不會妨礙洪水橋新發展區的長遠發展和規劃；
- 此發展的用途與附近發展相容；
- 該區有設立物流中心的需要；
- 先前已批准的同類型申請不會造成不良的先例；
- 此發展基本與之前已批准的申請一致；以及
- 本次申請已解決前次申請中的不合規的問題。

鑑於此發展符合上述的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

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1. INTRODUCTION

1.1 Background & Purpose

- 1.1.1 We have been commissioned by the Applicant to prepare and submit, on their behalf, this planning application for the Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years ("**the Development**") at Lot Nos. 51 RP (Part), 57 (Part), 58 (Part), 60, 61, 62, 63 (Part), 64, 65 (Part), 66 (Part), 67 (Part), 69 (Part), 70 (Part), 71 (Part), 144 (Part), 145 (Part), 146 (Part), 147 RP (Part) and 148 RP (Part) in D.D.125; Lot Nos. 3212 RP (Part), 3220 (Part), 3221 S.A (Part), 3221 S.B (Part), 3222 (Part), 3223 (Part), 3224 (Part), 3225 S.A (Part), 3225 S.B (Part), 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3234 (Part) and 3235 (Part) in D.D.129, and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories ("**the Application Site**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**").
- 1.1.2 The Application Site falls within an area zoned as "Government, Institution or Community" ("**G/IC**"), "Open Space" ("**O**") and an area shown as 'Road' under the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 ("**the OZP**"). According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zones requires planning permission from the Board notwithstanding that the use or development is not provided for under the Notes of the OZP. In any area shown as 'Road' on the OZP, all uses or developments require planning permission from the Board. As such, this planning application is submitted for the Development on a temporary basis of maximum 3 years.
- 1.1.3 The purpose of this planning application is to seek approval from the Town Planning Board ("**the Board**") on behalf of the Applicant for the establishment of the Development for a Period of 3 Years at the Application Site.

1.2 Structure of the Planning Statement

- 1.2.1 In support of this planning application, this Planning Statement is divided into six chapters for the consideration of the Board members.
- 1.2.2 **Chapter 1** is the above introduction outlining the purpose of the current application. **Chapter 2** gives the background details of the Application Site in terms of the current land-use characteristics and the surrounding developments. **Chapter 3** provides an overview of the planning context of the Application Site. **Chapter 4** explains the development proposal. Justifications for approval of the application are provided in **Chapter 5**, and the planning submission is summarised in **Chapter 6**.

2. THE APPLICATION SITE AND ITS SURROUNDINGS

2.1 Current Condition of the Application Site

- 2.1.1 The Application Site comprises 37 private lots including Lot Nos. 51 RP (Part), 57 (Part), 58 (Part), 60, 61, 62, 63 (Part), 64, 65 (Part), 66 (Part), 67 (Part), 69 (Part), 70 (Part), 71 (Part), 144 (Part), 145 (Part), 146 (Part), 147 RP (Part) and 148 RP (Part) in D.D.125; Lot Nos. 3212 RP (Part), 3220 (Part), 3221 S.A (Part), 3221 S.B (Part), 3222 (Part), 3223 (Part), 3224 (Part), 3225 S.A (Part), 3225 S.B (Part), 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3234 (Part) and 3235 (Part) in D.D.129, and adjoining Government Land in Ha Tsuen, Yuen Long, New Territories. The Location of the Application Site is illustrated in **Figure 1** below. The Application Site on Lot Index Plan is also provided in **Annex 1**.



Figure 1 Location Plan (for indicative purposes only)

- 2.1.2 The Application Site covers a total land area of about 26,983.8m². It is accessible from Ping Ha Road via a local track and the adjoining site. The Application Site is currently mostly paved and fenced off. It is being used as a logistics centre with ancillary office and parking of vehicles.

2.2 Surrounding Context

- 2.2.1 To the immediate north of the Application Site is a piece of land used for parking of heavy vehicles and further north is Fung Kong Tsuen Road. To its immediate west are some parking of vehicles and an open storage yard of containers and trailers. To the southwest is a temporary logistics centre, and further west is Fung Kong Tsuen Village. To its immediate east is another temporary logistics centre and an open storage yard for containers, while to the northeast are open storage yard of construction materials, workshop, warehouse, and storage facilities. To the south and southwest are temporary warehouse, open storage for containers, and a logistics centre.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The Application Site straddles over the “G/IC” and “O” zones as well as an area shown as ‘Road’ (Planned Road D1) under the OZP (Figure 2 refers). The current ‘logistics centre’ does not fall under either Column 1 or Column 2 use within the “G/IC” and “O” zones. However, according to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zones requires planning permission from the Board notwithstanding that the use or development is not provided for under the Notes of the OZP. Additionally, in any area shown as ‘Road’ on the OZP, all uses or developments require planning permission from the Board. Therefore, this application is submitted.



Figure 2 Extract of the OZP (Source: Statutory Planning Portal)

3.2 Long-Term Planning Considerations

- 3.2.1 The Application Site falls entirely within the boundary of the Hung Shui Kiu New Development Area (“**HSK NDA**”) which will be implemented in phases. Detailed design has commenced in 2017, with construction works starting in 2020, and is scheduled to be completed in phases. The first population intake is expected in 2024, and the entire NDA is projected to be completed by 2038¹. According to the development schedule of HSK NDA, the development of the Application Site is planned to take place under the Remaining Phase,

¹ Planning Department (2016). Hung Shui Kiu New Development Area Planning and Engineering Study: Information Digest

which is the final stage of the HSK NDA development project and is subjected to detailed design and implementation programme². Therefore, the temporary nature of the Development will not jeopardise the long-term planning and implementation of HSK NDA.

3.3 Previously Approved Applications in the Application Site

3.3.1 There are 5 previously approved planning applications for similar temporary logistics or warehouse uses covered entire/part of the Application Site and under the current and previous OZPs. The details are shown below in **Table 1**.

Table 1: Previous Planning Applications within the Application Site

No.	Application No.	Proposed Uses	Decision by the Board
1	A/HSK/319	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years	Approved with condition(s) on a temporary basis on 26.11.2021
2	A/HSK/43	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years	Approved with condition(s) on a temporary basis on 9.2.2018
3	A/YL-HT/971	Temporary warehouse for Storage of Machinery, Spare Parts and Construction Material with Ancillary Office and Parking of Vehicle for a Period of 3 Years	Approved with condition(s) on a temporary basis on 4.9.2015
4	A/YL-HT/916	Temporary warehouse for Storage of Machinery, Spare Parts and Construction Material with Ancillary Office and Parking of Vehicle for a Period of 3 Years	Approved with condition(s) on a temporary basis on 26.9.2014
5	A/YL-HT/881	Temporary warehouse for Storage of Machinery, Spare Parts and Construction Material with Ancillary Office and Parking of Vehicle for a Period of 3 Years	Approved with condition(s) on a temporary basis on 21.2.2014

3.3.2 The last approved application on the Application Site (No. A/HSK/319) was approved mainly due to its temporary nature not jeopardising the long-term development of the Application Site and the proposed use (same as the current application) is not incompatible with the surrounding land use. Apart from the slight increase in Gross Floor Area, Site Coverage and Number of Structures, the development parameters and layouts generally align with the previously approved planning application No. A/HSK/319 (**Table 3** and **Annex 5** refer). However, the planning permission (No. A/HSK/319) was later revoked on 29.12.2023 solely due to the non-compliance with the implementation of the acceptable fire service installations proposal.

3.4 Similar Approved Applications on the Previous and Current OZP

3.4.1 There are over 31 planning applications (Nos. A/HSK/5, 7, 9, 50, 59, 63, 94, 105, 110, 160, 163, 216, 254, 283, 289, 305, 312, 321, 338, 356, 389, 391, 413, 439, 450, 454, 481, 501, 510, 520, 522 etc.) for similar temporary logistics uses within the same “G/IC” and/or “O” zones and/or areas shown as ‘Road’ in the same OZP approved by the Board in the past 5 years. The main justifications include the temporary nature of the proposed use would not frustrate the planning intention of the land use zonings and their proposed development are considered not incompatible with their surroundings. The planning circumstance of the current Application is similar to those approved applications. Approval of the Application would be in line with the Committee’s previous decisions, hence favourable consideration is sought.

² Development Bureau (2017). Hung Shui Kiu New Development Area Development Schedule

4. THE DEVELOPMENT PROPOSAL

4.1 Development Scheme

- 4.1.1 The Development, as shown in the Layout Plan in **Annex 2**, comprises a total of 10 structures for logistics centres and other ancillary uses (i.e. offices, temperature-controlled rooms, toilets, pump room, guard room, transformer room and water tanks etc.). The structures will have a maximum building height of not more than 11m. The Development will provide a total of 16 vehicle parking and loading/unloading spaces, including 4 parking spaces for private cars, 8 parking spaces for container trailer, and 4 loading/unloading spaces for heavy good vehicle ("HGV") or medium good vehicle ("MGV"). The development parameters of the Development are summarised in **Table 2** below.

Table 2: Major Development Parameters

Site Area	About 26,983.8 m ² (including about 170 m ² of Government Land)
No. of Structures	10
Total Gross Floor Area ("GFA")	Not more than 19,318 m ²
Site Coverage ("SC")	About 68.1%
Maximum Building Height	Not more than 11m
No. of Parking Spaces	12
Private Car (2.5 m x 5.0 m)	4
Container Trailer (3.5 m x 16.0 m)	8
No. of Loading/Unloading Bay for HGVs & MGVS (3.5 m x 11.0 m)	4

- 4.1.2 The Application Site is currently fenced off with metal panels, which will be kept in place and maintained upon approval of the Development.
- 4.1.3 The Development is considered to be the same as the previously approved planning application (No. A/HSK/319), with a slight increase in the number of structures, GFA and SC. **Table 3** below summarised the comparison between the previously approved application No. A/HSK/319 and the current application.

Table 3: Comparison Table of Parameters with the Last Approved Application No. A/HSK/319

Major Development Parameters	Last Approved Application (No. A/HSK/319) (a)	Current Application (b)	Differences (b) – (a)
Applied Use	Temporary logistics Centre with ancillary office and parking of vehicles for a period of 3 years		Same
Site Area	About 26,983.8 m ² (including about 170 m ² of Government Land)		Same
No. of Structures	8	10 <i>(New structures: Dynamotor and car-park cover)</i>	+ 2
Total Gross Floor Area ("GFA")	Not more than 18,460 m ²	Not more than 19,318 m ²	+858 m ²
Site Coverage ("SC")	Not more than 68%	About 68.1%	+0.1%
Height of Structures	1 to 2 storeys (2.2 m – 11 m high)		Same
No. of Parking Spaces	12		Same
Private Car (2.5 m x 5.0 m)	4		
Container Trailer (3.5 m x 16.0 m)	8		
No. of Loading/Unloading Bay for MGVs / HGVs	4		Same
Operation Hours	Mondays to Saturdays: 7:00am to 9:00pm. No operation on Sundays and public holidays.		Same

4.2 Operation Arrangement

4.2.1 The operation hours for the Development will be from 7:00 am to 9:00 pm, Mondays to Saturdays. No operation will take place on Sundays and on public holidays. The Development is exclusively for logistics and vehicle parking purposes. No activities such as dismantling, maintenance, repair, cleaning, painting-spraying or workshop-related works will be conducted within the Application Site. Noise impact is not anticipated as the current use is within enclosed structures. The latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' will be followed to ensure the best practices are adhered to.

