

This document is received on 2025-09-01
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated
Areas, or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

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(2501998)

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For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-FTA/266
	Date Received 收到日期	2025-09-01

- 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

時富倉務發展有限公司 (Company 公司)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界上水華山丈量約份第 52 約地段第 189 號 A 分段、第 189 號 B 分段、第 189 號 C 分段及第 189 號餘段和毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 4800 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 5234 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	340 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	「其他指定用途」註明「港口後勤用途」、「農業」及「綠化地帶」
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(g) Additional Information (if applicable) 附加資料（如適用）	

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」
The applicant 申請人 – ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。 ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。 ☒ is not a “current land owner”[#]. 並不是「現行土地擁有人」[#]。
☐ The application site is entirely on Government land (please proceed to Part 6). 申請地點完全位於政府土地上（請繼續填寫第 6 部分）。

5. Statement on Owner's Consent/Notification**就土地擁有人的同意/通知土地擁有人的陳述**

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"#.

根據土地註冊處截至 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」#。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"#.

已取得 名「現行土地擁有人」#的同意。

Details of consent of "current land owner(s)"# obtained 取得「現行土地擁有人」#同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#

已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)"[#] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers[&] on 26/08/2025 (DD/MM/YYYY) /
於 26/08/2025 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on 23/08/2025 (DD/MM/YYYY)
於 23/08/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	擬議臨時物流倉庫(為期3年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 <u>3</u> ☐ month(s) 個月 _____

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1897	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	2903	sq.m	☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	4		
Proposed domestic floor area 擬議住用樓面面積		sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	5234	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	5234	sq.m	☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)
詳情見附頁

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	_____
Motorcycle Parking Spaces 電單車車位	_____
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	_____
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	_____
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	_____
Others (Please Specify) 其他 (請列明)	_____

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

Taxi Spaces 的士車位	_____
Coach Spaces 旅遊巴車位	_____
Light Goods Vehicle Spaces 輕型貨車車位	_____
Medium Goods Vehicle Spaces 中型貨車車位	_____
Heavy Goods Vehicle Spaces 重型貨車車位	5
Others (Please Specify) 其他 (請列明)	_____
貨櫃車	3

Proposed operating hours 擬議營運時間

星期一至星期六，上午八時至晚上六時，星期日及公眾假期休息

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes 是

☒ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明車路名稱(如適用))

文錦渡路經小路到達

☐ There is a proposed access. (please illustrate on plan and specify the width)
有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

No 否

☐

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 ☐	No 不會 ☒
	On traffic 對交通	Yes 會 ☐	No 不會 ☒
	On water supply 對供水	Yes 會 ☐	No 不會 ☒
	On drainage 對排水	Yes 會 ☐	No 不會 ☒
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒
	Others (Please Specify) 其他 (請列明)		
		Yes 會 ☐	No 不會 ☐

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	

(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

可參閱附頁申請理由

8. Declaration 聲明 (Applicant 申請人 #1)

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Signed with recognised
e-signature
Signer: 許幸如

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

文員

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

時富倉務發展有限公司

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will also 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。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	新界上水華山丈量約份第 52 約地段第 189 號 A 分段、第 189 號 B 分段、第 189 號 C 分段及第 189 號餘段和毗連政府土地		
Site area 地盤面積	4800 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 340 sq. m 平方米 ☒ About 約)		
Plan 圖則	虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18		
Zoning 地帶	「其他指定用途」註明「港口後勤用途」、「農業」及「綠化地帶」		
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 3 ☐ Month(s) 月 ☐ 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 ☐ Year(s) 年 ☐ Month(s) 月		
Applied use/ development 申請用途/發展	擬議臨時物流倉庫(為期 3 年)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	5234 ☒ About 約 ☐ Not more than 不多於	1.09 ☒ About 約 ☐ Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	4
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	14 m 米 ☒ (Not more than 不多於)
		2 Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	60.48 % ☒ About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數 _____ Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 8 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 5 Others (Please Specify) 其他 (請列明) 貨櫃車 3	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☒	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）		
場地大綱圖、場地位置圖	☒	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☒
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Air Ventilation Assessment 空氣流通評估	☐	☐
Management Plan 管理計劃	☐	☐
Social Impact Assessment 社會影響評估	☐	☐
Heritage Impact Assessment	☐	☐
Ecological Impact Assessment 生態影響評估	☐	☐
Conservation Management Plan 保育管理計劃	☐	☐
Others (please specify) 其他（請註明）	☐	☐

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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

Audrey Hiu Tung SOO/PLAND

寄件者: 陳灝然
寄件日期: 2025年10月14日星期二 12:04
收件者: tpbpd/PLAND
副本: Audrey Hiu Tung SOO/PLAND
主旨: A/NE-FTA/266補充資料
附件: Form No. S.16-III_Sep 2023.pdf; 場地設計圖.pdf; 申請理由.pdf; 排水影響評估.pdf

類別: Internet Email

敬啟者

此電郵合併了 A/NE-FTA/266 提交過的補充資料，包括 9 月 25 日提交的進一步資料，9 月 8 日和 9 月 10 日提交的補充資料。此電郵不包含任何新信息。

時富倉務發展有限公司

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

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

時富倉務發展有限公司

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)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界上水華山丈量約份第52約地段第189號A分段、第189號B分段、第189號C分段及第189號餘段和毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 4800 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 5379 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 340 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	「其他指定用途」註明「港口後勤用途」及「農業」
(f) Current use(s) 現時用途	臨時物流倉庫 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時物流倉庫(為期3年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	 1821 sq.m ☒ About 約 2979
Proposed covered land area 擬議有上蓋土地面積	 8 sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	 sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 5379 sq.m ☒ About 約 5379
Proposed gross floor area 擬議總樓面面積	 sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 詳情見附頁	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	 5
Others (Please Specify) 其他 (請列明)	.....
貨櫃車車位	 3

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	5379 ☒ About 約 ☐ Not more than 不多於	1.12 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	14 m 米 ☒ (Not more than 不多於)	
		2 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	62.06 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 貨櫃車車位 _____ _____		8 5 3

申請理由

申請由時富倉務發展有限公司提出，申請地點總面積約 4800 平方米，已包括約 340 平方米的政府土地，總樓面面積為 5397 平方米，位於新界上水華山丈量約份第52約地段第189號A分段、第189號B分段、第189號C分段及第189號餘段和毗連政府土地，發展作擬議臨時物流倉庫(為期3年)。

申請地點位於虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18 內的「其他指定用途」註明「港口後勤用途」及「農業」地帶，申請地點涉及四幅私人土地及約 340 平方米政府土地。申請地點地型不規則，地勢平坦並已平整，擬議發展屬臨時性質，設施簡單容易還完。場地共設 8 個構築物，編號 TS1 - TS8。

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	2880.8	5211.8	14	2	金屬搭建	物流貨倉 (包括簷篷面積 約274.9平方米)
TS2	4.4	4.4	3	1	金屬搭建	電錶房
TS3	12.9	12.9	3	1	金屬搭建	泵房
TS4	4.9	4.9	3	1	金屬搭建	洗手間
TS5	18	36	6	2	金屬搭建	辦公室
TS6	7	7	3	1	金屬搭建	洗手間
TS7	33	66	6	2	金屬搭建	辦公室
TS8	18	36	6	2	金屬搭建	保安室

餘下面積約 1821 平方米的土地會用作流動空間。流動空間可供給車輛及行人行駛，具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

在營運性質方面，場地會由外國知名電器品牌租用作貯存高價家庭電器。所存放的高價家庭電器主要轉口到外地，部分會在香港出售。由於有部分貨物會在香港出售，所以發展包括物流中心連貯物貨倉，不過物流用途比例偏低。物流工作主要將部份貨物由貨車運走，分發予港九大型百貨公司。

場地出入口設於場地南邊，出入口位置寬敞明確，闊度約 10 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁文錦渡路，透過文錦渡路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。

行車通道實況照片



文錦渡路實況照片



申請地點開放時間，為星期一至星期六，每日早上八時至下午八時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作，夜間並不會產生噪音。申請地點設有 5 個重型貨車上落貨車位及 3 個貨櫃車上落貨車位，作運送貨物之用。

由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請

地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。

總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	星期一至六				
	重型貨車		貨櫃車		
	入	出	入	出	每小時車輛出入次數
08:00 - 09:00	0	0	0	0	0
09:00 - 10:00	1	0	1	0	2
10:00 - 11:00	1	2	0	0	3
11:00 - 12:00	1	0	0	1	2
12:00 - 13:00	0	0	0	0	0
13:00 - 14:00	1	1	1	1	4
14:00 - 15:00	0	1	0	0	1
15:00 - 16:00	0	0	0	0	0
16:00 - 17:00	1	0	1	1	3
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	1	0	0	1
19:00 - 20:00	0	0	0	0	0
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。					

按規劃署記錄，在申請地點所在的同一「其他指定用途」註明「港口後勤用途」，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/NE-FTA/189，臨時物流倉庫（為期3年），於17/05/2019在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/211，臨時物流倉庫（為期3年），於04/03/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/236，臨時物流倉庫（為期3年），於26/01/2024在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/261，臨時危險品倉庫（第2至9類危險品）連附屬辦公室及相關填土工程（為期3年），於15/08/2025在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/252，關設貨倉(危險品倉庫除外)，於10/01/2025在有條件下批給臨時性質的許可；

此申請地點已遞交過三次規劃申請，全都申請作臨時物流倉庫（為期3年），城規會已批給過三次規劃申請（A/NE-FTA/189、A/NE-FTA/211、A/NE-FTA/236），全都被撤銷，詳情如下：

規劃申請：A/NE-FTA/189，用途：臨時物流倉庫（為期3年），於17/05/2019 批給至17/10/2021 被撤銷，因未能完成附帶條件：設置排水設施、落實消防裝置及滅火水源建議。

在這段期間，當時的申請人因新冠疫情而未能順利進行的落實渠務及消防工程，讓人感到無奈。疫情導致人手短缺，許多員工包括受委託的渠務及消防顧問公司，因健康考量無法上班，同時經濟壓力也隨之增加。企業供應鏈中斷、運輸成本上升，進一步影響場地的運營。儘管，管理層努力尋找解決方案，但面對社會政策及環境的挑戰，所有的努力顯得不太足夠。場地的規劃申請被撤銷，團隊亦十分無奈。

規劃申請：A/NE-FTA/211，用途：臨時物流倉庫（為期3年），於04/03/2022 批給至04/12/2023 被撤銷，因未能完成附帶條件：設置排水設施、提供滅火水源及設置消防裝置。

疫情過後，當時其公司的營運狀況有好轉，亦有意做好規劃申請，因此再次提交有關文件。由於申請人時間管理不善，未能合理安排工作進度，導致渠務工程延誤未能趕上進度。至於落實消防裝置方面，申請人當時已安裝大部份消防裝置，更於2023年3月向水務署遞交相關的水錶申請，但一直都未批給，因此規劃申請被撤銷。

規劃申請：A/NE-FTA/236，用途：臨時物流倉庫（為期3年），於26/01/2024 批給至26/07/2025 被撤銷，因未能完成附帶條件：提交排水設施建議、設置排水設施、提交滅火水源及消防裝置建議、落實滅火水源及消防裝置建議。

此規劃申請，其團隊已盡力完成有關附帶條件，但結果未如理想。此案的附帶條件需重新再做，包括渠務建議及消防建議。其團隊曾嘗試沿用過往曾批給的建議計劃書，有關部門皆不接納，因此他們需尋找顧問公司完成。顧問公司亦積極修改有關建議，但渠務署及消防處仍有意見需作回應，因此規劃申請又被撤銷。