4.3 Landscape Arrangement

4.3.1 There are existing trees along the periphery of the Application Site boundary, which will be retained and maintained properly to create a green buffer in the surrounding area. Wheel stop for tree protection has been proposed along the planted trees to the eastern boundary and will be implemented upon approval of this application (**Annex 3** refers). It is unlikely that additional tree planting will be proposed, as the Application Site is intended for future implementation of the HSK NDA. Any new planted trees would likely to be removed. The proposed Landscape Plan remains very much the same as the last approved application No. A/HSK/319 (**Annex 5** refers). Therefore, the Development is unlikely to result in any changes in the landscape.

4.4 Traffic Arrangements

4.4.1 The Development includes 4 covered private car parking spaces. The ingress/egress with a width of 10m will be located at the southeast of the Application Site, adjacent to the local track leading from Ping Ha Road. Vehicles will access the Application Site via the local track and adjacent approved temporary uses. The estimated traffic generation is shown in **Table 4** below, which is the same as the latest approved planning application No. A/HSK/319.

Table 4: Estimated Traffic Generation and Attraction

Type of Vehicles	Avg. Traffic Generation Rate (pcu/hr)	Avg. Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hour (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private Car	0.29	0.29	2	1
Goods Vehicle including Heavy Goods Vehicle	0.57	0.57	6	4
Container Trailer/Tractor	1.71	1.71	9	9
Total	2.57	2.57	17	14

Note: Morning peak is from 7am to 9am; and afternoon peak is from 5pm to 7pm. The number of traffic attraction and generation of the Development are 7am to 9pm from Mondays to Saturdays (excluding Sundays and public holidays).

4.4.2 Sufficient manoeuvring space (a 33m-diameter manoeuvring circle) and vehicle parking spaces, as specified in **Table 2**, will be provided within the Application Site to prevent vehicle queues outside of the Application Site (**Annex 2** refers). Since the internal road and parking layout, number of parking spaces, and the estimated traffic generation and attraction remain the same as the previously approved application No. A/HSK/319 (**Annex 5** and **Table 4** refer), there will be no adverse traffic impact resulting from the Development.

4.5 Drainage Arrangement

- 4.5.1 The as-built drainage facilities within the Application Site are shown in **Annex 4**. Since the as-built drainage plan and its existing conditions remain unchanged in comparison with the previously approved application No. A/HSK/319 (**Annex 5** refers), and with the acceptance of the condition record of the existing drainage facilities by Drainage Services Department ("**DSD**") for the application No. A/HSK/319 on 21.4.2022 (**Annex 6** refers), there would be no drainage impact resulting from the Development. Upon approval of this application, photo records of the as-built drainage facilities will be submitted again to the DSD if a relevant approval condition is imposed.

4.6 Fire Safety Arrangement

- 4.6.1 Fire services facilities including hose reels, automatic sprinkler systems, fire alarm systems, fire extinguishers and emergency lighting, have been proposed. For detailed information regarding the fire services installation proposal ("**FSI Proposal**"), please refer to **Annex 7**.
- 4.6.2 It is worth noting that the currently submitted FSI Proposal was previously approved by the Fire Services Department ("**FSD**") under Planning Application No. A/HSK/511 (**Annex 8**). Although Application No. A/HSK/511 was withdrawn due to issues related to water supply for firefighting, the approval of the FSI Proposal itself shall still be considered valid, as the proposed schemes for the current submission and the withdrawn application are identical.
- 4.6.3 To ensure the full functionality and implementation of the FSI proposal, secondary water supplies must be connected to town mains. Relevant applications have been submitted to the Water Supplies Department ("**WSD**") and approved (**Annex 9**). A permanent freshwater connection for fire service purposes has already been made to the Site, as confirmed by the WSD (**Annex 10**).

5. PLANNING JUSTIFICATIONS

5.1 The Development Will Not Jeopardising the Long-Term Development and Planning of Hung Shui Kiu New Development Area

- 5.1.1 According to the *Hung Shui Kiu New Development Area Planning and Engineering Study*, the Application Site is part of the Remaining Phase Development, which represents the final stage of the HSK NDA Development Project Programme. Land resumption for the Second Phase Development of the HSK NDA has just recently commenced, with the first batch of resumption notices issued at the end of May 2024. Therefore, the planning intention of the “G/IC” and “O” zones, as well as the Planned Road D1, is not anticipated to be realised in the next three years. Considering the temporary nature of the Development, the approval of this planning application will not pre-empt or jeopardise the long-term development of the HSK NDA.

5.2 The Development is Not incompatible with the Surrounding Land Uses

- 5.2.1 The surroundings areas are predominately temporary structures that are used for open storage, logistics yard, container depots and parking of container vehicles to the north, east and south of the Application Site. These temporary uses extend beyond Fung Kong Tsuen Road and Ping Ha Road to the further north and east of the Application Site. The Development is deemed compatible with the existing land uses in the vicinity.
- 5.2.2 Since none of the structures in the Development will exceed a building height of 11m, the scale of the development is considered not incompatible with the surroundings.

5.3 There is Genuine Need for Logistics Centre in the Area

- 5.3.1 The Application Site is located adjacent to Shenzhen Bay Bridge and is surrounded by open storages and logistics facilities. As per the OZP, the western part of the HSK NDA is designated as a key economic growth area for Hong Kong, known as the “Logistic, Enterprise and Technology Quarter” (“**the Quarter**”). The Quarter is strategically positioned and connected to the airport, different parts of Hong Kong and mainland China through planned and existing highways. The Application is in close proximity to the planned area for the ‘Logistics Facility’ within the Quarter. The Application Site can be temporarily utilised to accommodate logistics activities prior to the completion of the Quarter. The Development allows for the provision of logistics facilities without compromising the long-term planning intention of the Application Site.

5.4 Approval of the Development will not set an Undesirable Precedent

- 5.4.1 There have been five previous applications for similar temporary logistics uses covering the Application Site, and over 25 similar planning applications for similar temporary uses within the same “G/IC”, “O” zones and areas shown as ‘Road’ in the past 5 years, on the previous and current OZP, all of which were approved by the Board. These approved applications demonstrate that the current Application is consistent with the Board’s previous decisions and will not set an undesirable precedent.

5.5 The Development is generally Aligned with the Previously Approved Application

- 5.5.1 The Development will not generate significant traffic, as indicated in the estimated traffic generation in **para. 4.5**. Internal transport provisions, including 12 vehicle parking spaces (8 for container trailer and 4 for

private cars), 4 loading/unloading spaces for both MGV and HGV, and a 33m manoeuvring circle, are deemed sufficient and will prevent any vehicle queues of vehicles outside of the Application Site, which is consistent with the previously approved application No. A/HSK/319.

- 5.5.2 The existing conditions of the Application Site will be preserved as much as possible to minimise any adverse impacts. Existing trees will be retained and maintained properly to create a green buffer along the site boundary and provide screening for the Development. Proposed wheel stops will be installed to protect the trees alongside the internal access. The enclosed structure and non-polluting mode of operation will help minimise environmental and noise impact. The latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' will be followed to ensure adherence to best practices.

5.6 The Current Application Resolves the Non-Compliance Issues Identified in the Revoked Application

- 5.6.1 The previous application for the Site (No. A/HSK/319) was revoked due to non-compliance with approval condition (g), which concerns with the implementation of FSI Proposal caused by issues with connecting water. Under the current application, this issue has been fully resolved with all necessary measures implemented. As noted in **para. 3.3.2**, there are no significant differences between the current application and the previous application (No. A/HSK/319), nor are there any anticipated changes that would result in adverse impacts (para. 5.5 refers).
- 5.6.2 The current application, however, addresses the shortcomings of the previous approved application and demonstrates the Applicant's genuine effort to comply with all relevant approval conditions (i.e., the implementation of the FSI proposal). Sympathetic consideration is therefore invited from the Board for the current application.

6. CONCLUSION

6.1.1 This Planning Statement serves to provide information and planning justifications in support of the Development. As detailed in the previous chapters, the Development is well justified on the grounds that:

- The Development will not jeopardising the long-term development and planning of Hung Shui Kiu New Development Area;
- The Development is not incompatible with the surrounding land uses;
- There is genuine need for logistics centre in the area;
- Approval of the Development will not set an undesirable precedent;
- The Development is generally aligned with the previous approved application; and
- The current application resolves the non-compliance issues identified in the revoked application.

6.1.2 To conclude, we sincerely wish that the Board can give sympathetic consideration to this Application.

January 2025
PlanPlus Consultancy Limited

Annex 1

Application Site on Lot Index Plan



PROJECT

Section 16 For Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years at Various Lot in D.D. 125 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

PROJECT NO.	FIG.	TITLE	DATE	SCALE	DRAWN BY
PPC-PLG-10170	N/A	Application Site on Lot Index Plan	20250114	1:1500@A4	WL

GENERAL NOTES

-

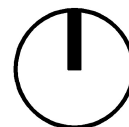
Annex 2

Layout Plan

Structure 1 (Logistics Centre 1)Covered land area : Not more than 8,732.5 m²Gross Floor Area : Not more than 9,163 m²(including logistics centre & site office at G/F; and site office at 1/F with GFA of 430.5 m²)

Height : Not more than 11 m

No. of Storey : 2 Storeys (G/F - Logistics Centre & Site Office; 1/F - Site Office)

**Structure 3 (Dynamotor)**Covered land area: 8 m² (about)

Height: 2.3 m

No. of Storey: 1 Storey

Structure 4 (Sprinkler Water Tank, Water Tank and Pump Room)Covered land area: 95 m² (about)

Height: 3 m

No. of Storey: 1 Storey

Structure 5 (Office)Covered land area : 30.6 m² (about)Gross Floor Area : 61.2 m² (about)

Height : 6 m

No. of Storey : 2 Storeys

Structure 7 (Toilet - western)Covered land area : 15 m²

Height : 3.3 m

No. of Storey : 1 Storey

Structure 9 (Transformer Room)Covered land area : 4.8 m²

Height : 2.8 m

No. of Storey : 1 Storey

Structure 6 (Toilet - eastern)Covered land area : 15.3 m²

Height : 2.6 m

No. of Storey : 1 Storey

Structure 8 (Carparks with cover)Covered land area : 80 m² (about)

Height : 2.6 m

No. of Storey : 1 Storey

No. of Parkings : 4 (2.5 x 5.0 m each)

8 Container Trailer Parking Spaces
(3.5 m x 16.0 m each)**Structure 10 (Guard Room)**Covered land area : 3.6 m²

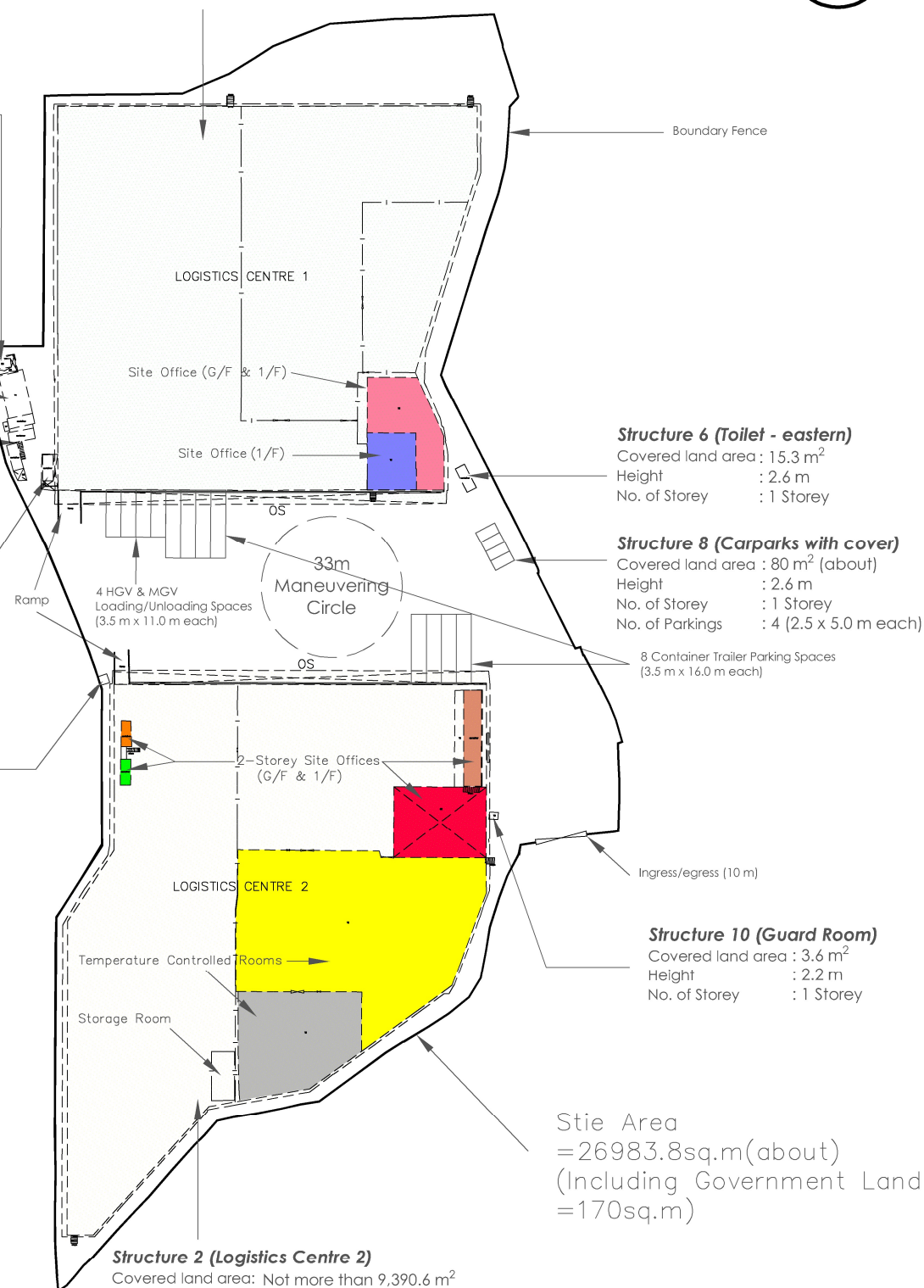
Height : 2.2 m

No. of Storey : 1 Storey

Structure 2 (Logistics Centre 2)Covered land area: Not more than 9,390.6 m²Gross Floor Area: Not more than 9,872.1 m²(including logistics centre & 4 site offices & 2 temporary controlled rooms & storage room at G/F; and 4 Site offices at 1/F with GFA of about 481.5 m²)

Height: Not more than 11 m

No. of Storey: 2 Storeys (G/F - Logistics Centre & Site Offices & Temporary Controlled Rooms & Storage Room; 1/F - Site Offices)



Site Area
= 26983.8 sq.m (about)
(Including Government Land
= 170 sq.m)

PROJECT

Section 16 For Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years at Various Lot in D.D. 125 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

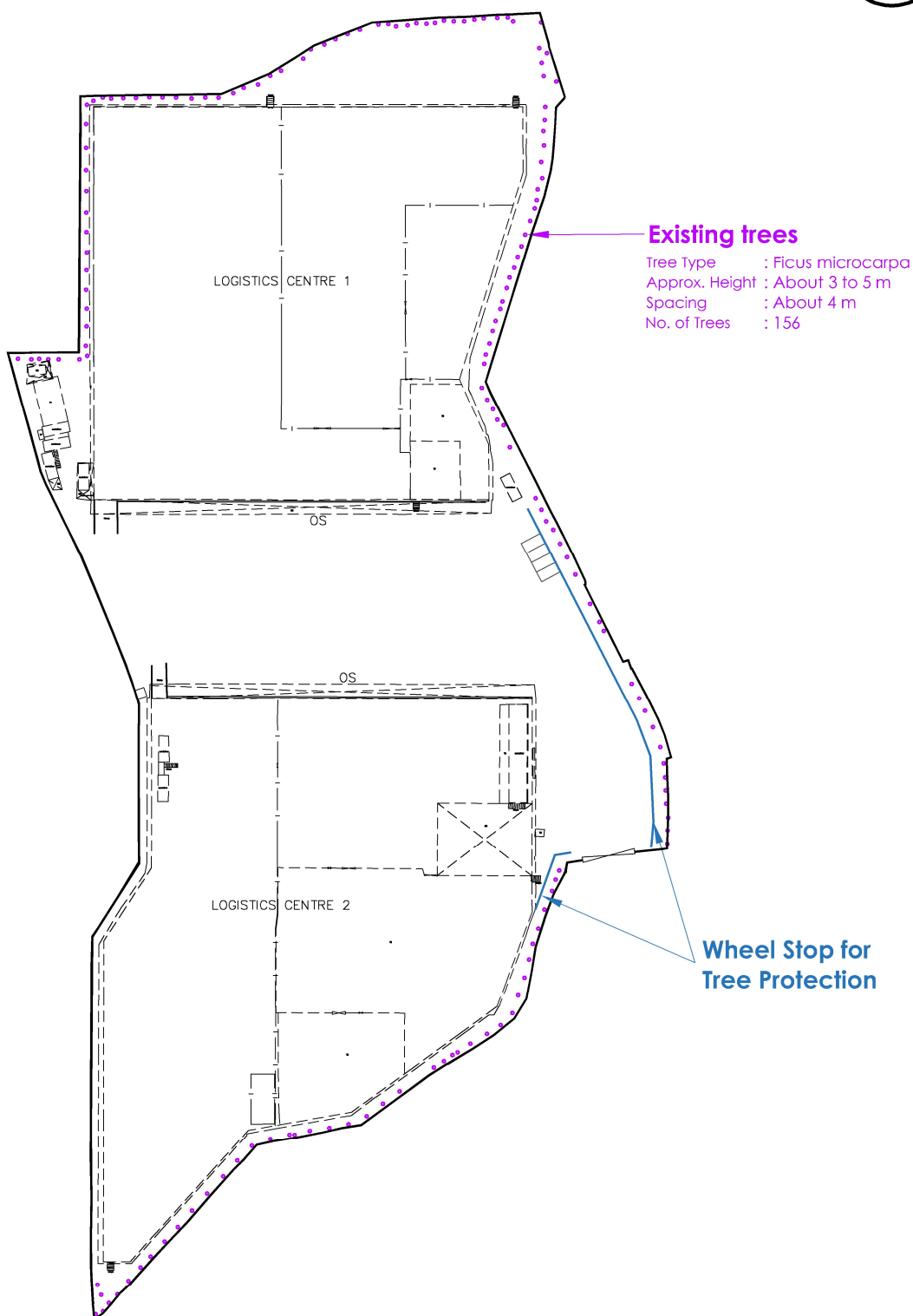
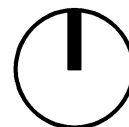
GENERAL NOTES

-

PROJECT NO.	FIG.	TITLE	DATE	SCALE	DRAWN BY
PPC-PLG-10170	N/A	Layout Plan	20241111	1:1500@A4	WL

Annex 3

Landscape Plan



PROJECT

Section 16 For Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years at Various Lot in D.D. 125 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

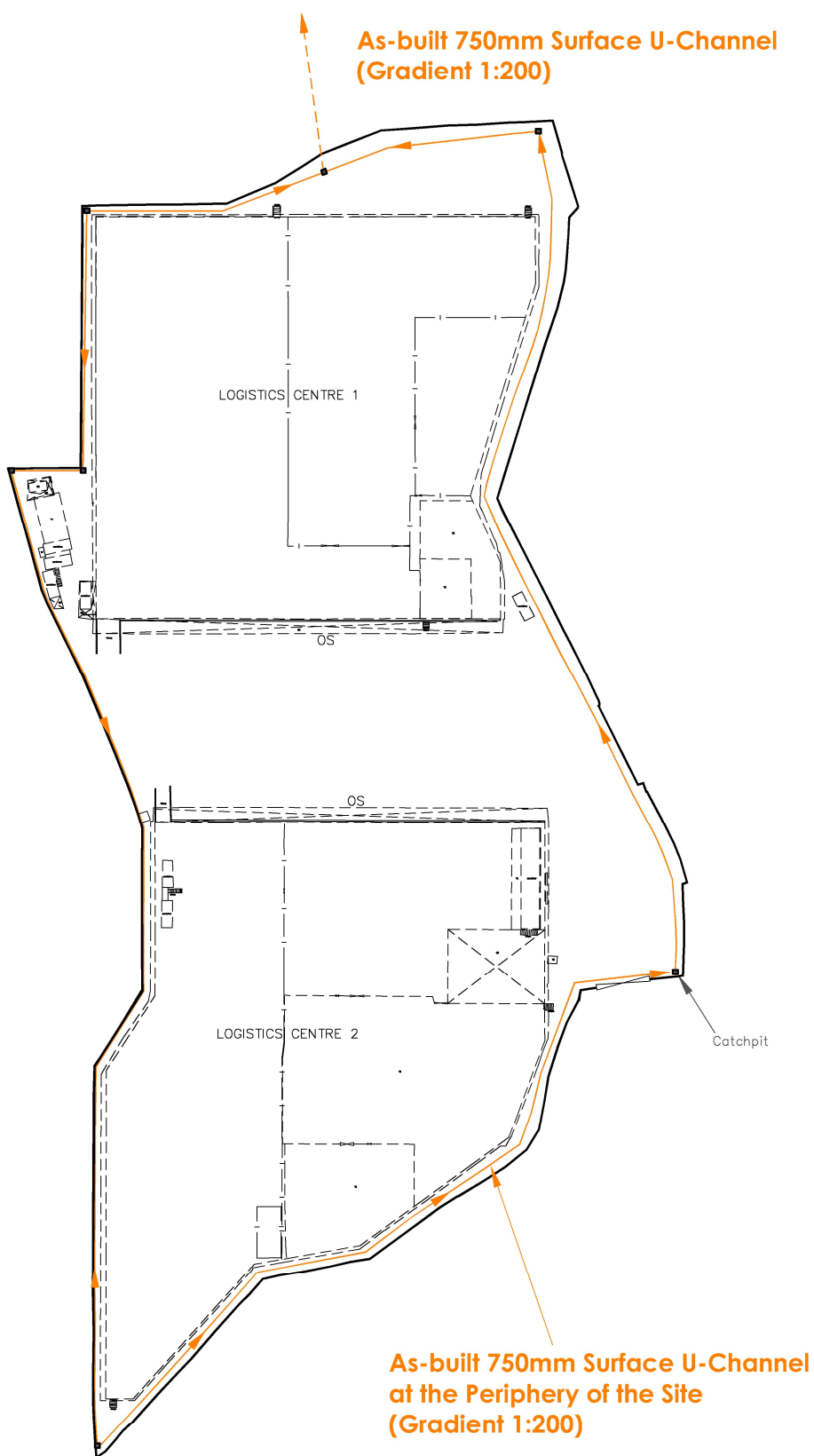
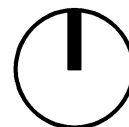
PROJECT NO.	FIG.	TITLE	DATE	SCALE	DRAWN BY
PPC-PLG-10170	N/A	Landscape Plan	20241111	1:1500@A4	WL