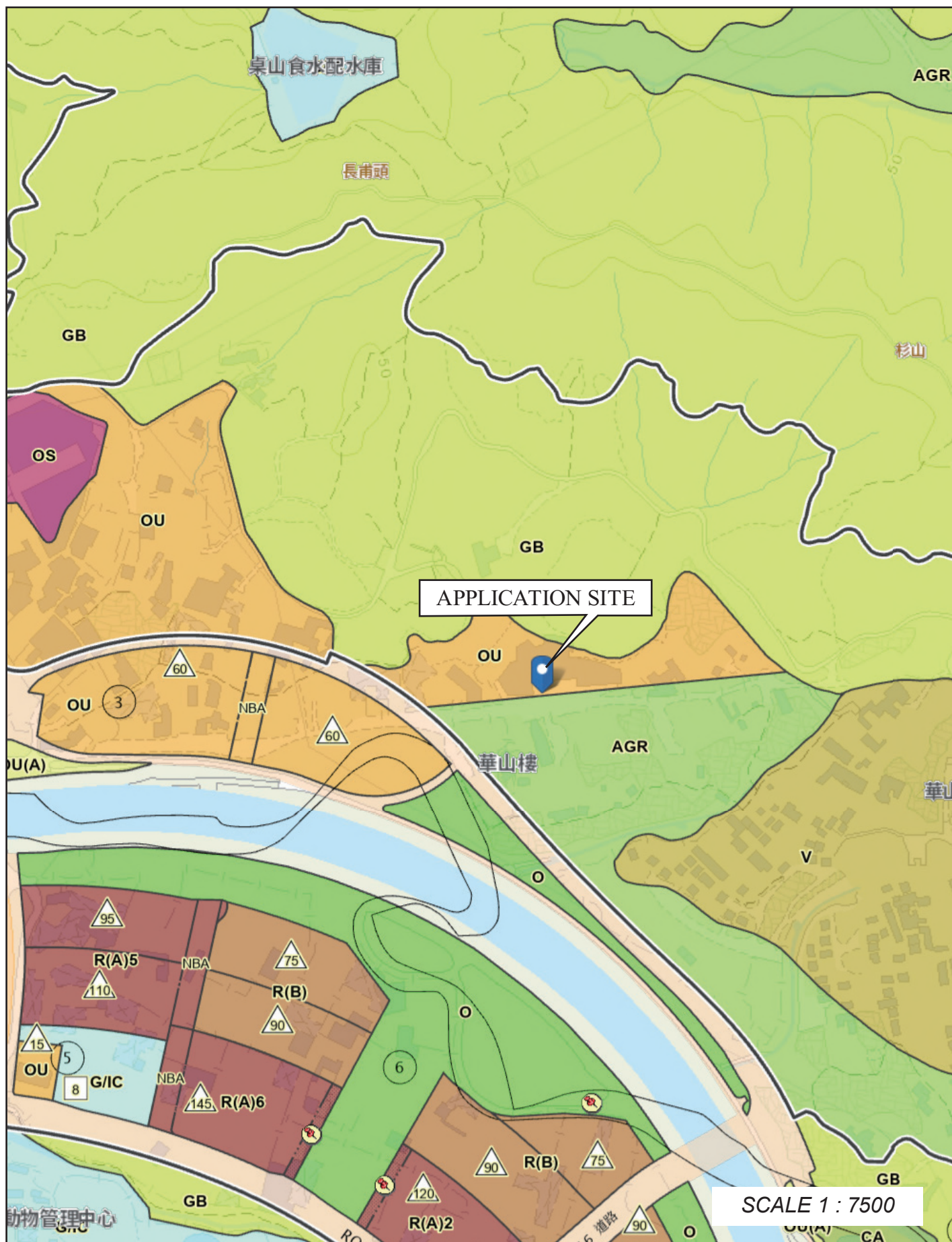
現時申請人為場地新租客，與 A/NE-FTA/189、A/NE-FTA/211、A/NE-FTA/236 的申請人不同，他們是舊租客。申請人時富倉務發展有限公司定會尋找更合適的顧問公司完成所有附帶條件，並加緊跟進消防水錶的申請，並盡快向消防處報完工，申請人承諾是次申請會履行所有附帶條件。

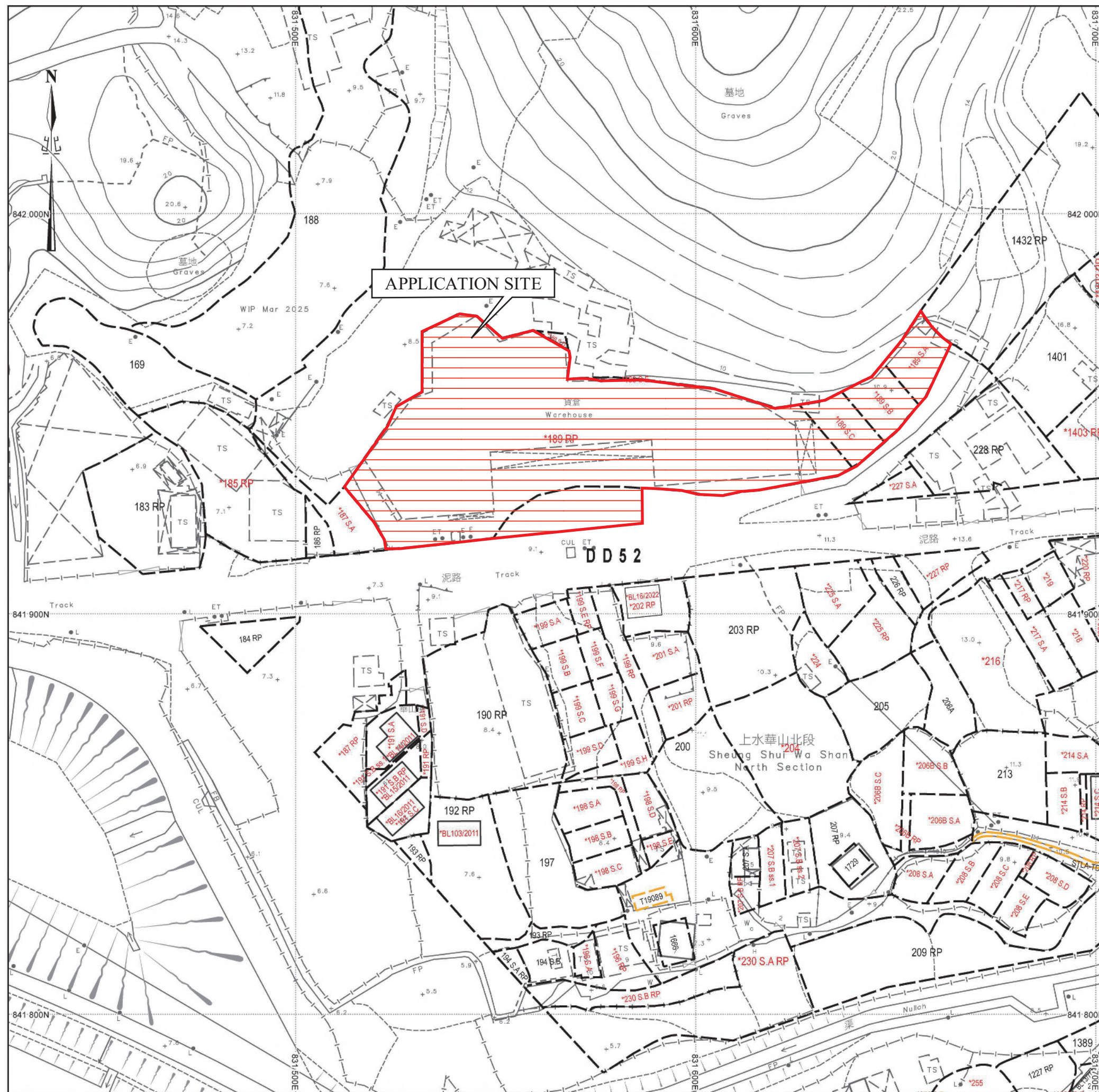
此申請獲通過後，申請人承諾會向地政署遞交短期豁免書及租用政府土地的申請。擬議發展地點基本設施齊備（水電供應），無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點不會有員工留宿、不會安裝霓虹燈光管招牌、不會有晚間照明裝置、不會產生光害滋擾。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。

申請人會委託專業管理公司進行管理，對附帶條件工程設備提供維修及保養，包括渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點內不會存放易燃物品，發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。此申請發展能提高地區治安警覺性，從而改善環境衛生。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸。倘若政府有意發展此區，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

場地大綱圖





場地位置圖

SCALE 1 : 1000

**Proposed Temporary Logistics Warehouse for a Period of 3 Years
Lot 189S.A, 189S.B, 189S.C, 189RP in DD 52
& Adjoining Government Land
Sheung Shui Wa Shan, Sheung Shui, New Territories**

DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

CONTENTS

- 1.0 Introduction
- 2.0 The Drainage Proposal
Response to Comments (of DSD)
- 3.0 Maintenance of the Proposed Stormwater Drainage Systems
- 4.0 Conclusion

APPENDIX

DRAINAGE LAYOUT PLAN NO. D-01 REV C
DRAINAGE CATCHMENT PLAN NO. D-02
TYPICAL CATCHPIT & U-CHANNEL DETAIL (DSD typical detail)
PHOTO OF SITE CONDITION
HYDRAULIC CALCULATION v25.01

PERPARED BY
APT ARCHITECT LIMITED
(v. 25.01)

Proposed Temporary Logistics Warehouse for a Period of 3 Years
Lot 189S.A, 189S.B, 189S.C, 189RP in DD 52 and Adjoining Government Land, Sheung Shui Wa Shan
DRAINAGE IMPACT ASSESSMENT AND DRAINAGE PROPOSAL

1.0 INTRODUCTION

- 1.1 This site is located at Lots 189 S.A, 189 S.B, 189 S.C, & Lot 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan, New Territories.

The **Site Area** is about **4,800 m²**, including some Government Land.

- 1.2 This Drainage Impact Assessment and Drainage Proposal is prepared for the applied Use / Development for Town Planning Ref:

proposed use of the site is **Temporary Logistics Warehouse for a Period of 3 Years.**

This Report is based on the **Drainage Design of the same warehouse and similar use**, with previous Town Planning Application Ref: A/NE-FTA/189 & A/NE-FTA/211,

where the Drainage Proposal has been accepted by Planning Department /DSD on 13 August 2021 (TP Ref: TPB/A/NE-FTA/189) and

The respective drainage works were constructed accordingly.

The following DRAINAGE IMPACT ASSESSMENT AND DRAINAGE PLAN is prepared based on the aforesaid Approved Drainage Plan, AS WELL AS the AS-BUILT DRAINAGE WORKS as found by us.

2.0 THE DRAINAGE PROPOSAL

Revised Drainage Plan no. D-01 rev C, and D-02 is prepared according to the said as-built condition. And updated Hydraulic Calculation to demonstrate as-constructed drains being adequate to handle runoff of Site.

- 2.1 Main access of Site - **Jockey Club Road / Man Kam To road.**

Material of Site - paved with concrete and sloped towards west and formed with ground level matching the levels of the slightly sloped peripheral lands.

Existing Temporary Warehouse occupies about 75% of the Site Area
There is no change to fencing to the Site – north / north-east / north-west side separating from neighbour sites.

Metal fence erected will divide site from the northern village settlements. Minor openings at bottom of fence allow passage of overland rainwater from uphill and neighbour site.

Proposed Temporary Logistics Warehouse for a Period of 3 Years

Lot 189S.A, 189S.B, 189S.C, 189RP in DD 52 and Adjoining Government Land, Sheung Shui Wa Shan

DRAINAGE IMPACT ASSESSMENT AND DRAINAGE PROPOSAL

2.2 Catchment Areas and Flow Pattern of Site and Surrounds are summarized as follows:

Catchment Area 1 - the existing Warehouse

the Main Steel Structure (the Warehouse) with metal roof, runoff collected at roof, discharges via **P1, P2, and P3 to D3**, a formed 400wx400d drain channel discharges westward and collected at **CP6 (the last Manhole) and discharge to downstream to D7 / DA.**

Catchment Area 2

– portion outside west / southwest of warehouse, minor runoff is collected by D3, and all discharge through CP6 (Last Manhole) to downstream drain DA.

In summary **D3**, the 400 mm x 400 mm concrete channel is provided to handle the flow for the entire Catchment Areas 1 and 2.

Catchment Area 5

- adjoining hill at north of site, and part of this hill has flow pattern towards the Application Site.

With the Site Warehouse in place, drainage D1A, the previously approved 500mm x 300mm concrete channel is provided to handle the runoff from this hill (CA 5). And the runoff is collected by CP1/CP2, and handle both by drainage pipe P3, and underground pipe D2, and collected to CP3A and to D4/D5 system downstream.

Catchment Area 4

– Located at east / north-east of Site, surrounded by slopes at 3 sides, and on the west is the Main Warehouse. The Catchment area is surfaced in concrete to fall towards west.

Runoff is handled by D1 / D1A and collected to CP2 (50%) and CP3 /3A (50%), and downstream to underground pipe D4/D5 system.

Catchment Area 3 (Peak Runoff 0.0155 m³/s)

– South of the warehouse, parking / lorry manoeuvre space for the Site.

Runoff of Catchment Area 3 is taken by existing concrete channel of 300mm x 300mm D8 / D8A/D8B at all 3 sides to contain runoff of Catchment Area 3 within Site.

Such channels can handle also minor runoff of Catchment Area 6 (the village road facing the Site).

Catchment Area 6

- outside site boundary, but partial runoff is handled by downstream system shared with the Site, including D7, DA.

Proposed Temporary Logistics Warehouse for a Period of 3 Years

Lot 189S.A, 189S.B, 189S.C, 189RP in DD 52 and Adjoining Government Land, Sheung Shui Wa Shan

DRAINAGE IMPACT ASSESSMENT AND DRAINAGE PROPOSAL

3.0 MAINTENANCE OF THE PROPOSED STORMWATER DRAINAGE SYSTEMS

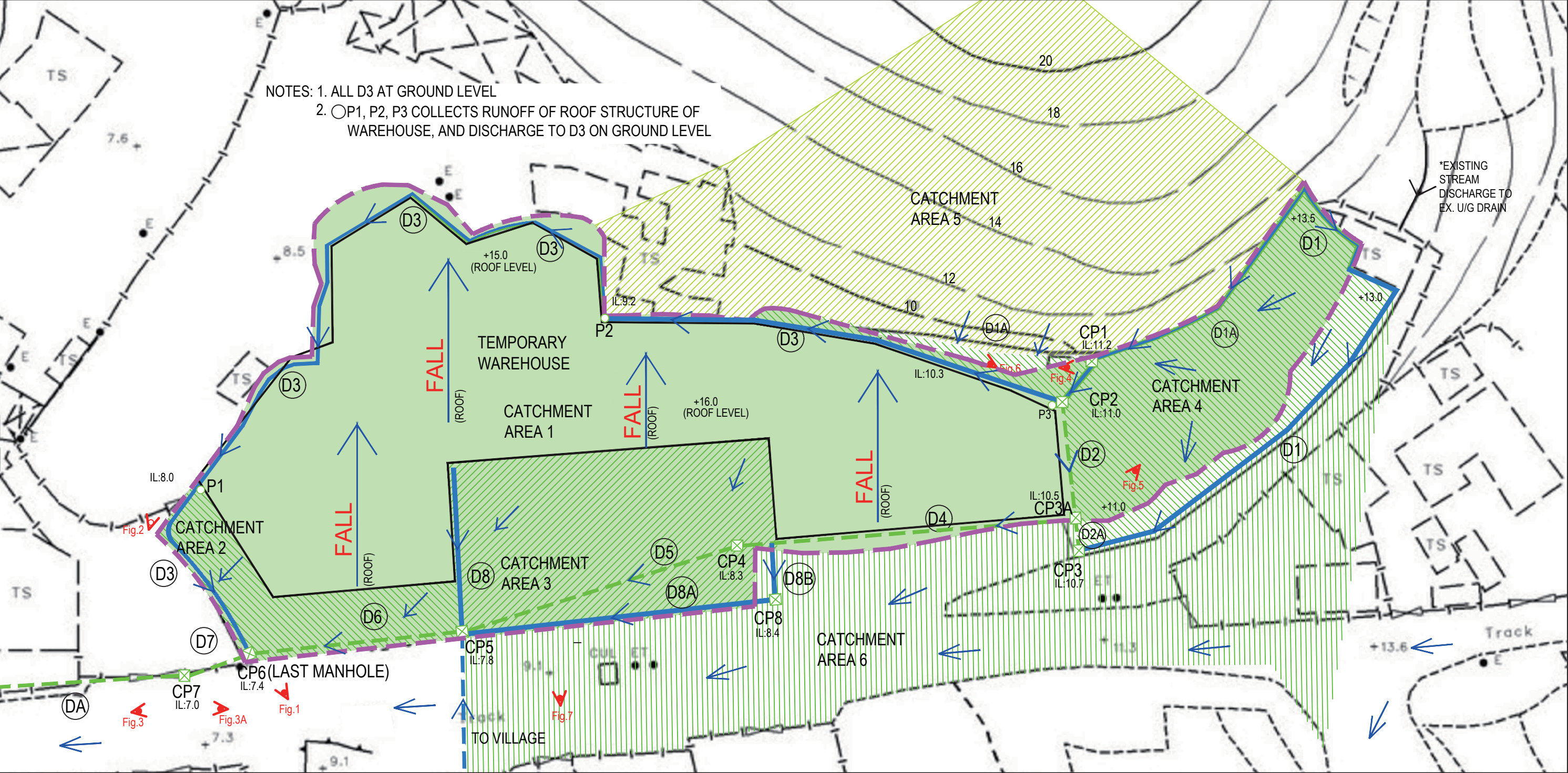
- 3.1 The applicant will construct all drainage proposed at his own costs. Where the drainage is outside boundary, DLO and appropriate land owner's consent will be obtained before the works.
- 3.2 The applicant of the Application Site will undertake the maintenance works for the proposed drainage system at his own costs.
- 3.3 Inspection, cleansing and desilting will be carried out regularly and before / after the rainy season each year to ensure the drainage facilities function efficiently. Since the system is designated to operate under gravity, the maintenance will be straightforward.

4.0 CONCLUSION

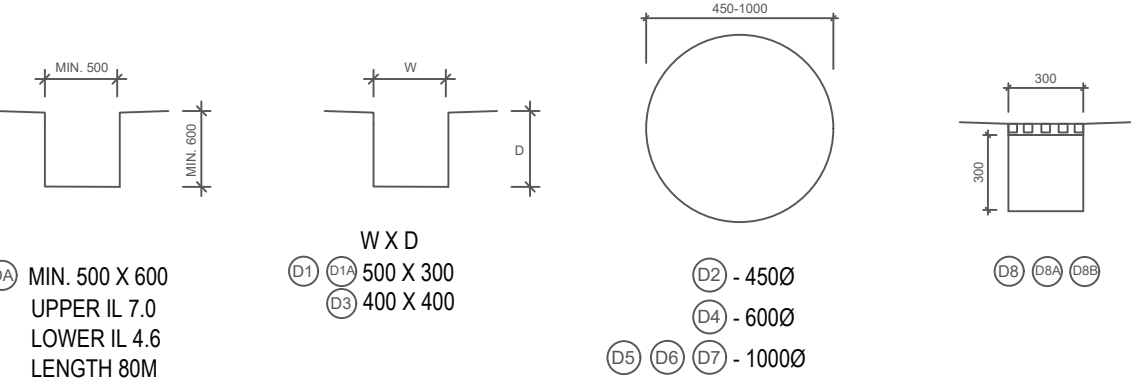
- 4.1 This drainage impact assessment is primarily based on site condition and peripheral existing drainage system near to the site. The stormwater drainage system is in a simple manner (basically surrounding the site). The neighboring runoff is partially handled by new drainage system of site. And northern neighbour has their own drainage system and therefore not affected by the development. The development is also along an inclined plane and therefore no accumulation of stormwater will be formed on site or the adjacent areas.

All proposed drain are of adequate size to handle runoff from site, and very good margin to handle runoff also from the northern neighbours.

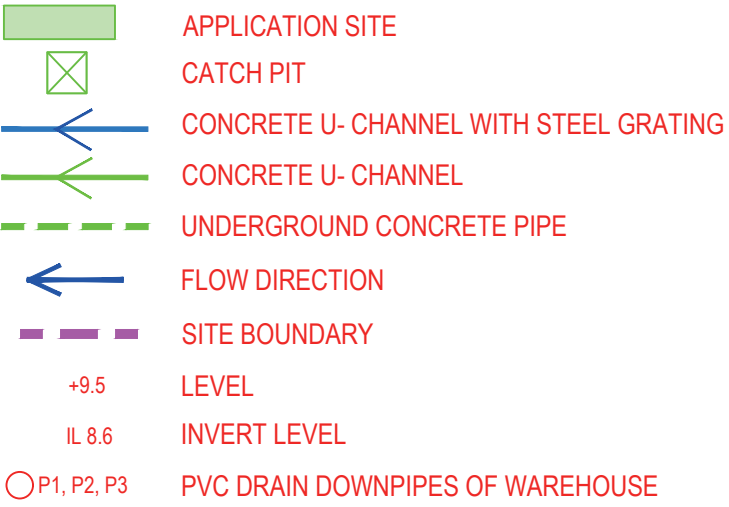
- 4.2 From this assessment, it can be concluded that the proposed drainage will have no adverse impacts to the site and surrounding areas.



DRAINAGE SCHEDULE

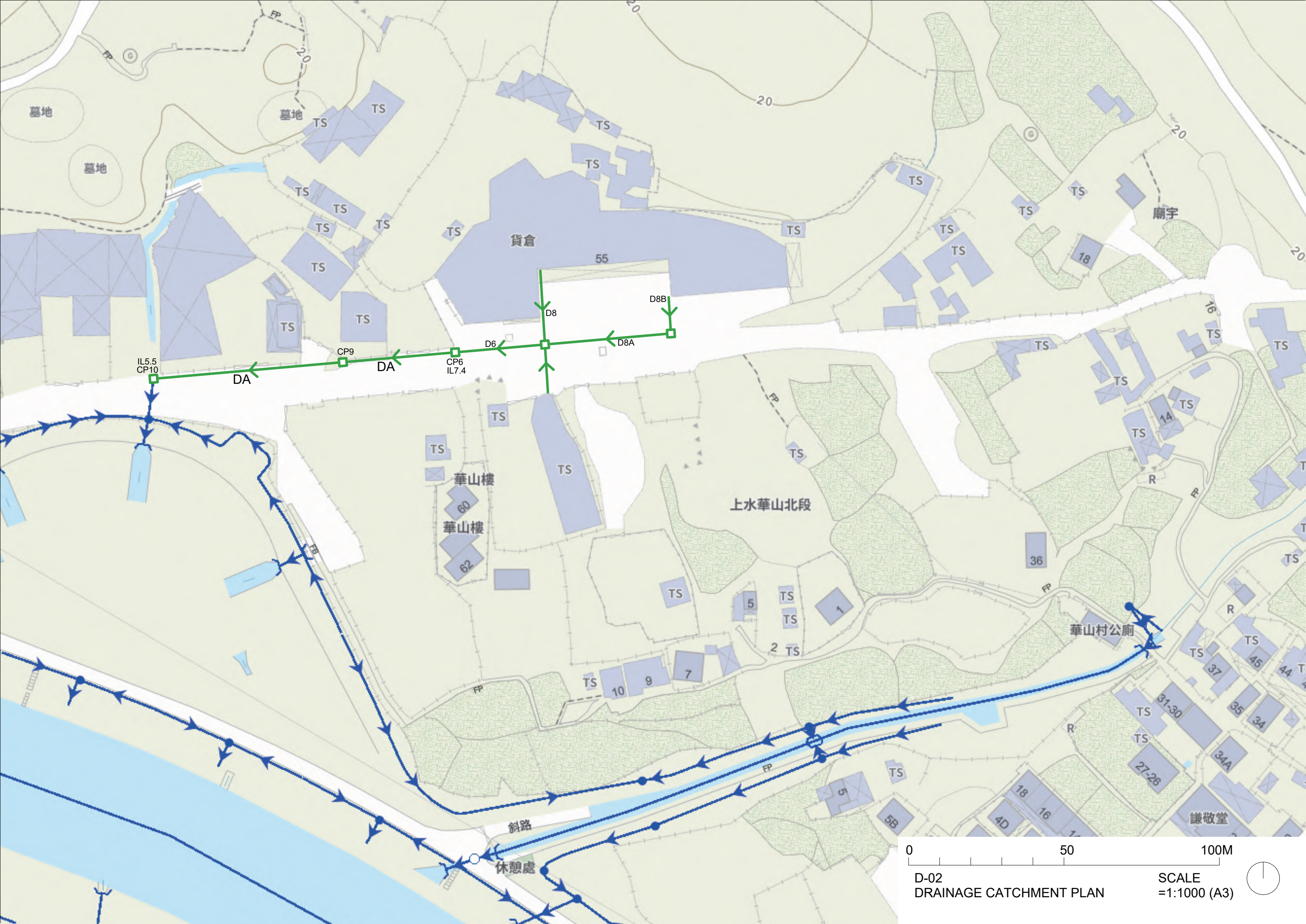


LEGEND



SCALE 1:500
DATE: JAN 2025

DRAINAGE - LAYOUT PLAN
NO. D-01 REV C



IL5.5
CP10

CP9

CP6
IL7.4

D8B

D8A

D8

D6

DA

DA

上水華山北段

華山樓

華山樓

華山村公廁

謙敬堂

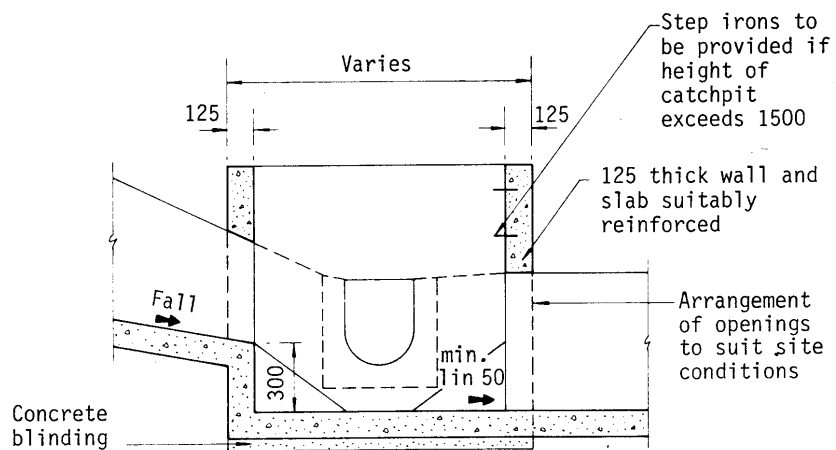
斜路

休憩處

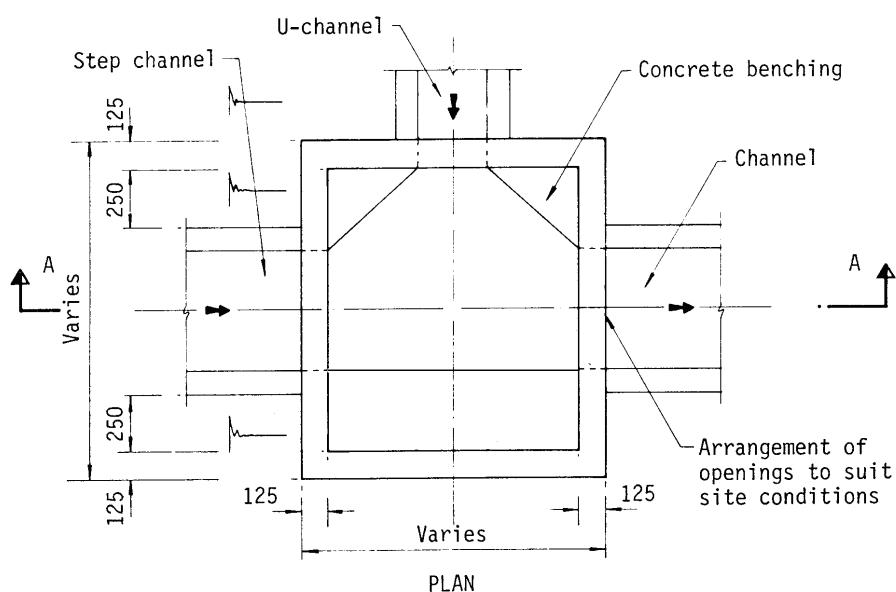
0 50 100M

D-02
DRAINAGE CATCHMENT PLAN

SCALE
=1:1000 (A3)