GENERAL NOTES

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Annex 4

As-built Drainage Plan



PROJECT

Section 16 For Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years at Various Lot in D.D. 125 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

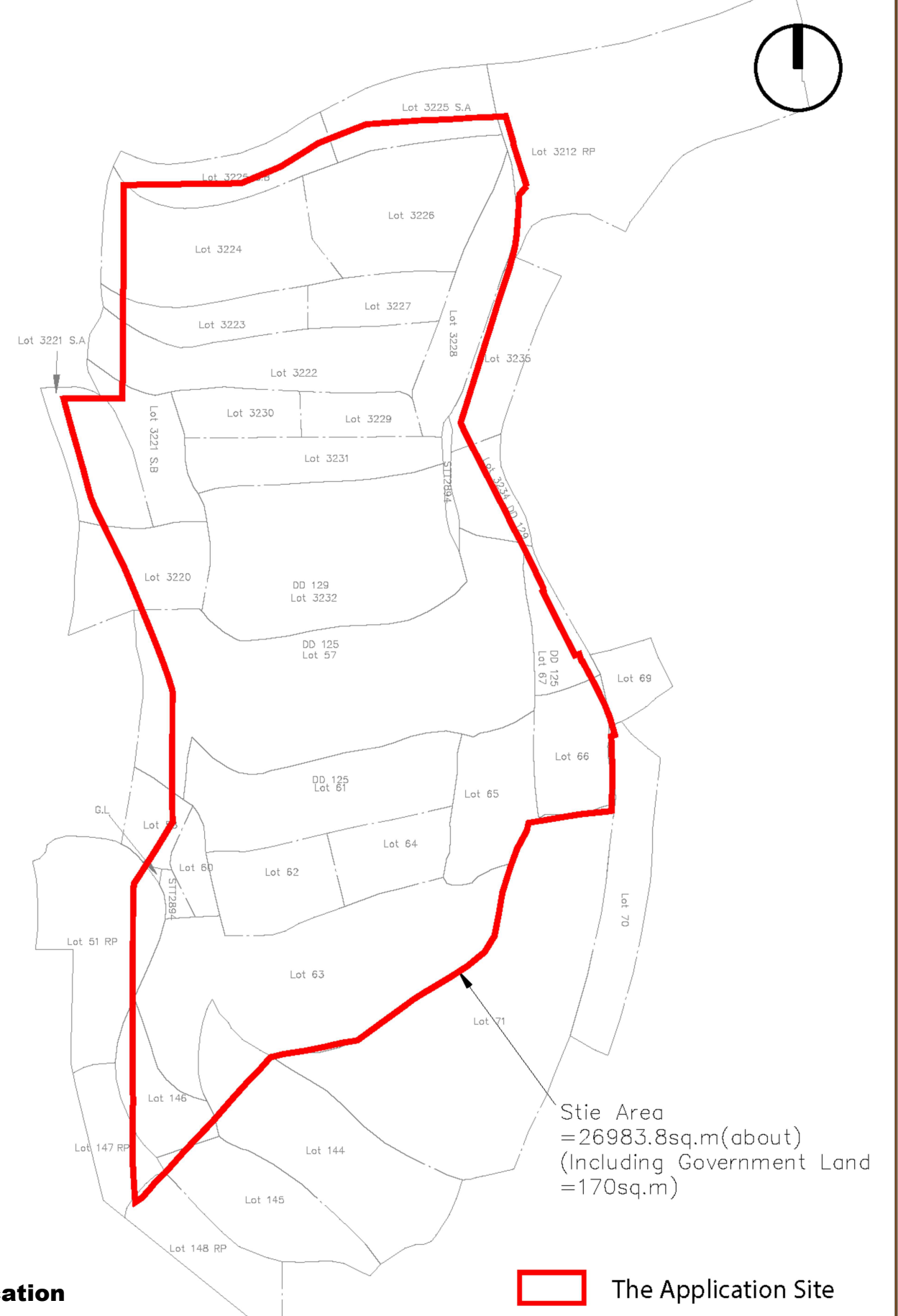
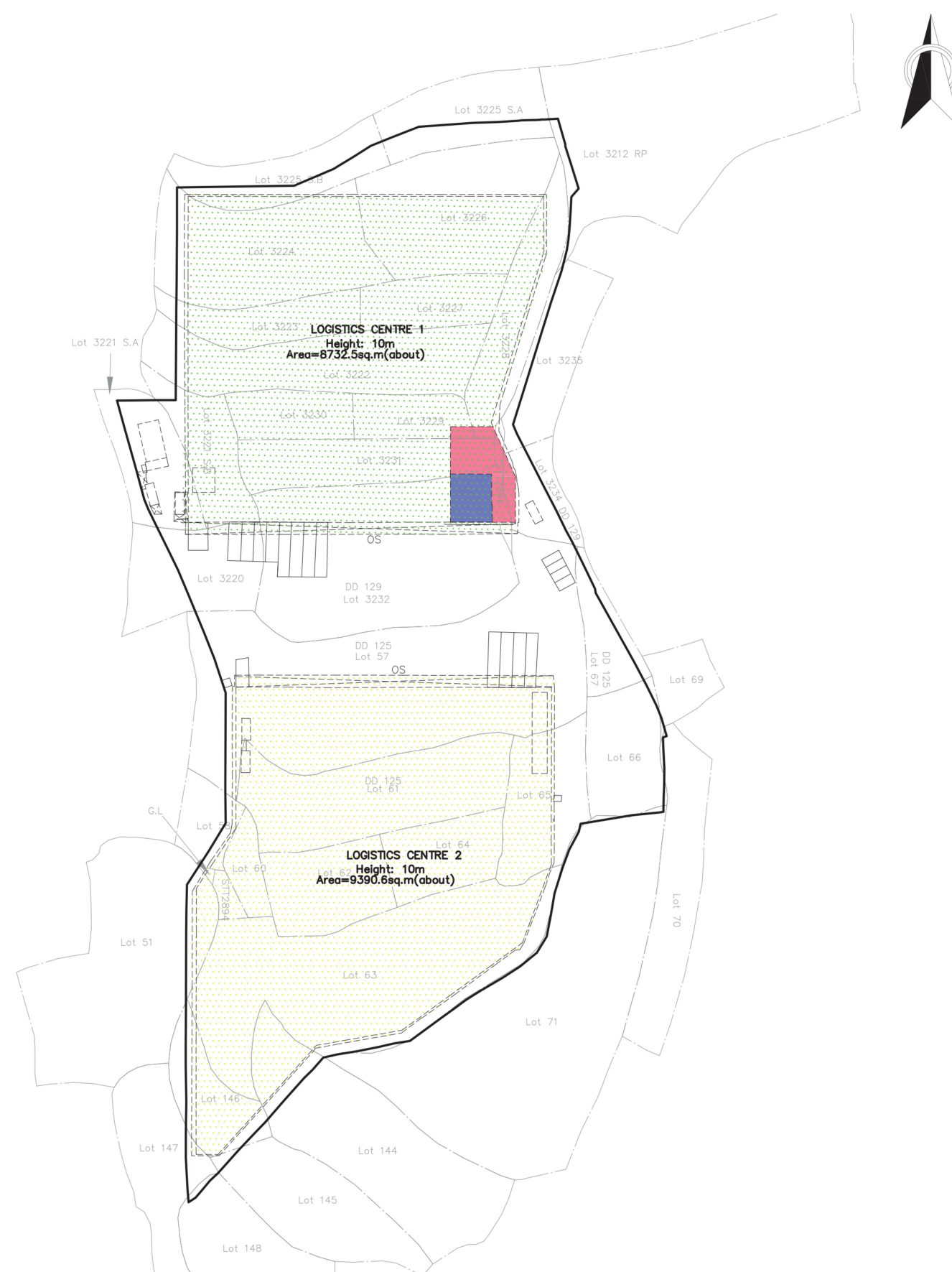
PROJECT NO.	FIG.	TITLE	DATE	SCALE	DRAWN BY
PPC-PLG-10170	N/A	As-built Drainage Plan	20241111	1:1500@A4	WL

GENERAL NOTES

-

Annex 5


Comparison Drawings with the Previously Approved Application No. A/HSK/319



Approved Application No. A/HSK/319

Current Application

 The Application Site

	PROJECT	GENERAL NOTES -	JOB NO. PLG-10170	
	Section 16 For Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years at Various Lot in D.D. 125 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories		DWG NO. -	
	DRAWING TITLE 20250114_PLG-10170_Comparison [01. Application Site on Lot Index Plan]		SCALE 1:1500 @ A3	REV. -
			DRAWN WL	DATE 20250114

Structure 1
Logistics Centre 1
Covered land area: Not more than 8,732.5 sq.m
GFA: Not more than 8,884.1 sq.m
(including Logistics Centre & 2 Site offices at G/F
with total GFA of 8,732.5 sq.m; and
Site Office at 1/F with GFA of 151.6 sq.m)
Height: Not more than 11m
No. of storey: G/F (Logistics Centre & Site Offices)
1/F (Site Office)

Structure 3
Sprinkler Water Tank
& Water Tank
Height: 3m
Area = 79.7 sq.m

Structure 4
Pump Room
Height: 6m
Covered Area = 15.3 sq.m
GFA = 30.6 sq.m

Structure 6
Toilet (western)
Height: 3.3m
Area = 15.0 sq.m

4 HGV & MG
Loading/Unloading Spaces
(11.0m x 3.5m)

Ingress/egress
8m

Structure 7
Transformer Room
Height: 2.8m
Area = 4.8 sq.m

Site Offices (2-storey)

Total Site Area:
26,983.8 sq.m(about)
(Including Government Land:
170 sq.m)

Structure 2
Logistics Centre 2
Covered land area: Not more than 9,390.60 sq.m
GFA: Not more than 9,419.40sq.m
(including Logistics Centre, Control Room &
2 Site Offices at G/F with total GFA of 9,390.60 sq.m;
Site Offices at 1/F with GFA of 28.80 sq.m)
Height: Not more than 11m
No. of storey: G/F (Logistics Centre)
1/F (2 Site offices)

Structure 5
Toilet (eastern)
Height: 2.6m
Area = 15.3 sq.m

4 Carparking Spaces
(2.5m x 5.0m)

8 Container Trailer
Parking Spaces
(3.5m x 16.0m)

Control Room

Structure 8
Guard Room
Height: 2.2m
Area = 3.6 sq.m

Ingress/egress
10m



Structure 1 (Logistics Centre 1)
Covered land area : Not more than 8,732.5 m²
Gross Floor Area : Not more than 9,163 m²
(including logistics centre & site office at G/F; and site office at 1/F with GFA of 430.5 m²)
Height : Not more than 11 m
No. of Storey : 2 Storeys (G/F - Logistics Centre & Site Office; 1/F - Site Office)

Structure 3 (Dynamotor)
Covered land area: 8 m² (about)
Height: 2.3 m
No. of Storey: 1 Storey

**Structure 4 (Sprinkler Water Tank,
Water Tank and Pump Room)**
Covered land area: 95 m² (about)
Height: 3 m
No. of Storey: 1 Storey

Structure 5 (Office)
Covered land area : 30.6 m² (about)
Gross Floor Area : 61.2 m² (about)
Height : 6 m
No. of Storey : 2 Storeys

Structure 7 (Toilet - western)
Covered land area : 15 m²
Height : 3.3 m
No. of Storey : 1 Storey

Structure 9 (Transformer Room)
Covered land area : 4.8 m²
Height : 2.8 m
No. of Storey : 1 Storey

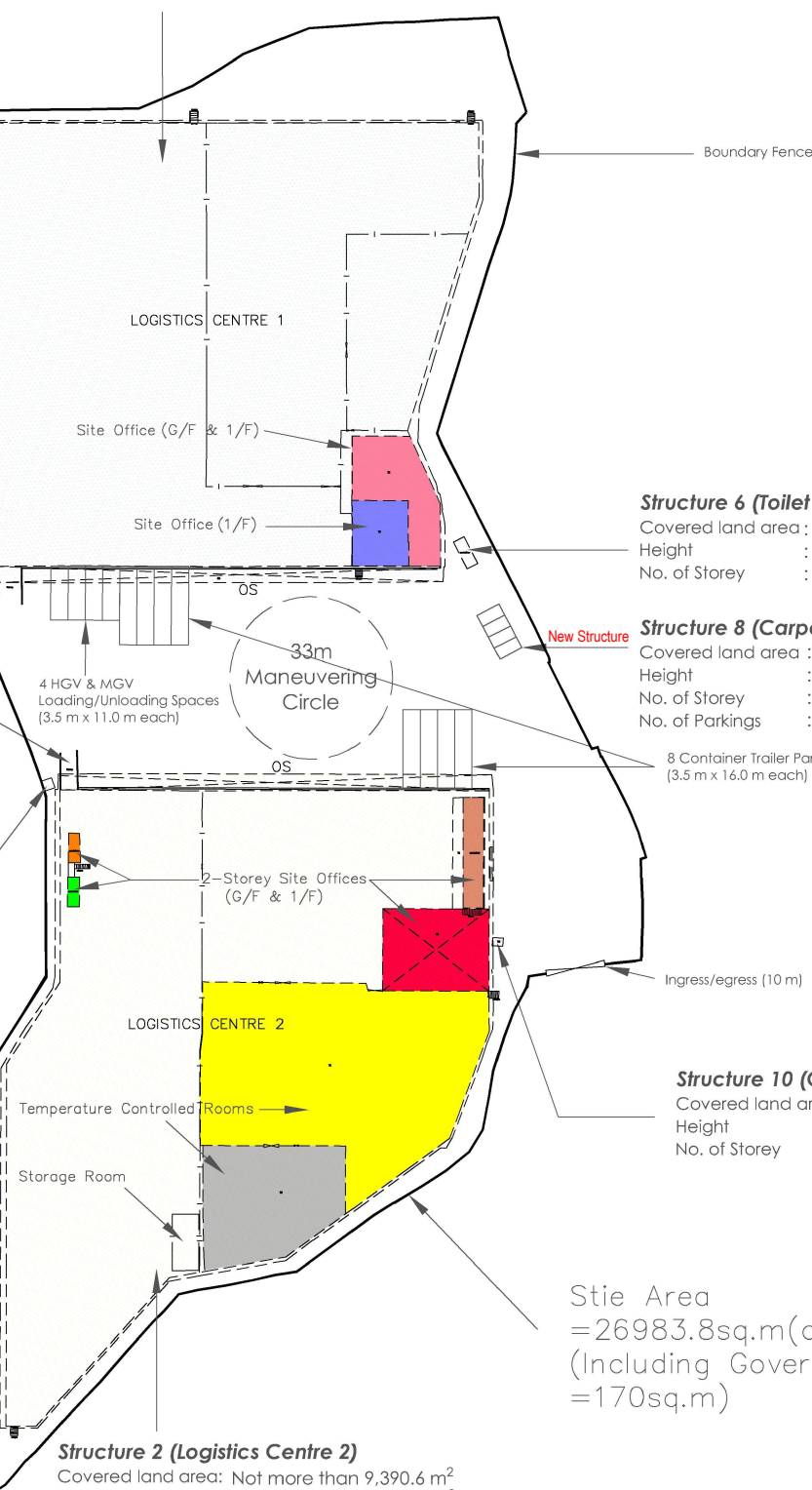
Structure 2 (Logistics Centre 2)
Covered land area: Not more than 9,390.6 m²
Gross Floor Area : Not more than 9,872.1 m²
(including logistics centre & 4 site offices & 2 temporary controlled rooms &
storage room at G/F; and 4 Site offices at 1/F with GFA of about 481.5 m²)
Height: Not more than 11 m
No. of Storey: 2 Storeys (G/F - Logistics Centre & Site Offices & Temporary Controlled Rooms
& Storage Room; 1/F - Site Offices)

Structure 6 (Toilet - eastern)
Covered land area : 15.3 m²
Height : 2.6 m
No. of Storey : 1 Storey

Structure 8 (Carparks with cover)
Covered land area : 80 m² (about)
Height : 2.6 m
No. of Storey : 1 Storey
No. of Parkings : 4 (2.5 x 5.0 m each)

Structure 10 (Guard Room)
Covered land area : 3.6 m²
Height : 2.2 m
No. of Storey : 1 Storey

Site Area
=26983.8sq.m(about)
(Including Government Land
=170sq.m)



Current Application

Approved Application No. A/HSK/319



PROJECT
Section 16 For Temporary Logistics Centre with Ancillary Office and Parking of
Vehicles for a Period of 3 Years at Various Lot in D.D. 125 and D.D. 129 and
Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

DRAWING TITLE
20241203_PLG-10170_Comparison [02. Layout Plan]