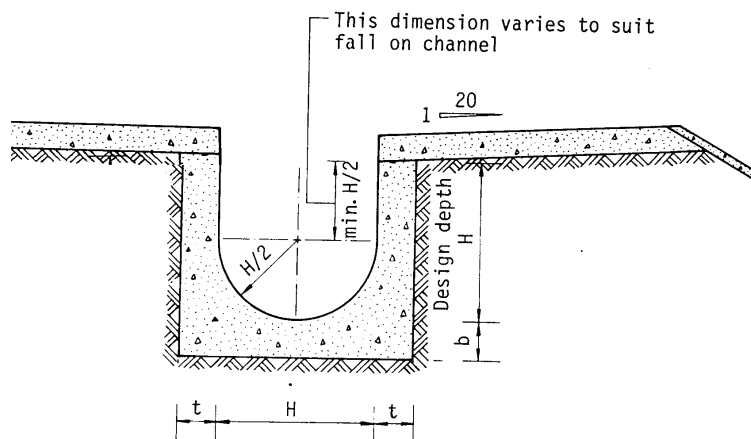


SECTION A-A



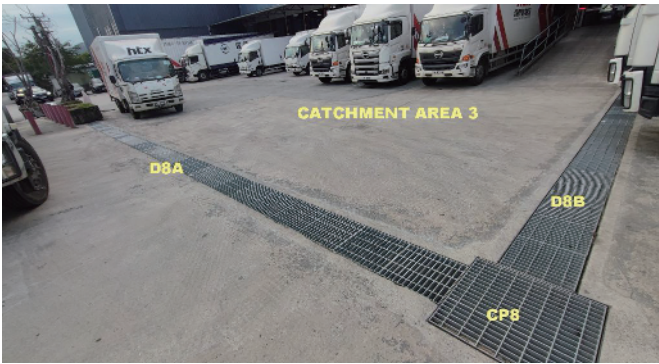
PLAN

TYPICAL DETAILS OF CATCHPIT



TYPICAL DETAILS OF U CHANNEL

SITE PHOTO

		PHOTO 1 D2A, CP3, CATCHMENT AREA 4
		PHOTO 2 D8A, D8B OUTSIDE VEHICLE AREA OF SITE - CATCHMENT AREA 3
		PHOTO 3 TERMINAL MANHOLE (CATCHPIT WITH SANDTRAP) CP6, UNDERGROUND DRAIN PIPE D7 FLOW DOWNSTREAM TO CP 7 AND TO DA

SITE PHOTO

		PHOTO 4 DA OF DOWNSTREAM AND CP10 (ABOUT 80m FROM SITE TERMINAL MANHOLE;
		PHOTO 5 LOWEST PORTION OF DA AND CP10 - DISCHARGE TO GOVERNMENT SYSTEM AS SHOWN IN PLAN D-02

WAH SHAN, SHEUNG SHUI

HYDRAULIC CALCULATION

(v 24.12)

Runoff Coefficient		Manning Coefficient	
crush stone and asphalt	0.7	Conc/cement	0.013
grassland	0.25	Steel	0.011
concrete	1	dredged	0.03

Catchment Area	CA1 (TS)	CA2	CA3	CA4	CA5	CA6
pave material	metal roof	concrete	concrete	concrete	soil/grassland	concrete
C = Runoff Coefficient	1	1	1	1	0.25	1
Area (m2)	3710	280	380	620	2000	2240
A = Area (km2)	0.00371	0.00028	0.00038	0.00062	0.002	0.00224
L = site length (m)	40	18	93	15	45	105
Top Level	16.5	8.8	9.4	13.8	22	13.6
Low Level	15.0	8.0	9.0	13.0	10.0	9.0
H = Average slope (m per 100m)	3.75	4.44	0.43	5.33	28.67	4.38
to = Time of Conc (min.)	7.774	4.378	35.003	3.249	6.284	20.805
i (mm/h)	242.158	278.565	147.151	295.578	256.057	177.740
Qp Peak Run off (m3/s)	0.2498	0.0217	0.0155	0.0509	0.0356	0.1107
Qp Peak Run off (L/min)	14985	1301	933	3057	2136	6641

(Manning Equation)	D1	D1A	D2	D3	D4	D5	D6	D6A	D8	D8A	D7	DA
Shape	Rectangular	Rectangular	Circle	Rectangular	Circle	Circle	Circle	Rectangular	Rectangular	Rectangular	Circle	Rectangular
Material	cement	cement	concrete	cement	concrete	concrete	concrete	cement	cement	cement	concrete	cement
Mann Coeff	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013
width	0.5	0.5	0.45	0.4	0.60	1.00	1.00	0.4	0.3	0.3	1.00	0.8
depth	0.3	0.3	(diameter)	0.4	(diameter)	(diameter)	(diameter)	0.3	0.3	0.3	(diameter)	0.8
Length	50	40	12	165	12	12	30	18	10	10	8	80
Top Level (start)	12.7	12.7	11.0	11.0	10.5	8.3	7.8	8.2	8.7	8.4	7.4	7.0
Low Level (end)	10.7	11.0	10.5	7.4	8.3	7.8	7.4	7.8	7.8	7.8	7.0	5.5
Invert Level Difference	2.00	1.70	0.50	3.60	2.20	0.50	0.40	0.40	0.90	0.60	0.40	1.50
Sf, Slope =	0.040	0.042	0.042	0.022	0.183	0.042	0.013	0.022	0.090	0.060	0.050	0.019
Slope (1 to ?)	25.0	23.5	24.0	45.8	5.5	24.0	75.0	45.0	11.1	16.7	20.0	53.3
A, Area =	0.1500	0.1500	0.1590	0.1600	0.2827	0.7854	0.7854	0.1200	0.0900	0.0900	0.7854	0.6400
P, perimeter =	1.1000	1.1000	0.1309	1.2000	0.1746	0.2910	0.2910	1.0000	0.9000	0.9000	0.2910	2.4000
R = A/P =	0.1364	0.1364	0.1125	0.1333	0.1500	0.2500	0.2500	0.1200	0.1000	0.1000	0.2500	0.2667
V, Velocity = R1/6/ (n((RSf)1/2))	4.0759	4.2013	4.0491	2.9655	10.2890	6.8952	3.9005	2.7898	4.9718	4.0594	7.5533	4.3639
capacity =AV (m3/s)	0.611	0.630	0.644	0.474	2.909	5.415	3.063	0.335	0.447	0.365	5.932	2.793
Runoff to Handle:	50% CA4	70% CA5	70% CA5 + 100% CA4	100% CA1 + 100% CA2+ 30% CA5	all of D2	all of D4 + 10% CA3	100% CA3+ 80% CA6	80% CA6	40% CA3	50% CA3 + 20% CA6	CA1+CA2+CA3+C A4+CA5+CA6	D7
m3/s	0.025	0.025	0.076	0.276	0.076	0.077	0.104	0.089	0.020	0.048	0.484	0.484
COMMENTS:	0.025 < 0.611	0.025 < 0.630	0.076 < 0.644	0.276 < 0.454	0.076 < 2.909	0.077 < 5.415	0.115<3.063	0.089 < 0.335	0.02 < 0.447	0.048 < 0.365	0.484 < 5.932	0.484 < 2.793

申請理由

申請由時富倉務發展有限公司提出，申請地點總面積約 4800 平方米，已包括約 340 平方米的政府土地，總樓面面積為 5234 平方米，位於新界上水華山丈量約份第52約地段第189號A分段、第189號B分段、第189號C分段及第189號餘段和毗連政府土地，發展作擬議臨時物流倉庫(為期3年)。

申請地點位於虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18 內的「其他指定用途」註明「港口後勤用途」、「農業」及「綠化地帶」地帶，申請地點涉及四幅私人土地及約 340 平方米政府土地。申請地點地型不規則，地勢平坦並已平整，擬議發展屬臨時性質，設施簡單容易還完。場地共設 4 個構築物，編號 TS1 - TS4。

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	2880.8	5211.8	14	2	金屬搭建	物流貨倉 (包括簷篷面積 約274.9平方米)
TS2	4.4	4.4	3	1	金屬搭建	電錶房
TS3	12.9	12.9	3	1	金屬搭建	泵房
TS4	4.9	4.9	3	1	金屬搭建	洗手間

餘下面積約 1897 平方米的土地會用作流動空間。流動空間可供給車輛及行人行駛，具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

在營運性質方面，場地會由外國知名電器品牌租用作貯存高價家庭電器。所存放的高價家庭電器主要轉口到外地，部分會在香港出售。由於有部分貨物會在香港出售，所以發展包括物流中心連貯物貨倉，不過物流用途比例偏低。物流工作主要將部份貨物由貨車運走，分發予港九大型百貨公司。

場地出入口設於場地南邊，出入口位置寬敞明確，闊度約 10 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁文錦渡路，透過文錦渡路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。

行車通道實況照片



文錦渡路實況照片



申請地點開放時間，為星期一至星期六，每日早上八時至下午八時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作，夜間並不會產生噪音。申請地點設有 5 個重型貨車上落貨車位及 3 個貨櫃車上落貨車位，作運送貨物之用。

由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。

總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	星期一至六				
	重型貨車		貨櫃車		
	入	出	入	出	每小時車輛出入次數
08:00 - 09:00	0	0	0	0	0
09:00 - 10:00	1	0	1	0	2
10:00 - 11:00	1	2	0	0	3
11:00 - 12:00	1	0	0	1	2
12:00 - 13:00	0	0	0	0	0
13:00 - 14:00	1	1	1	1	4
14:00 - 15:00	0	1	0	0	1
15:00 - 16:00	0	0	0	0	0
16:00 - 17:00	1	0	1	1	3
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	1	0	0	1
19:00 - 20:00	0	0	0	0	0
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。					

按規劃署記錄，在申請地點所在的同一「住宅（丙類）」，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/NE-FTA/189，臨時物流倉庫（為期3年），於17/05/2019在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/211，臨時物流倉庫（為期3年），於04/03/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/236，臨時物流倉庫（為期3年），於26/01/2024在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/261，臨時危險品倉庫（第2至9類危險品）連附屬辦公室及相關填土工程（為期3年），於15/08/2025在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/252，關設貨倉(危險品倉庫除外)，於10/01/2025在有條件下批給臨時性質的許可；

此申請地點已遞交過三次規劃申請，全都申請作臨時物流倉庫（為期3年），城規會已批給過三次規劃申請（A/NE-FTA/189、A/NE-FTA/189、A/NE-FTA/236），全都被撤銷，詳情如下：

規劃申請：A/NE-FTA/189，用途：臨時物流倉庫（為期3年），於17/05/2019 批給至17/10/2021 被撤銷，因未能完成附帶條件：設置排水設施、落實消防裝置及滅火水源建議。

在這段期間，當時的申請人因新冠疫情而未能順利進行的落實渠務及消防工程，讓人感到無奈。疫情導致人手短缺，許多員工包括受委託的渠務及消防顧問公司，因健康考量無法上班，同時經濟壓力也隨之增加。企業供應鏈中斷、運輸成本上升，進一步影響場地的運營。儘管，管理層努力尋找解決方案，但面對社會政策及環境的挑戰，所有的努力顯得不太足夠。場地的規劃申請被撤銷，團隊亦十分無奈。

規劃申請：A/NE-FTA/211，用途：臨時物流倉庫（為期3年），於04/03/2022 批給至04/12/2023 被撤銷，因未能完成附帶條件：設置排水設施、提供滅火水源及設置消防裝置。

疫情過後，當時其公司的營運狀況有好轉，亦有意做好規劃申請，因此再次提交有關文件。由於申請人時間管理不善，未能合理安排工作進度，導致渠務工程延誤未能趕上進度。至於落實消防裝置方面，申請人當時已安裝大部份消防裝置，更於2023年3月向水務署遞交相關的水錶申請，但一直都未批給，因此規劃申請被撤銷。

規劃申請：A/NE-FTA/236，用途：臨時物流倉庫（為期3年），於26/01/2024 批給至26/07/2025 被撤銷，因未能完成附帶條件：提交排水設施建議、設置排水設施、提交滅火水源及消防裝置建議、落實滅火水源及消防裝置建議。

此規劃申請，其團隊已盡力完成有關附帶條件，但結果未如理想。此案的附帶條件需重新再做，包括渠務建議及消防建議。其團隊曾嘗試沿用過往曾批給的建議計劃書，有關部門皆不接納，因此他們需尋找顧問公司完成。顧問公司亦積極修改有關建議，但渠務署及消防處仍有意見需作回應，因此規劃申請又被撤銷。