GENERAL NOTES

-

JOB NO. PLG-10170

DWG NO. -

SCALE
1:1500 @ A3

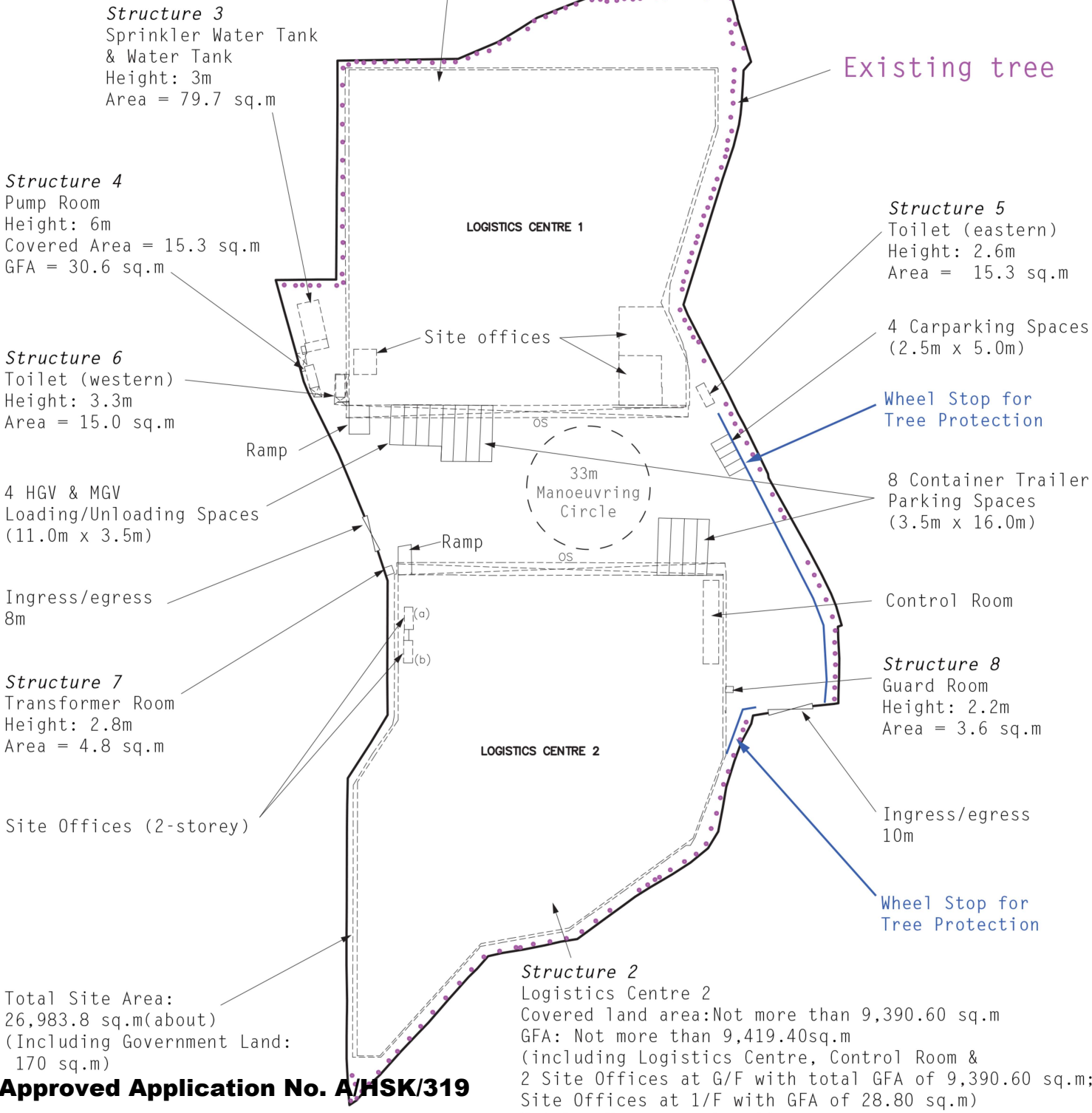
REV.
-

DRAWN
WL

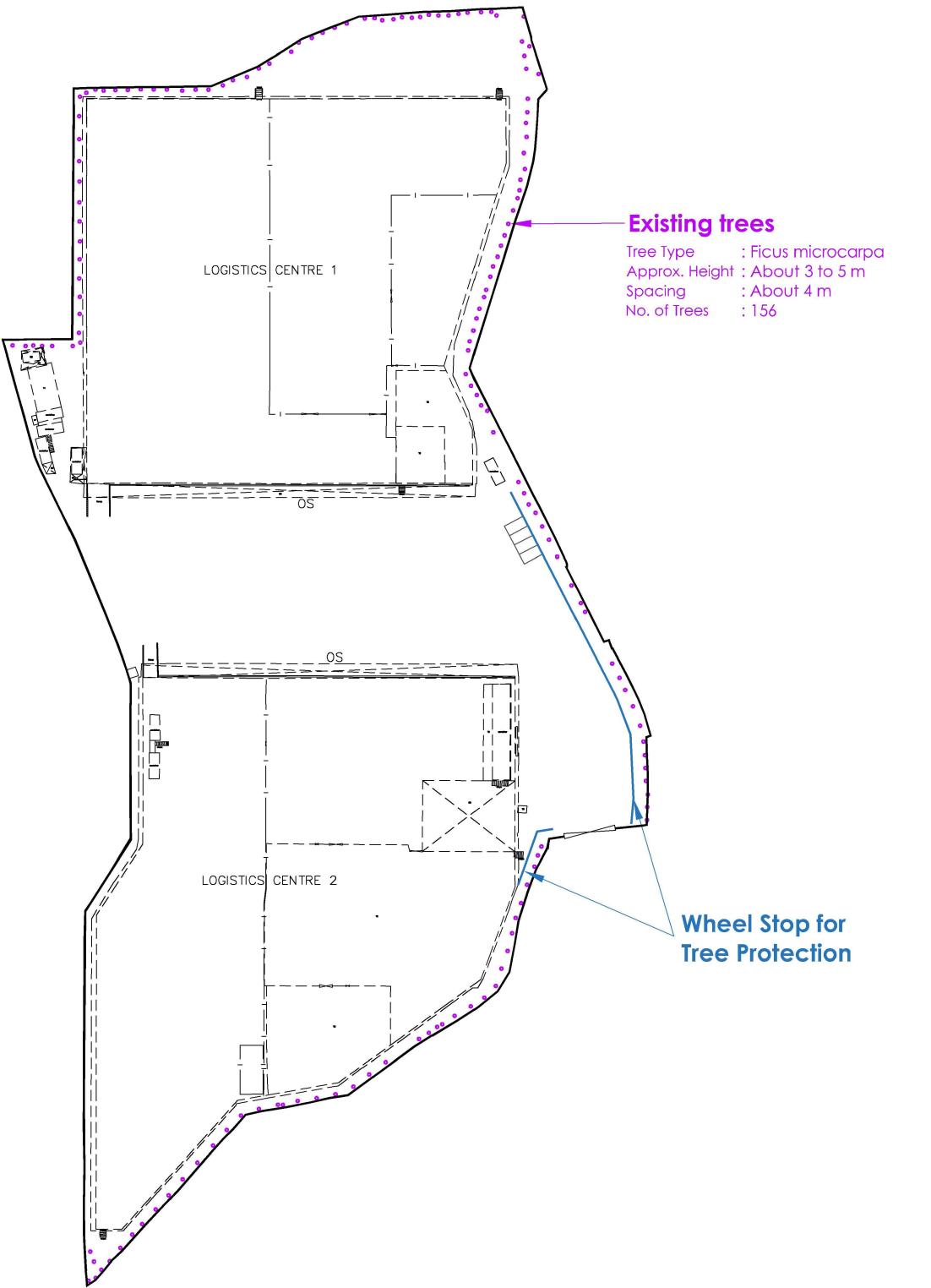
DATE
20241203

Tree Type:
Existing *Ficus microcarpa*
Approximate Height:
About 3m to 5m
Spacing: About 4m

Structure 1
Logistics Centre 1
Covered land area: Not more than 8,732.5 sq.m
GFA: Not more than 8,884.1 sq.m
(including Logistics Centre & 2 Site offices at G/F
with total GFA of 8,732.5 sq.m;
Site Office at 1/F with GFA of 151.6 sq.m)
Height: Not more than 11m
No. of storey: G/F (Logistics Centre)
1/F (Site Office)