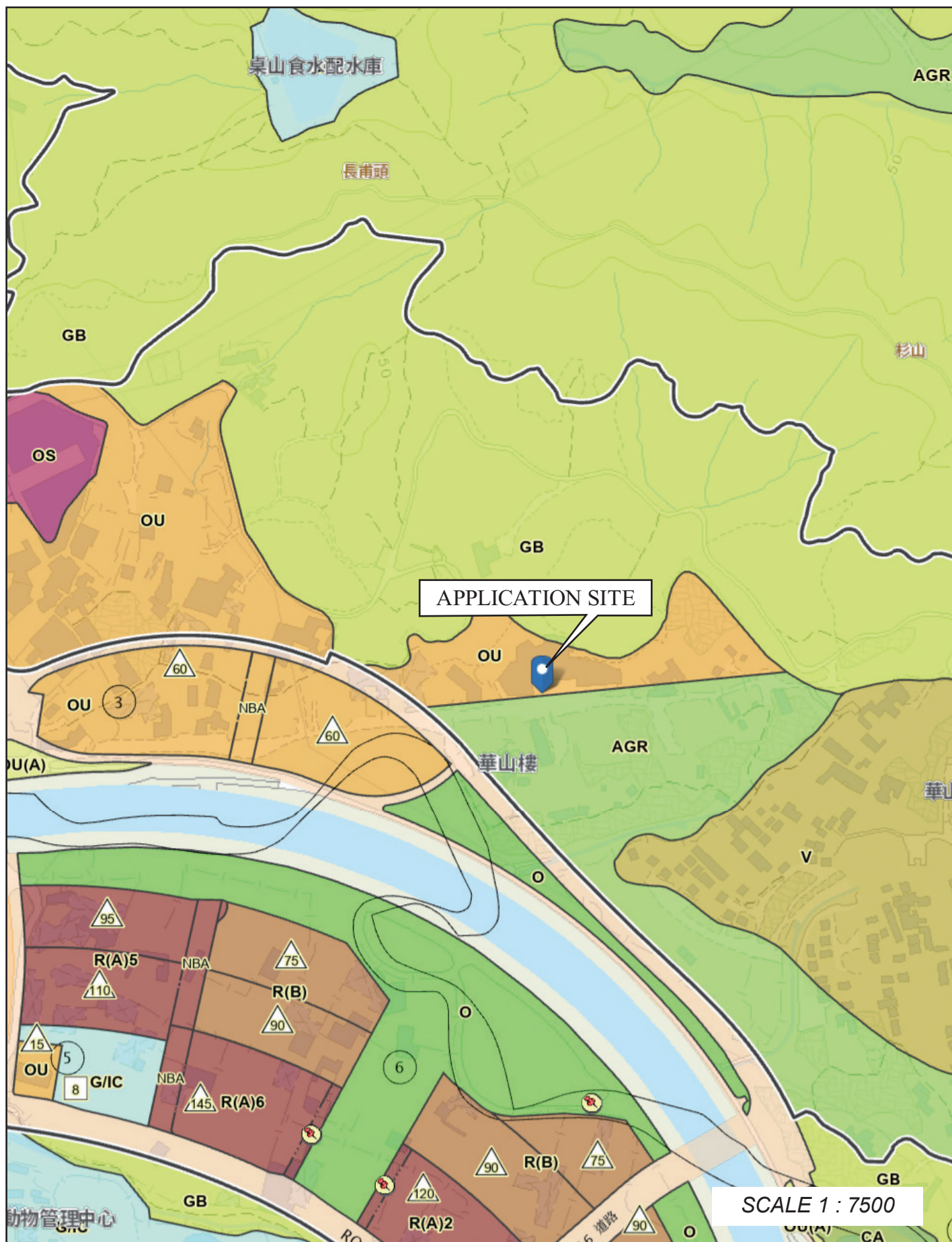
現時申請人為場地新租客，與 A/NE-FTA/189、A/NE-FTA/189、A/NE-FTA/236 的申請人不同，他們是舊租客。申請人時富倉務發展有限公司定會尋找更合適的顧問公司完成所有附帶條件，並加緊跟進消防水錶的申請，並盡快向消防處報完工，申請人承諾是次申請會履行所有附帶條件。

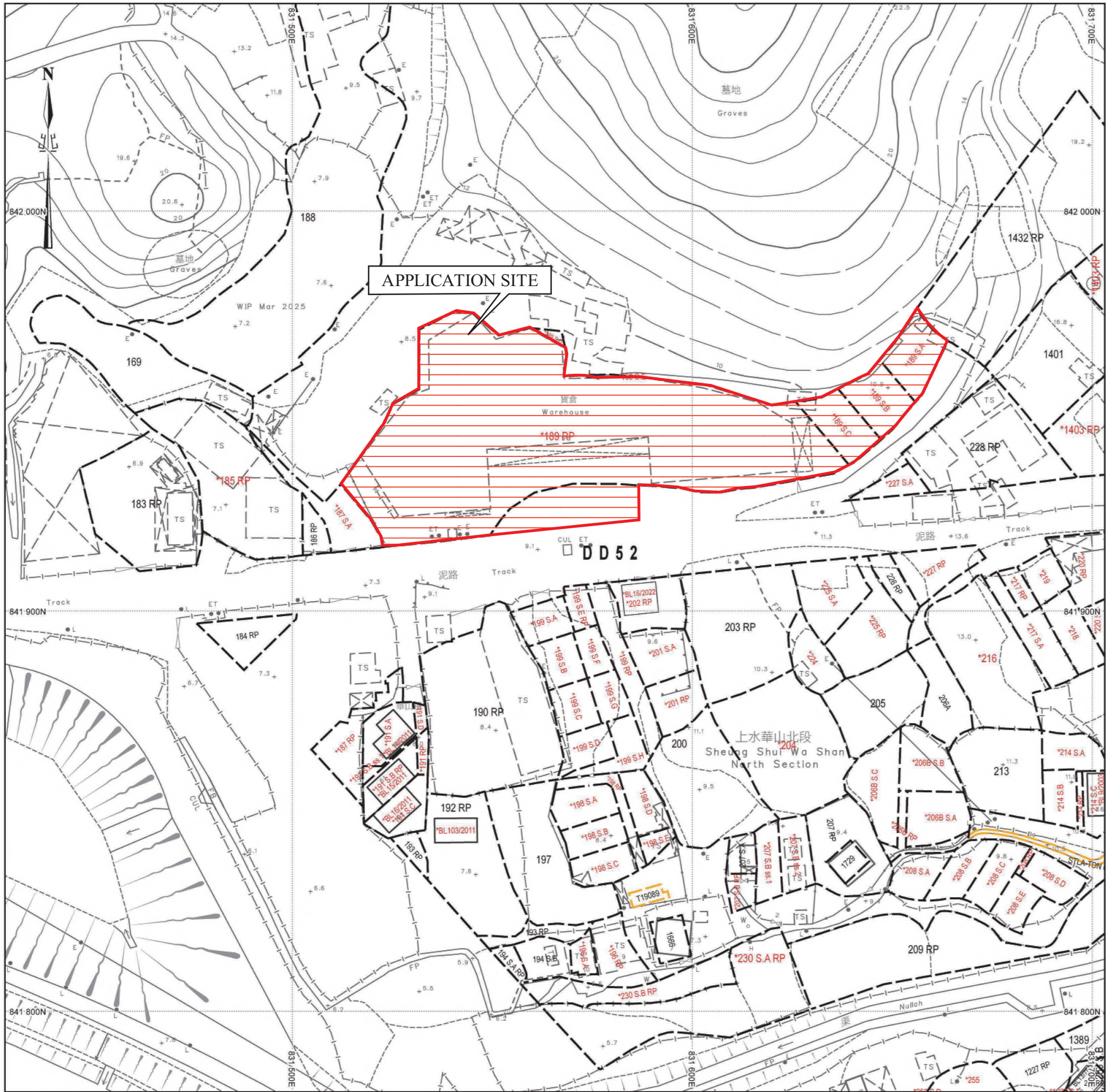
此申請獲通過後，申請人承諾會向地政署遞交短期豁免書及租用政府土地的申請。擬議發展地點基本設施齊備（水電供應），無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點不會有員工留宿、不會安裝霓虹燈光管招牌、不會有晚間照明裝置、不會產生光害滋擾。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。

申請人會委託專業管理公司進行管理，對附帶條件工程設備提供維修及保養，包括渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點內不會存放易燃物品，發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。此申請發展能提高地區治安警覺性，從而改善環境衛生。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸。倘若政府有意發展此區，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

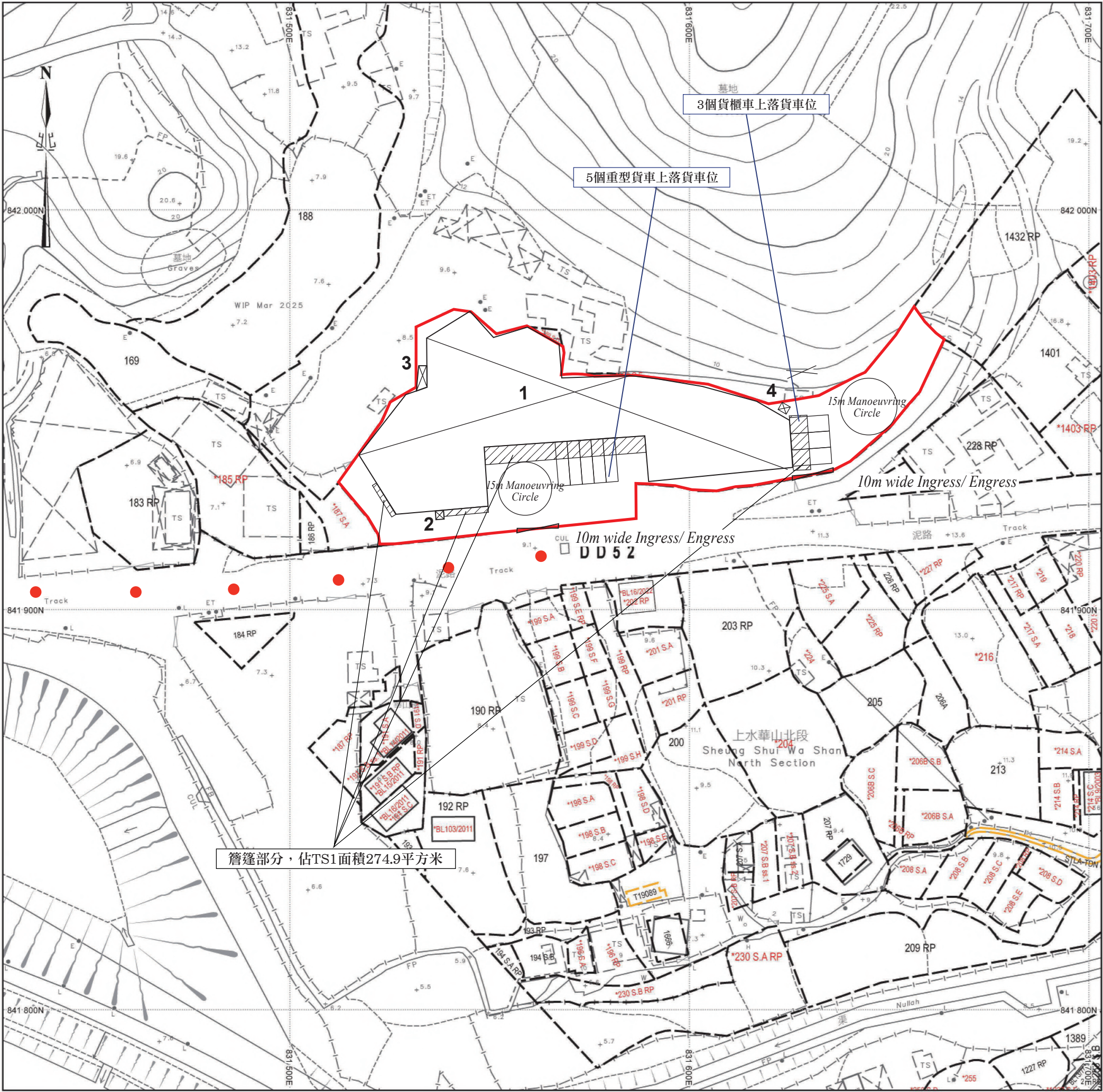
場地大綱圖





場地位置圖

SCALE 1 : 1000



場地設計圖

構築物(1)
用途：物流倉庫
建築物料：以金屬搭建
高度：約14米
層數：2層
面積：約2880.8平方米
(已包括簷篷面積約274.9平方米)
總樓面面積：約5211.8平方米

構築物(2)
用途：電錶房
建築物料：以金屬搭建
高度：約3米
層數：1層
面積：約4.4平方米
總樓面面積：約4.4平方米

構築物(3)
用途：泵房
建築物料：以金屬搭建
高度：約3米
層數：1層
面積：約12.9平方米
總樓面面積：約12.9平方米

構築物(4)
用途：洗手間
建築物料：以金屬搭建
高度：約3米
層數：1層
面積：約4.9平方米
總樓面面積：約4.9平方米

● ● ● 行車路線
SCALE 1 : 1000

**Proposed Temporary Logistics Warehouse for a Period of 3 Years
Lot 189S.A, 189S.B, 189S.C, 189RP in DD 52
& Adjoining Government Land
Sheung Shui Wa Shan, Sheung Shui, New Territories**

DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

CONTENTS

- 1.0 Introduction
- 2.0 The Drainage Proposal
Response to Comments (of DSD)
- 3.0 Maintenance of the Proposed Stormwater Drainage Systems
- 4.0 Conclusion

APPENDIX

DRAINAGE LAYOUT PLAN NO. D-01 REV C
DRAINAGE CATCHMENT PLAN NO. D-02
TYPICAL CATCHPIT & U-CHANNEL DETAIL (DSD typical detail)
PHOTO OF SITE CONDITION
HYDRAULIC CALCULATION v25.01

PERPARED BY
APT ARCHITECT LIMITED
(v. 25.01)

Proposed Temporary Logistics Warehouse for a Period of 3 Years

Lot 189S.A, 189S.B, 189S.C, 189RP in DD 52 and Adjoining Government Land, Sheung Shui Wa Shan

DRAINAGE IMPACT ASSESSMENT AND DRAINAGE PROPOSAL

1.0 INTRODUCTION

- 1.1 This site is located at Lots 189 S.A, 189 S.B, 189 S.C, & Lot 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan, New Territories.

The **Site Area** is about **4,800 m²**, including some Government Land.

- 1.2 This Drainage Impact Assessment and Drainage Proposal is prepared for the applied Use / Development for Town Planning Ref:

proposed use of the site is **Temporary Logistics Warehouse for a Period of 3 Years.**

This Report is based on the **Drainage Design of the same warehouse and similar use**, with previous Town Planning Application Ref: A/NE-FTA/189 & A/NE-FTA/211,

where the Drainage Proposal has been accepted by Planning Department /DSD on 13 August 2021 (TP Ref: TPB/A/NE-FTA/189) and

The respective drainage works were constructed accordingly.

The following DRAINAGE IMPACT ASSESSMENT AND DRAINAGE PLAN is prepared based on the aforesaid Approved Drainage Plan, AS WELL AS the AS-BUILT DRAINAGE WORKS as found by us.

2.0 THE DRAINAGE PROPOSAL

Revised Drainage Plan no. D-01 rev C, and D-02 is prepared according to the said as-built condition. And updated Hydraulic Calculation to demonstrate as-constructed drains being adequate to handle runoff of Site.

- 2.1 Main access of Site - **Jockey Club Road / Man Kam To road.**

Material of Site - paved with concrete and sloped towards west and formed with ground level matching the levels of the slightly sloped peripheral lands.

Existing Temporary Warehouse occupies about 75% of the Site Area

There is no change to fencing to the Site – north / north-east / north-west side separating from neighbour sites.

Metal fence erected will divide site from the northern village settlements. Minor openings at bottom of fence allow passage of overland rainwater from uphill and neighbour site.

Proposed Temporary Logistics Warehouse for a Period of 3 Years

Lot 189S.A, 189S.B, 189S.C, 189RP in DD 52 and Adjoining Government Land, Sheung Shui Wa Shan

DRAINAGE IMPACT ASSESSMENT AND DRAINAGE PROPOSAL

2.2 Catchment Areas and Flow Pattern of Site and Surrounds are summarized as follows:

Catchment Area 1 - the existing Warehouse

the Main Steel Structure (the Warehouse) with metal roof, runoff collected at roof, discharges via **P1, P2, and P3 to D3**, a formed 400wx400d drain channel discharges westward and collected at **CP6 (the last Manhole) and discharge to downstream to D7 / DA.**

Catchment Area 2

– portion outside west / southwest of warehouse, minor runoff is collected by D3, and all discharge through CP6 (Last Manhole) to downstream drain DA.

In summary **D3**, the 400 mm x 400 mm concrete channel is provided to handle the flow for the entire Catchment Areas 1 and 2.

Catchment Area 5

- adjoining hill at north of site, and part of this hill has flow pattern towards the Application Site.

With the Site Warehouse in place, drainage D1A, the previously approved 500mm x 300mm concrete channel is provided to handle the runoff from this hill (CA 5). And the runoff is collected by CP1/CP2, and handle both by drainage pipe P3, and underground pipe D2, and collected to CP3A and to D4/D5 system downstream.

Catchment Area 4

– Located at east / north-east of Site, surrounded by slopes at 3 sides, and on the west is the Main Warehouse. The Catchment area is surfaced in concrete to fall towards west.

Runoff is handled by D1 / D1A and collected to CP2 (50%) and CP3 /3A (50%), and downstream to underground pipe D4/D5 system.

Catchment Area 3 (Peak Runoff 0.0155 m³/s)

– South of the warehouse, parking / lorry manoeuvre space for the Site.

Runoff of Catchment Area 3 is taken by existing concrete channel of 300mm x 300mm D8 / D8A/D8B at all 3 sides to contain runoff of Catchment Area 3 within Site.

Such channels can handle also minor runoff of Catchment Area 6 (the village road facing the Site).

Catchment Area 6

- outside site boundary, but partial runoff is handled by downstream system shared with the Site, including D7, DA.

Proposed Temporary Logistics Warehouse for a Period of 3 Years

Lot 189S.A, 189S.B, 189S.C, 189RP in DD 52 and Adjoining Government Land, Sheung Shui Wa Shan

DRAINAGE IMPACT ASSESSMENT AND DRAINAGE PROPOSAL

3.0 MAINTENANCE OF THE PROPOSED STORMWATER DRAINAGE SYSTEMS

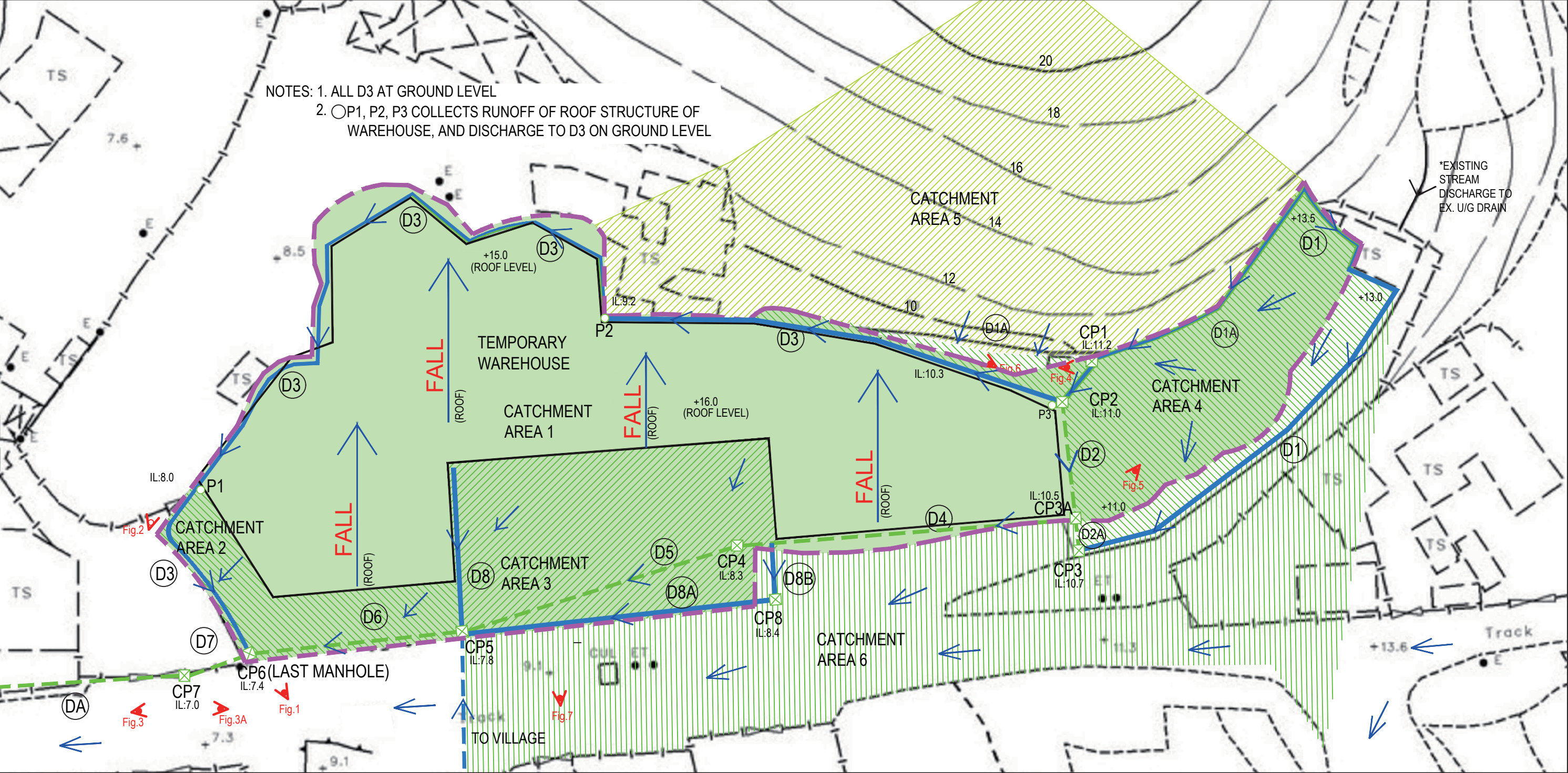
- 3.1 The applicant will construct all drainage proposed at his own costs. Where the drainage is outside boundary, DLO and appropriate land owner's consent will be obtained before the works.
- 3.2 The applicant of the Application Site will undertake the maintenance works for the proposed drainage system at his own costs.
- 3.3 Inspection, cleansing and desilting will be carried out regularly and before / after the rainy season each year to ensure the drainage facilities function efficiently. Since the system is designated to operate under gravity, the maintenance will be straightforward.

4.0 CONCLUSION

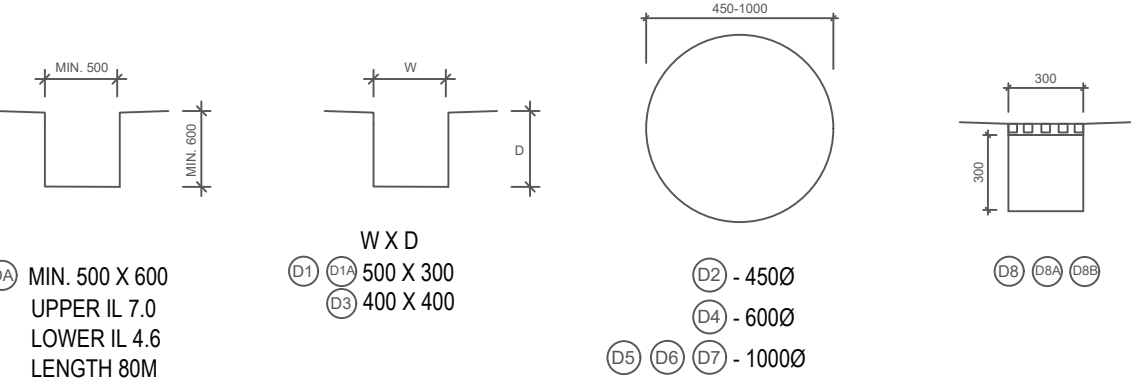
- 4.1 This drainage impact assessment is primarily based on site condition and peripheral existing drainage system near to the site. The stormwater drainage system is in a simple manner (basically surrounding the site). The neighboring runoff is partially handled by new drainage system of site. And northern neighbour has their own drainage system and therefore not affected by the development. The development is also along an inclined plane and therefore no accumulation of stormwater will be formed on site or the adjacent areas.

All proposed drain are of adequate size to handle runoff from site, and very good margin to handle runoff also from the northern neighbours.

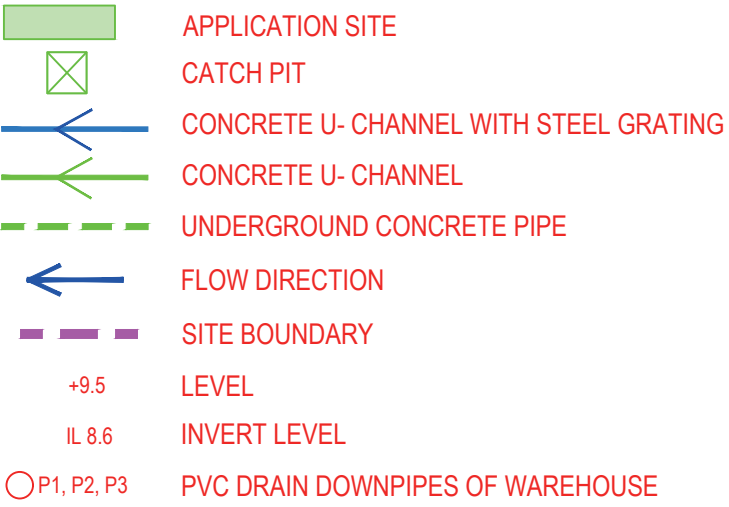
- 4.2 From this assessment, it can be concluded that the proposed drainage will have no adverse impacts to the site and surrounding areas.