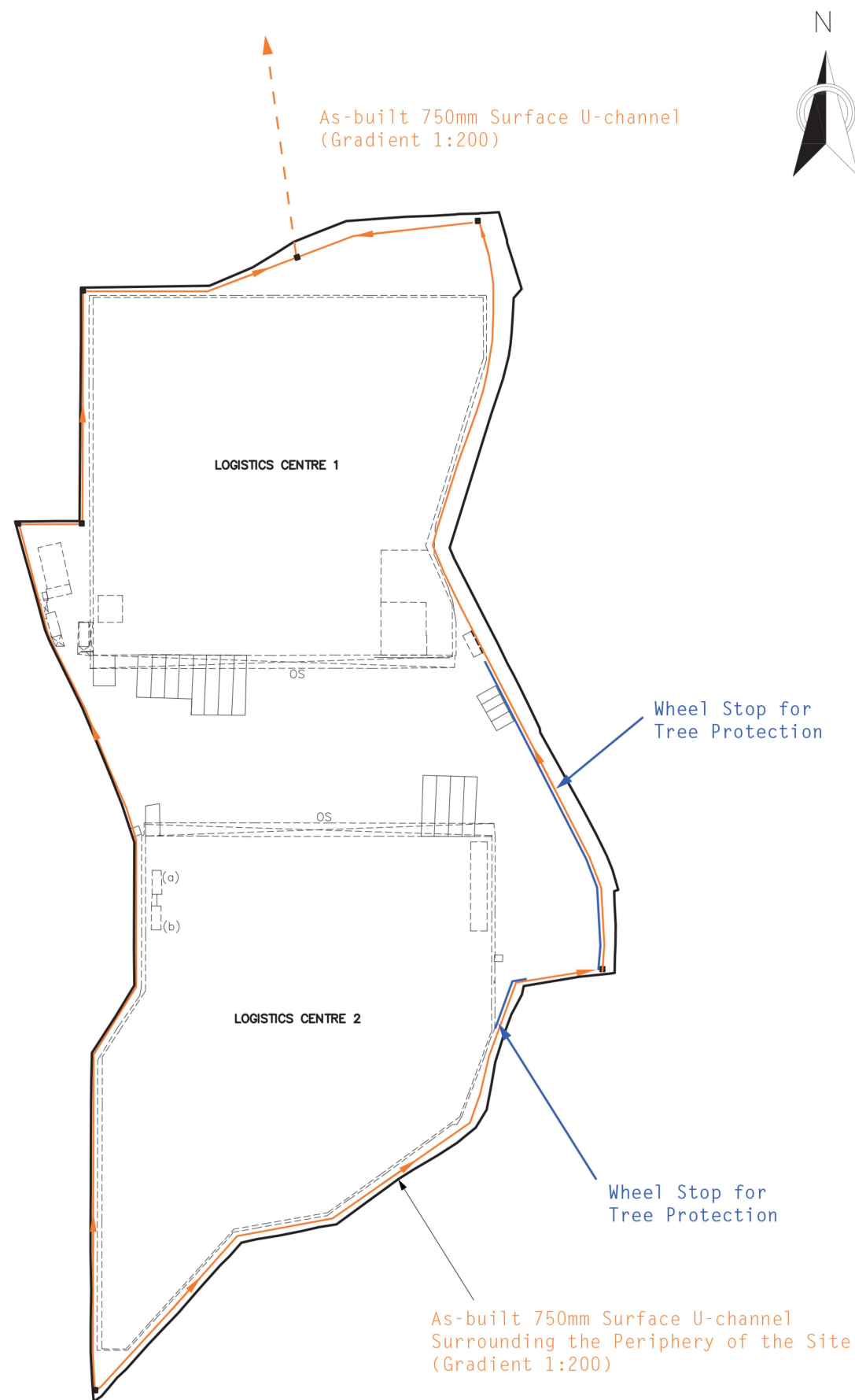


Approved Application No. A/HSK/319

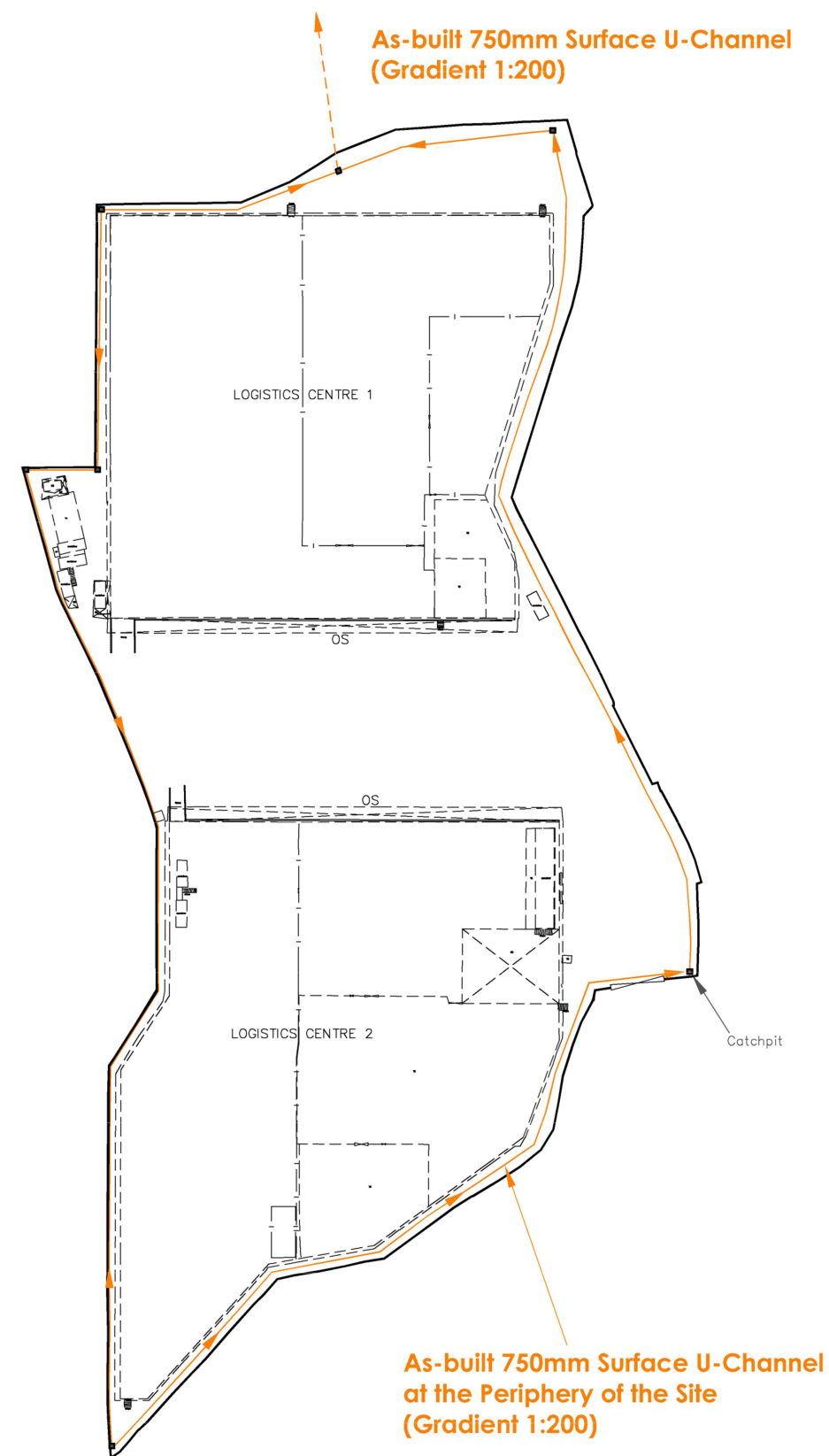


Current Application

	PROJECT		GENERAL NOTES -		JOB NO. PLG-10170	
	Section 16 For Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years at Various Lot in D.D. 125 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories				DWG NO. -	
					SCALE 1:1500 @ A3	REV. -
					DRAWN WL	DATE 20241203
DRAWING TITLE 20241203_PLG-10170_Comparison [03. Landscape Plan]						



Approved Application o. A/HSK/319



Current Application



<p>PROJECT</p> <p>Section 16 For Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years at Various Lot in D.D. 125 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories</p>	<p>DRAWING TITLE</p> <p>20241203_PLG-10170_Comparison [04.As-built Drainage Plan]</p>
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<p>GENERAL NOTES</p> <p>-</p>

<p>JOB NO. PLG-10170</p>	<p>DWG NO. -</p>
<p>SCALE 1:1500 @ A3</p>	<p>REV. -</p>
<p>DRAWN WL</p>	<p>DATE 20241203</p>

Annex 6

Compliance with Approval Condition (f) for the Previously Approved Application No. A/HSK/319

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

10075
TOWN PLANNING BOARD

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

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2329 8422)

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/HSK/319

10 December 2021

PlanPlus Consultancy Ltd.
Room 403, Block A, Chung Mei Centre
15 Hing Yip Street
Kwun Tong, Kowloon
(Attn.: Kenneth Chan)

Dear Sir/Madam,

**Temporary Logistics Centre with Ancillary Office and Parking of Vehicles
for a Period of 3 Years in “Government, Institution or Community”,
“Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 125
and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long**

I refer to my letter to you dated 30.9.2021.

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 26.11.2024 and is subject to the following conditions :

- (a) no operation from 9:00 p.m. to 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleaning, paint-spraying or workshop-related activity, as proposed by you, is allowed on the site at any time during the planning approval period;
- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the existing trees on the site shall be retained and maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.2.2022;

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 (2329 8422) & 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

21 April 2022

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/319
電話號碼 Tel. No.: 2158 6295
傳真機號碼 Fax No.: 2489 9711

PlanPlus Consultancy Ltd.
Room 403, Block A, Chung Mei Centre
15 Hing Yip Street
Kwun Tong, Kowloon
(Attn: Mr. Kenneth CHAN)

Dear Sir/Madam,

Compliance with Approval Condition (f) Planning Application No. A/HSK/319

I refer to your submission dated 25.1.2022 regarding the submission of a condition record of the existing drainage facilities on the site 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. Detailed departmental comments are at **Appendix I**.

Should you have any queries on the departmental comments, please contact Ms. Vicky SY at 2300 1347 of the Drainage Services Department direct.

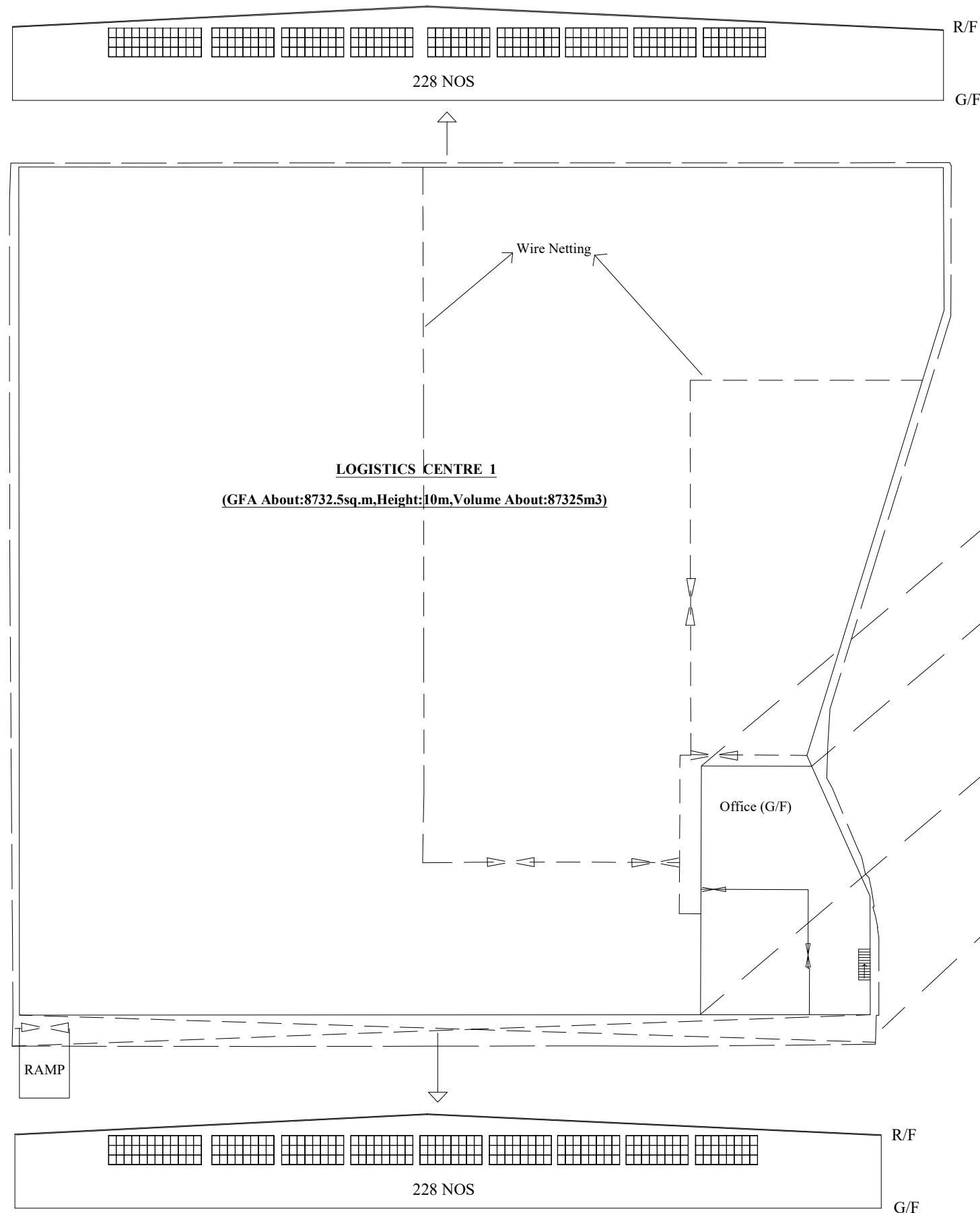
Yours faithfully,

(Ernest C.K. WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

Annex 7

Fire Service Installations Proposal

Drawn By :	W.C WONG
Date :	2024-11-11
Scale :	1 : 600 @A1
Ref. No :	TPB/A/HSK/006
Revise Date:	



G/F:OPENABLE WINDOWS LAYOUT OF LOGISTICS CENTRE "1" (Side Elevation)

Legend:

□ Openable window (Area: 0.8m X 1m=0.8sq.m)

Calculate(G/F):

The aggregated area of openable window is:
 $0.8\text{sq.m} \times (228+228+240) \text{ nos} = 556.8\text{sq.m}$
6.25% of the floor area(G/F) is: $8732.5\text{sq.m} \times 6.25\% = 545.78\text{sq.m}$
 $556.8\text{sq.m} > 545.78\text{sq.m}$

Calculate(1/F):

The aggregated area of openable window is:
 $0.8\text{sq.m} \times (18+16) \text{ nos} = 27.2\text{sq.m}$
6.25% of the floor area(1/F) is: $430.5\text{sq.m} \times 6.25\% = 26.9\text{sq.m}$
 $27.2\text{sq.m} > 26.9\text{sq.m}$