DRAINAGE SCHEDULE

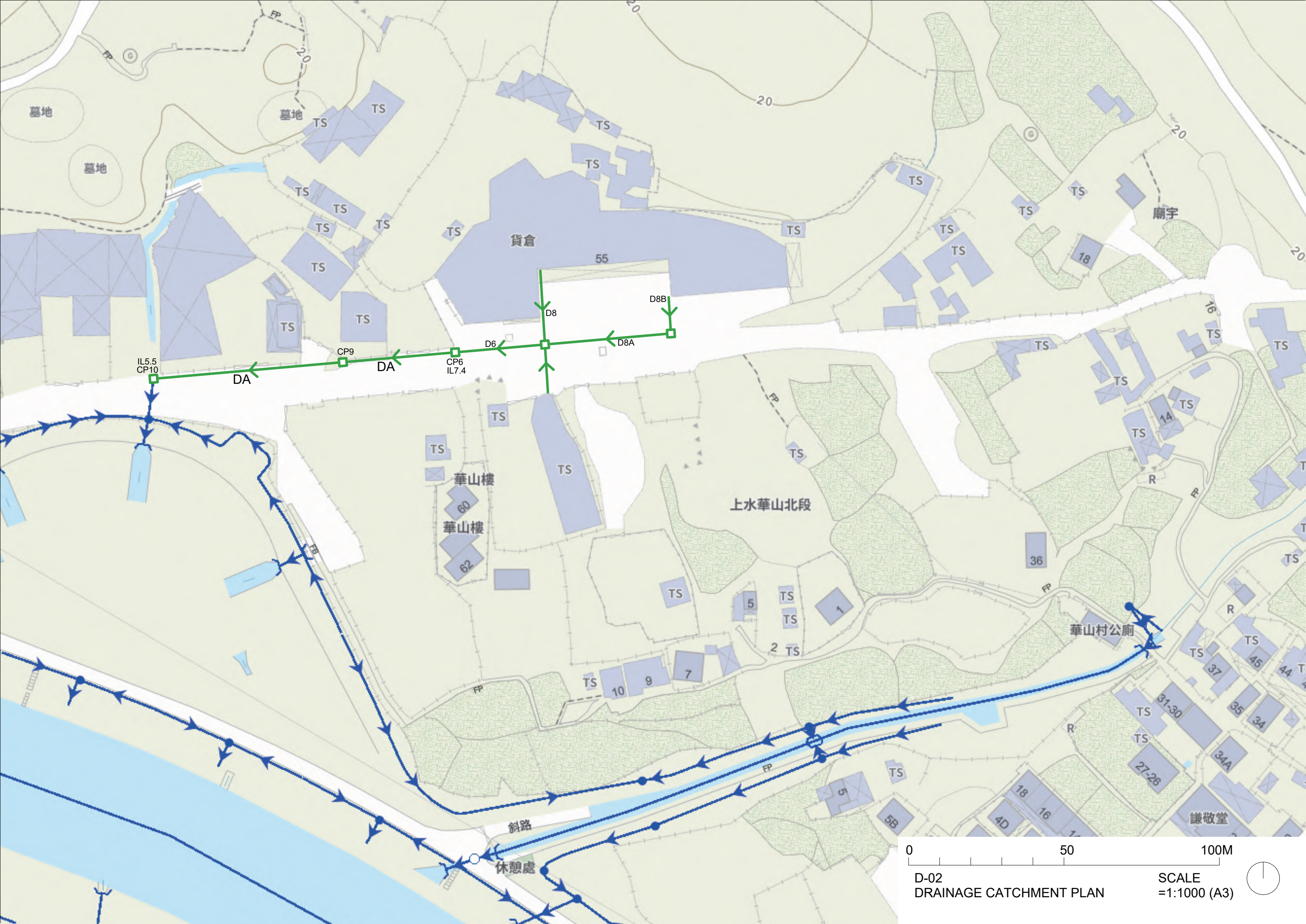


LEGEND



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DATE: JAN 2025

DRAINAGE - LAYOUT PLAN
NO. D-01 REV C



IL5.5
CP10

DA

CP9

DA

CP6
IL7.4

D6

D8

D8A

D8B

華山樓
60

華山樓
62

上水華山北段

華山村公廁

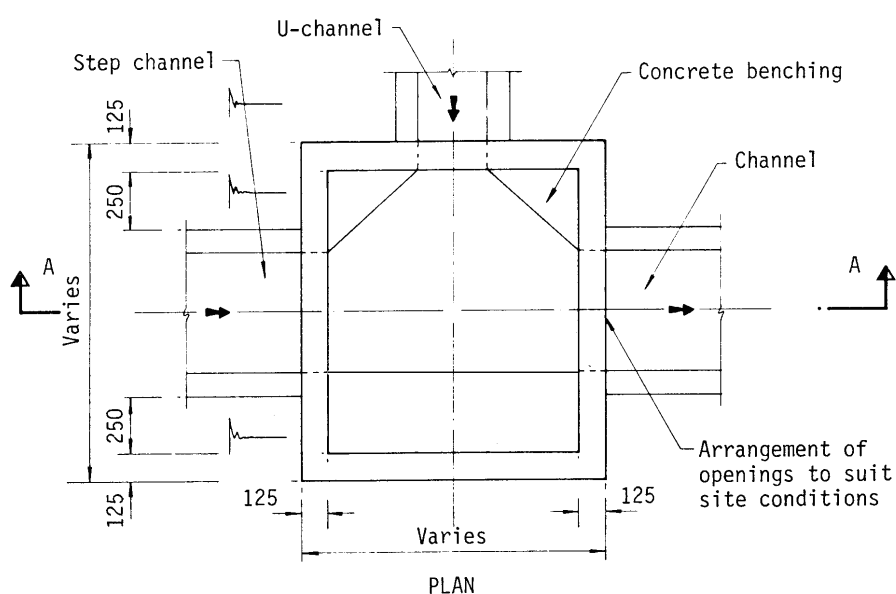
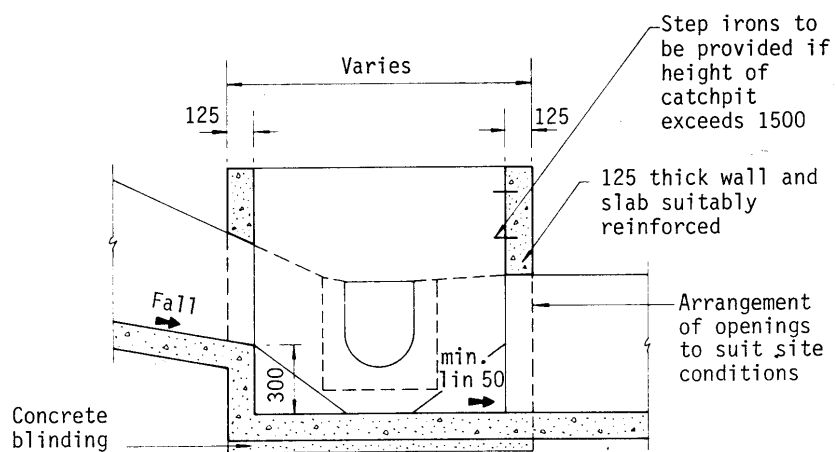
斜路

休憩處

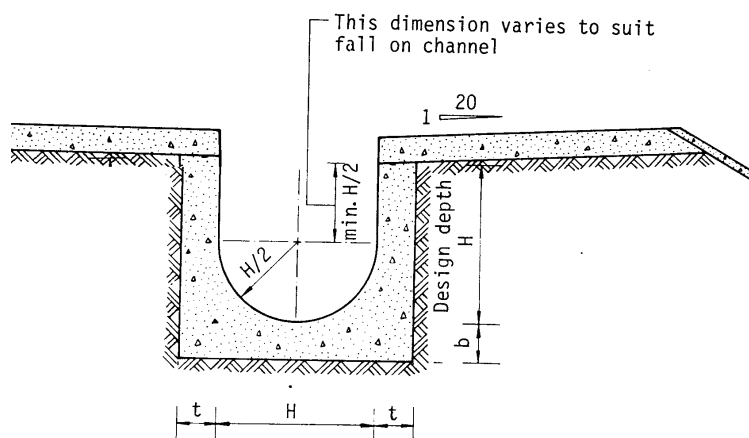
0 50 100M

D-02
DRAINAGE CATCHMENT PLAN

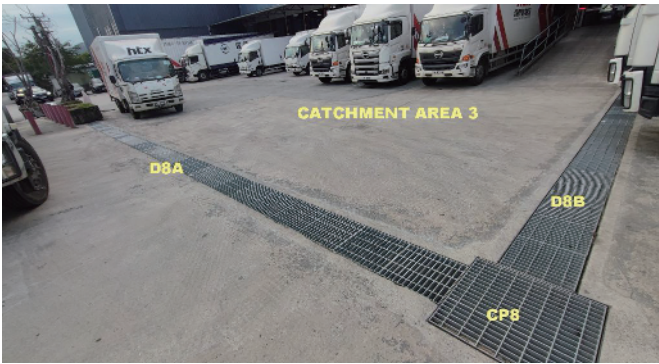
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TYPICAL DETAILS OF CATCHPIT



SITE PHOTO

		PHOTO 1 D2A, CP3, CATCHMENT AREA 4
		PHOTO 2 D8A, D8B OUTSIDE VEHICLE AREA OF SITE - CATCHMENT AREA 3
		PHOTO 3 TERMINAL MANHOLE (CATCHPIT WITH SANDTRAP) CP6, UNDERGROUND DRAIN PIPE D7 FLOW DOWNSTREAM TO CP 7 AND TO DA

SITE PHOTO

		PHOTO 4 DA OF DOWNSTREAM AND CP10 (ABOUT 80m FROM SITE TERMINAL MANHOLE;
		PHOTO 5 LOWEST PORTION OF DA AND CP10 - DISCHARGE TO GOVERNMENT SYSTEM AS SHOWN IN PLAN D-02

WAH SHAN, SHEUNG SHUI

HYDRAULIC CALCULATION

(v 24.12)

Runoff Coefficient		Manning Coefficient	
crush stone and asphalt	0.7	Conc/cement	0.013
grassland	0.25	Steel	0.011
concrete	1	dredged	0.03

Catchment Area	CA1 (TS)	CA2	CA3	CA4	CA5	CA6
pave material	metal roof	concrete	concrete	concrete	soil/grassland	concrete
C = Runoff Coefficient	1	1	1	1	0.25	1
Area (m2)	3710	280	380	620	2000	2240
A = Area (km2)	0.00371	0.00028	0.00038	0.00062	0.002	0.00224
L = site length (m)	40	18	93	15	45	105
Top Level	16.5	8.8	9.4	13.8	22	13.6
Low Level	15.0	8.0	9.0	13.0	10.0	9.0
H = Average slope (m per 100m)	3.75	4.44	0.43	5.33	28.67	4.38
to = Time of Conc (min.)	7.774	4.378	35.003	3.249	6.284	20.805
i (mm/h)	242.158	278.565	147.151	295.578	256.057	177.740
Qp Peak Run off (m3/s)	0.2498	0.0217	0.0155	0.0509	0.0356	0.1107
Qp Peak Run off (L/min)	14985	1301	933	3057	2136	6641

(Manning Equation)	D1	D1A	D2	D3	D4	D5	D6	D6A	D8	D8A	D7	DA
Shape	Rectangular	Rectangular	Circle	Rectangular	Circle	Circle	Circle	Rectangular	Rectangular	Rectangular	Circle	Rectangular
Material	cement	cement	concrete	cement	concrete	concrete	concrete	cement	cement	cement	concrete	cement
Mann Coeff	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013
width	0.5	0.5	0.45	0.4	0.60	1.00	1.00	0.4	0.3	0.3	1.00	0.8
depth	0.3	0.3	(diameter)	0.4	(diameter)	(diameter)	(diameter)	0.3	0.3	0.3	(diameter)	0.8
Length	50	40	12	165	12	12	30	18	10	10	8	80
Top Level (start)	12.7	12.7	11.0	11.0	10.5	8.3	7.8	8.2	8.7	8.4	7.4	7.0
Low Level (end)	10.7	11.0	10.5	7.4	8.3	7.8	7.4	7.8	7.8	7.8	7.0	5.5
Invert Level Difference	2.00	1.70	0.50	3.60	2.20	0.50	0.40	0.40	0.90	0.60	0.40	1.50
Sf, Slope =	0.040	0.042	0.042	0.022	0.183	0.042	0.013	0.022	0.090	0.060	0.050	0.019
Slope (1 to ?)	25.0	23.5	24.0	45.8	5.5	24.0	75.0	45.0	11.1	16.7	20.0	53.3
A, Area =	0.1500	0.1500	0.1590	0.1600	0.2827	0.7854	0.7854	0.1200	0.0900	0.0900	0.7854	0.6400
P, perimeter =	1.1000	1.1000	0.1309	1.2000	0.1746	0.2910	0.2910	1.0000	0.9000	0.9000	0.2910	2.4000
R = A/P =	0.1364	0.1364	0.1125	0.1333	0.1500	0.2500	0.2500	0.1200	0.1000	0.1000	0.2500	0.2667
V, Velocity = R1/6/ (n((RSf)1/2))	4.0759	4.2013	4.0491	2.9655	10.2890	6.8952	3.9005	2.7898	4.9718	4.0594	7.5533	4.3639
capacity =AV (m3/s)	0.611	0.630	0.644	0.474	2.909	5.415	3.063	0.335	0.447	0.365	5.932	2.793
Runoff to Handle:	50% CA4	70% CA5	70% CA5 + 100% CA4	100% CA1 + 100% CA2+ 30% CA5	all of D2	all of D4 + 10% CA3	100% CA3+ 80% CA6	80% CA6	40% CA3	50% CA3 + 20% CA6	CA1+CA2+CA3+C A4+CA5+CA6	D7
m3/s	0.025	0.025	0.076	0.276	0.076	0.077	0.104	0.089	0.020	0.048	0.484	0.484
COMMENTS:	0.025 < 0.611	0.025 < 0.630	0.076 < 0.644	0.276 < 0.454	0.076 < 2.909	0.077 < 5.415	0.115<3.063	0.089 < 0.335	0.02 < 0.447	0.048 < 0.365	0.484 < 5.932	0.484 < 2.793

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

Audrey Hiu Tung SOO/PLAND

寄件者: 陳灝然
寄件日期: 2025年09月08日星期一 13:08
收件者: tpbpd/PLAND
副本: Audrey Hiu Tung SOO/PLAND
主旨: A/NE-FTA/266補充資料
附件: Form No. S.16-III_Sep 2023.pdf; 場地設計圖.pdf; 申請理由.pdf

類別: Internet Email

敬啟者

就上述檔案，現提交補充資料。

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

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：<http://www.tpb.gov.hk/>)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

時富倉務發展有限公司

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)