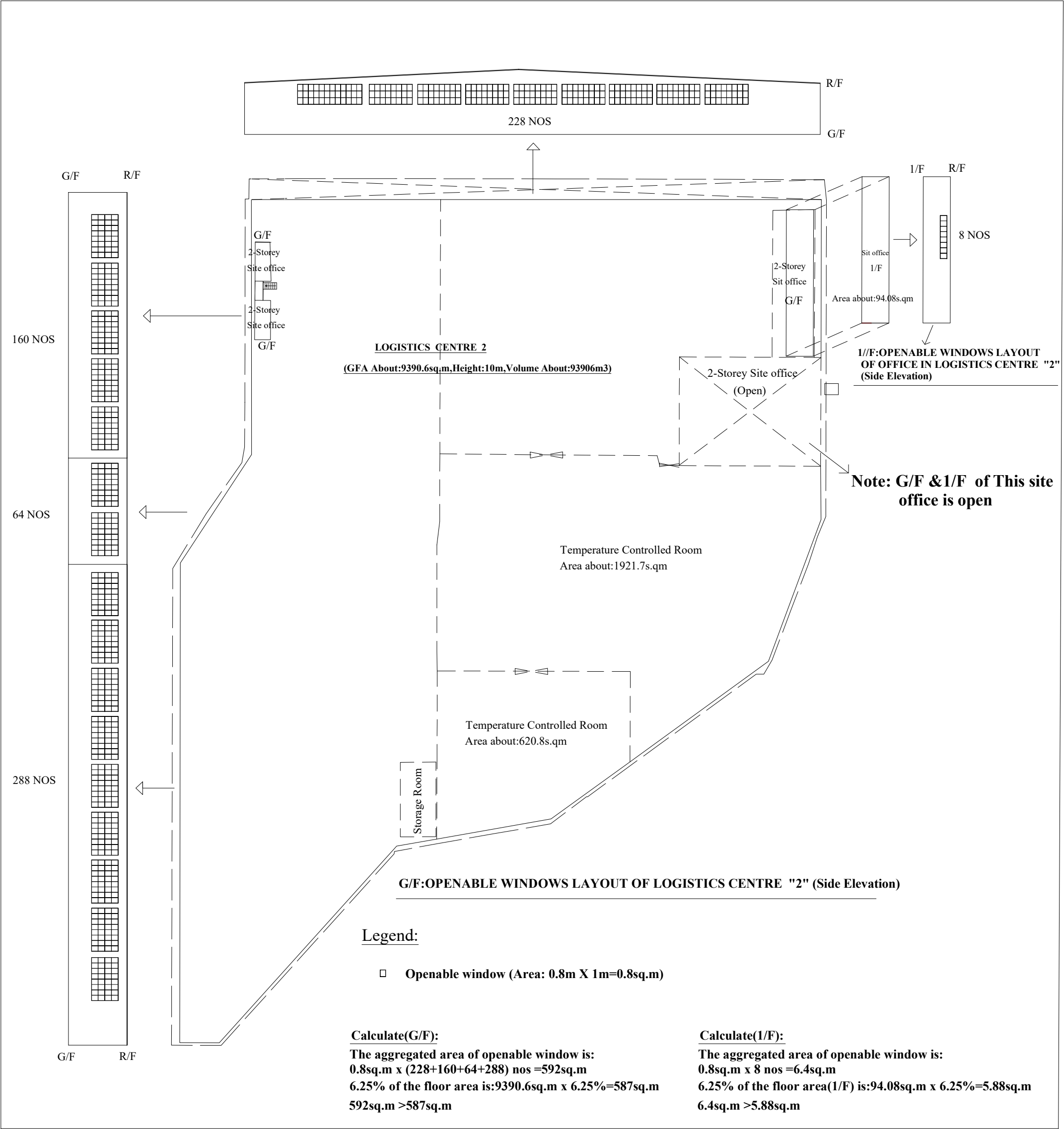
1/F:OPENABLE WINDOWS LAYOUT OF OFFICE IN LOGISTICS CENTRE "1" (Side Elevation)

Project :
Temporary Logistics Centre with Ancillary Office
and Parking of Vehicle for a Period of 3 Years
at Various Lots in D.D.125 and D.D129 and
Adjoining Government Land,Ha Tsuen,Yuen Long
,New Territories.

Title :
Proposed Openable window
Layout Plan

Drawn By :	W.C WONG
Date :	2024-11-11
Scale :	1 : 600 @A3
Ref. No :	TPB/A/HSK/000
Revise Date:	

INTERCEPT FIRE & SECURITY
TECHNICIANS LTD.
8/F, Block L, Wah Fung Industrial Center,
Phase 2, 33-39 Kwai Fung Street, Kwai Chung ,
Hong Kong
Tel:24255404,Fax:24285932



INTERCEPT FIRE & SECURITY TECHNICIANS LTD. 8/F, Block L, Wah Fung Industrial Center, Phase 2, 33-39 Kwai Fung Street, Kwai Chung , Hong Kong Tel:24255404,Fax:24285932	Project : Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years at Various Lots in D.D.125 and D.D129 and Adjoining Government Land,Ha Tsuen,Yuen Long,New Territories.	Title : Proposed Openable window Layout Plan	Drawn By : W.C WONG	
			Date : 2024-11-11	
			Scale : 1 : 600 @A3	
			Ref. No : TPB/A/HSK/000	
			Revise Date:	

Annex 8

Approval Notice for the FSI Proposal by Fire Services Department
under Withdrawn Application No. A/HSK/511

Wilson LAW

From: Moon Leong KOK/PLAND <mlkok@pland.gov.hk>
Sent: Friday, 31 May 2024 11:58 am
To: Wilson LAW
Cc: Sherry Man Wa KONG/PLAND
Subject: Planning Application No. A/HSK/511

Dear Wilson,

I refer to the subject Planning Application No. A/HSK/511 and the further information submitted on 16.5.2024. Please find the appended comments from Fire Services Department (contact person: Mr. Fung Tsz-fung; tel: 2733 7781) with regard to the submitted FSI proposal for your information and necessary action:

Please be informed that the FSI proposal attached in your preceding email is considered acceptable to this Department.

You are advised that the installation/maintenance/modification/repair work of FSIs shall be undertaken by an 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 the Director of Fire Services.

Should you wish to submit further information in response to the above, please submit in writing to Secretary of the Town Planning Board (email: tpbpd@pland.gov.hk; Address: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong; Fax: 2877 0245) with copy to us. In submitting the further information, reference should be made to the TPB Guidelines No. 32B on the Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review.

Regards and Thanks,
Moon KOK
for DPO/TMYLW
Planning Department
Tel.: 2158 6318

Annex 9

Part V of WWO46 issued by the Water Supplies Department



The Water Authority
43/F Immigration Tower, 7 Gloucester Road, Hong Kong.
Tel : 2824 5000 Fax : 2802 7333 email : wsdinfo@wsd.gov.hk

Form Serial No. 8433087905
(for official use)

Part V(a) (To be completed by the Water Authority)

LI CHIN HO,
ROOM 803, 8/F, YUEN LONG CENTRE
55 SAU FU STREET
YUEN LONG, NEW TERRITORIES

Premises: LOTS 51(PART), 57(PART), 58(PART), 60, 61,62, 63(PART),64 65, 66(PART),
67(PART), 144(PART), 146(PART) IN DD125 AND LOTS 3220(PART),
3221SA(PART), 3221SB(PART), 3222(PART) 3223(PART), 3224(PART),
3225SA(PART), 3225SB(PART), 3226, 3227, 3228, 3229, 3230, 3231, 3232,
3234(PART) AND 3235(PART) IN DD129 AND ADJOINING GOVERNMENT
LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES
(FIRE SERVICES INSTALLATION)

Inspection, including but not limited to carrying out spot-check of the pipes and fittings at the premises, was carried out
on 05/11/2024 on the *whole/part of the works under the Approved Plumbing Proposals covered by this Form.
There is no irregularity apparent to us during the above mentioned inspection.

Subject to the completion of random sampling of the water supply to be carried out at inside service *and connection
point with satisfactory water test results as required by the Water Authority, *and on payment of the charge prescribed in Part 1 of
Schedule 1 of the Waterworks Regulations, the WWO 46 Part V(b) will be issued. *The connection to the main will then be made
*and the part of the fire service or inside service on land held by the Government will be installed afterwards.

(Signed for the Water Authority)

Name : LEE Ka Man

Post : INTW(CS)A3

Tel No : 3701 5222

Fax No :

Date : 22 November 2024

To: SUNG MAN HO
CC: LI CHIN HO

* Delete whichever is not applicable.

The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance.
WWO 46 (01/19)

[20241125000333-001/001-1/1]



Part V(b) (To be completed by the Water Authority)

LI CHIN HO,
ROOM 803, 8/F, YUEN LONG CENTRE
55 SAU FU STREET
YUEN LONG, NEW TERRITORIES

Premises: LOTS 51(PART), 57(PART), 58(PART), 60, 61, 62, 63(PART), 64 65, 66(PART)
PART), 67(PART), 144(PART), 146(PART) IN DD125 AND LOTS 3220(PART),
3221SA(PART) PART), 3221SB(PART), 3222(PART) 3223(PART), 3224(PART),
3225SA(PART) PART), 3225SB(PART), 3226, 3227, 3228, 3229, 3230, 3231, 3232,
3234(PART) AND 3235(PART) IN DD129 AND ADJOINING GOVERNMENT
LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES
(FIRE SERVICES INSTALLATION)

Random sampling of the water supply has been carried out at inside service *and at connection point, and satisfactory water test results were received on 05/12/2024 as required by the Water Authority. There is no irregularity apparent to us. *Subject to payment of the charge prescribed in Part 1 of Schedule 1 of the Waterworks Regulations, *the connection to the main will then be made *and the part of the fire service or inside service on land held by the Government will be installed.

Attention of the Licensed Plumber is drawn to the Licensed Plumber's duty to construct, install, alter or remove the works covered by this Form in compliance with the Approved Plumbing Proposals, the Waterworks Ordinance and the Waterworks Regulations. Neither the issuance of this Form nor approval of the plumbing proposals nor the granting of the connection to the main *and the installation of the part of the fire service or inside service on land held by the Government shall be construed as a ratification of any contravention of any of the provisions of the Waterworks Ordinance or the Waterworks Regulations.

(Signed for the Water Authority)

Name : LEE Ka Man

Post : I/NTW(CS)A3

Tel No : 3701 5222

Fax No :

Date : 9 December 2024

To: SUNG MAN HO
CC: LI CHIN HO

* Delete whichever is not applicable.

The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance.
WWO 46 (01/19)

[20241210000585-001/001-1/2]

Annex 10

Fire Service Completion Advice issued by the Water Supplies Department



水務署
Water Supplies Department

總部 Headquarters

香港灣仔告士打道七號入境事務大樓 43 樓

43/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong

本署檔號 : 1629188159 of 3923716724

Our ref.

來函檔號 :

Your ref.

電話 : 2824 5000

Tel.

傳真 : 2802 7333

Fax.

11 December 2024

SUNG MAN HO
FLAT B, 22/F, BLOCK 5
WALDORF GARDEN
TUEN MUN, NEW TERRITORIES

FIRE SERVICE COMPLETION ADVICE

Lot. Lots 51(Part), 57(Part), 58(Part), 60, 61, 62, 63(Part), 64, 65, 66(Part), 67(Part), 144(Part), 146(Part) In DD125 and Lots 3220(Part), 3221SA(Part), 3221SB(Part), 3222(Part), 3223(Part), 3224(Part), 3225SA(Part), 3225SB(Part), 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3234(Part) and 3235(Part) In DD129 and Adjoining Government Land
Address: Ha Tsuen, Yuen Long, New Territories

FIRE SERVICE SUPPLY

I hereby advise that one number permanent connection of a supply of *fresh* water from the Waterworks for the purpose of fire service has been made to the above premises.

Yours faithfully,

(AU Kwok Kit)
for Water Authority

To: Buildings Department
CC: Fire Services Department
Licensed Plumber - Sung Man Ho (Fax no.: 2478 9449)

[20241211000871-001/001-1/1]