3. Application Site 申請地點

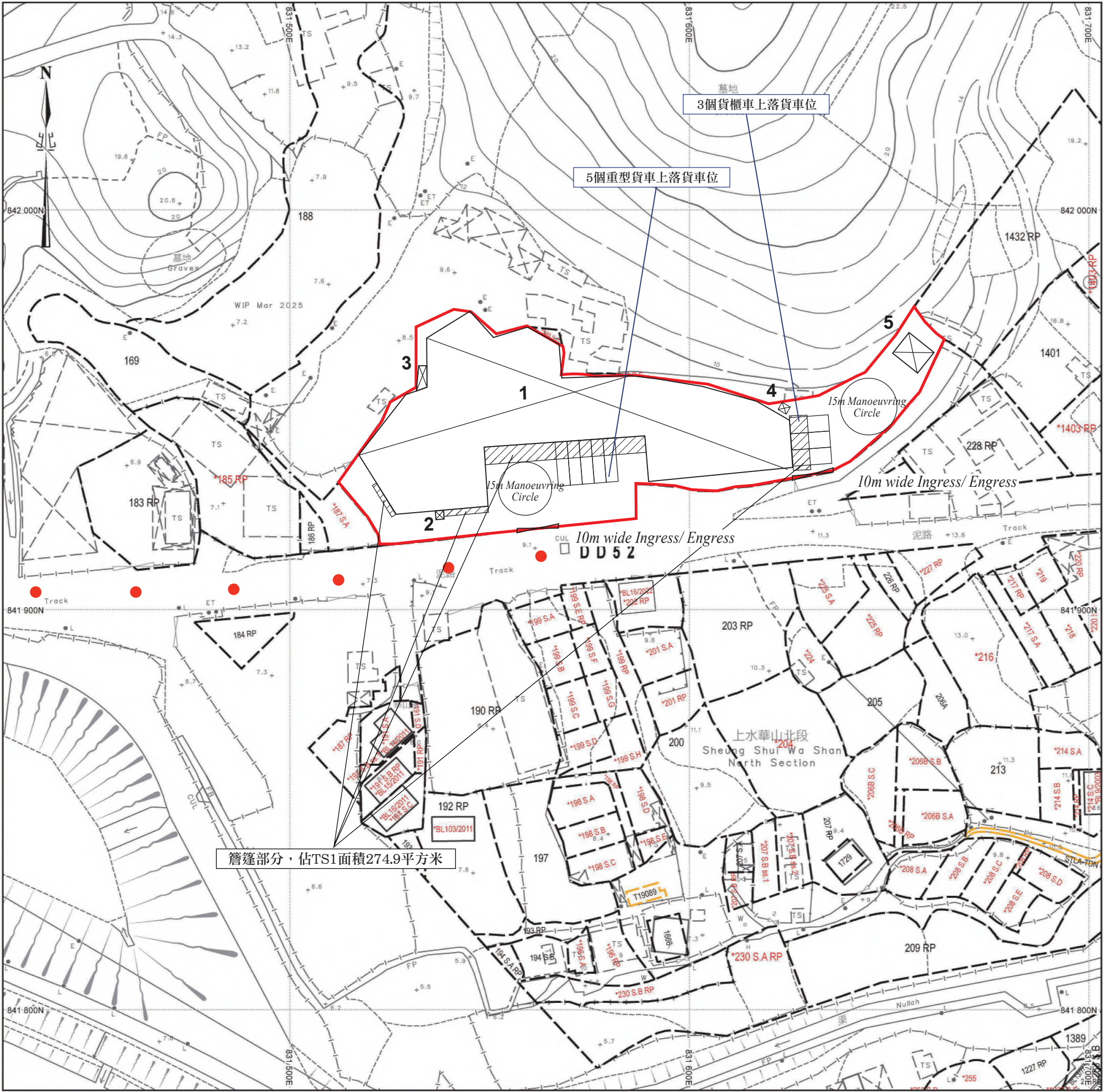
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	新界上水華山丈量約份第52約地段第189號A分段、第189號B分段、第189號C分段及第189號餘段和毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☒ Site area 地盤面積 .....4800.....sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積.....5334.....sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	340..... sq.m 平方米 ☒ About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時物流倉庫(為期3年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	 1847 sq.m ☒ About 約 2953
Proposed covered land area 擬議有上蓋土地面積	 5 sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	 sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 5334 sq.m ☒ About 約 5334
Proposed gross floor area 擬議總樓面面積	 sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 詳情見附頁	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	 5
Others (Please Specify) 其他 (請列明)	.....
貨櫃車車位	 3

Proposed operating hours 擬議營運時間 星期一至星期六，上午八時至晚上八時，星期日及公眾假期休息.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 文錦渡路經小路到達	
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☒
	On traffic 對交通	Yes 會 ☐	No 不會 ☒
	On water supply 對供水	Yes 會 ☐	No 不會 ☒
	On drainage 對排水	Yes 會 ☐	No 不會 ☒
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界上水華山丈量約份第52約地段第189號A分段、 第189號B分段、第189號C分段及第189號餘段和毗連政府土地
Site area 地盤面積	4800 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 340 sq. m 平方米 ☒ About 約)
Plan 圖則	S/NE-FTA/18
Zoning 地帶	「其他指定用途」註明「港口後勤用途」及「農業」
Type of Application 申請類別	☒ 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 ☐ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時物流倉庫(為期3年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	5334 ☒ About 約 ☐ Not more than 不多於	1.11 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	14 m 米 ☒ (Not more than 不多於)	
		2 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	61.52 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 貨櫃車車位 _____ _____		8 5 3



場地設計圖

構造物(1)
用途：物流倉庫
建築物料：以金屬搭建
高度：約14米
層數：2層
面積：約2880.8平方米
(已包括簷篷面積約274.9平方米)
總樓面面積：約5211.8平方米

構造物(2)
用途：電錶房
建築物料：以金屬搭建
高度：約3米
層數：1層
面積：約4.4平方米
總樓面面積：約4.4平方米

構造物(3)
用途：泵房
建築物料：以金屬搭建
高度：約3米
層數：1層
面積：約12.9平方米
總樓面面積：約12.9平方米

構造物(4)
用途：洗手間
建築物料：以金屬搭建
高度：約3米
層數：1層
面積：約4.9平方米
總樓面面積：約4.9平方米

構造物(5)
用途：辦公室
建築物料：以金屬搭建
高度：約6米
層數：2層
面積：約50平方米
總樓面面積：約100平方米

● ● ● 行車路線
SCALE 1 : 1000

申請理由

申請由時富倉務發展有限公司提出，申請地點總面積約 4800 平方米，已包括約 340 平方米的政府土地，總樓面面積為 5234 平方米，位於新界上水華山丈量約份第52約地段第189號A分段、第189號B分段、第189號C分段及第189號餘段和毗連政府土地，發展作擬議臨時物流倉庫(為期3年)。

申請地點位於虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18 內的「其他指定用途」註明「港口後勤用途」及「農業」地帶，申請地點涉及四幅私人土地及約 340 平方米政府土地。申請地點地型不規則，地勢平坦並已平整，擬議發展屬臨時性質，設施簡單容易還完。場地共設 4 個構築物，編號 TS1 - TS5。

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	2880.8	5211.8	14	2	金屬搭建	物流貨倉 (包括簷篷面積 約274.9平方米)
TS2	4.4	4.4	3	1	金屬搭建	電錶房
TS3	12.9	12.9	3	1	金屬搭建	泵房
TS4	4.9	4.9	3	1	金屬搭建	洗手間
TS5	50	100	6	2	金屬搭建	辦公室

餘下面積約 1847 平方米的土地會用作流動空間。流動空間可供給車輛及行人行駛，具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

在營運性質方面，場地會由外國知名電器品牌租用作貯存高價家庭電器。所存放的高價家庭電器主要轉口到外地，部分會在香港出售。由於有部分貨物會在香港出售，所以發展包括物流中心連貯物貨倉，不過物流用途比例偏低。物流工作主要將部份貨物由貨車運走，分發予港九大型百貨公司。

場地出入口設於場地南邊，出入口位置寬敞明確，闊度約 10 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁文錦渡路，透過文錦渡路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。

行車通道實況照片



文錦渡路實況照片



申請地點開放時間，為星期一至星期六，每日早上八時至下午八時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作，夜間並不會產生噪音。申請地點設有 5 個重型貨車上落貨車位及 3 個貨櫃車上落貨車位，作運送貨物之用。

由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。

總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	星期一至六				
	重型貨車		貨櫃車		
	入	出	入	出	每小時車輛出入次數
08:00 - 09:00	0	0	0	0	0
09:00 - 10:00	1	0	1	0	2
10:00 - 11:00	1	2	0	0	3
11:00 - 12:00	1	0	0	1	2
12:00 - 13:00	0	0	0	0	0
13:00 - 14:00	1	1	1	1	4
14:00 - 15:00	0	1	0	0	1
15:00 - 16:00	0	0	0	0	0
16:00 - 17:00	1	0	1	1	3
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	1	0	0	1
19:00 - 20:00	0	0	0	0	0
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。					

按規劃署記錄，在申請地點所在的同一「其他指定用途」註明「港口後勤用途」，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/NE-FTA/189，臨時物流倉庫（為期3年），於17/05/2019在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/211，臨時物流倉庫（為期3年），於04/03/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/236，臨時物流倉庫（為期3年），於26/01/2024在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/261，臨時危險品倉庫（第2至9類危險品）連附屬辦公室及相關填土工程（為期3年），於15/08/2025在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/252，關設貨倉(危險品倉庫除外)，於10/01/2025在有條件下批給臨時性質的許可；

此申請地點已遞交過三次規劃申請，全都申請作臨時物流倉庫（為期3年），城規會已批給過三次規劃申請（A/NE-FTA/189、A/NE-FTA/189、A/NE-FTA/236），全都被撤銷，詳情如下：

規劃申請：A/NE-FTA/189，用途：臨時物流倉庫（為期3年），於17/05/2019 批給至17/10/2021 被撤銷，因未能完成附帶條件：設置排水設施、落實消防裝置及滅火水源建議。

在這段期間，當時的申請人因新冠疫情而未能順利進行的落實渠務及消防工程，讓人感到無奈。疫情導致人手短缺，許多員工包括受委託的渠務及消防顧問公司，因健康考量無法上班，同時經濟壓力也隨之增加。企業供應鏈中斷、運輸成本上升，進一步影響場地的運營。儘管，管理層努力尋找解決方案，但面對社會政策及環境的挑戰，所有的努力顯得不太足夠。場地的規劃申請被撤銷，團隊亦十分無奈。

規劃申請：A/NE-FTA/211，用途：臨時物流倉庫（為期3年），於04/03/2022 批給至04/12/2023 被撤銷，因未能完成附帶條件：設置排水設施、提供滅火水源及設置消防裝置。

疫情過後，當時其公司的營運狀況有好轉，亦有意做好規劃申請，因此再次提交有關文件。由於申請人時間管理不善，未能合理安排工作進度，導致渠務工程延誤未能趕上進度。至於落實消防裝置方面，申請人當時已安裝大部份消防裝置，更於2023年3月向水務署遞交相關的水錶申請，但一直都未批給，因此規劃申請被撤銷。

規劃申請：A/NE-FTA/236，用途：臨時物流倉庫（為期3年），於26/01/2024 批給至26/07/2025 被撤銷，因未能完成附帶條件：提交排水設施建議、設置排水設施、提交滅火水源及消防裝置建議、落實滅火水源及消防裝置建議。

此規劃申請，其團隊已盡力完成有關附帶條件，但結果未如理想。此案的附帶條件需重新再做，包括渠務建議及消防建議。其團隊曾嘗試沿用過往曾批給的建議計劃書，有關部門皆不接納，因此他們需尋找顧問公司完成。顧問公司亦積極修改有關建議，但渠務署及消防處仍有意見需作回應，因此規劃申請又被撤銷。

現時申請人為場地新租客，與 A/NE-FTA/189、A/NE-FTA/189、A/NE-FTA/236 的申請人不同，他們是舊租客。申請人時富倉務發展有限公司定會尋找更合適的顧問公司完成所有附帶條件，並加緊跟進消防水錶的申請，並盡快向消防處報完工，申請人承諾是次申請會履行所有附帶條件。

此申請獲通過後，申請人承諾會向地政署遞交短期豁免書及租用政府土地的申請。擬議發展地點基本設施齊備（水電供應），無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點不會有員工留宿、不會安裝霓虹燈光管招牌、不會有晚間照明裝置、不會產生光害滋擾。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。

申請人會委託專業管理公司進行管理，對附帶條件工程設備提供維修及保養，包括渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點內不會存放易燃物品，發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。此申請發展能提高地區治安警覺性，從而改善環境衛生。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸。倘若政府有意發展此區，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

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

Audrey Hiu Tung SOO/PLAND

寄件者: 陳灝然
寄件日期: 2025年09月10日星期三 16:29
收件者: tpbpd/PLAND
副本: Audrey Hiu Tung SOO/PLAND
主旨: A/NE-FTA/266補充資料
附件: Form No. S.16-III_Sep 2023.pdf
類別: Internet Email

敬啟者

就上述檔案，現提交補充資料。

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	「其他指定用途」註明「港口後勤用途」及「農業」
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

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

From: 陳灝然 [REDACTED]
Sent: 2025-09-25 星期四 15:43:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Audrey Hiu Tung SOO/PLAND <ahtsoo@pland.gov.hk>; Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject: A/NE-FTA/266 補充資料
Attachment: Form No. S.16-III_Sep 2023.pdf; 場地設計圖.pdf; 申請理由.pdf

敬啟者

此電郵取代 9 月 16 日 16:19 發出的電郵。

就上述檔案，現提交補充資料。

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

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

時富倉務發展有限公司

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)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界上水華山丈量約份第52約地段第189號A分段、第189號B分段、第189號C分段及第189號餘段和毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 4800 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 5379 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 340 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	「其他指定用途」註明「港口後勤用途」及「農業」
(f) Current use(s) 現時用途	臨時物流倉庫 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時物流倉庫(為期3年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	 1821 sq.m ☒ About 約 2979
Proposed covered land area 擬議有上蓋土地面積	 8 sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	 sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 5379 sq.m ☒ About 約 5379
Proposed gross floor area 擬議總樓面面積	 sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 詳情見附頁	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	 5
Others (Please Specify) 其他 (請列明)	.....
貨櫃車車位	 3

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	5379 ☒ About 約 ☐ Not more than 不多於	1.12 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	14 m 米 ☒ (Not more than 不多於)	
		2 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	62.06 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 貨櫃車車位 _____ _____		8 5 3

申請理由

申請由時富倉務發展有限公司提出，申請地點總面積約 4800 平方米，已包括約 340 平方米的政府土地，總樓面面積為 5397 平方米，位於新界上水華山丈量約份第52約地段第189號A分段、第189號B分段、第189號C分段及第189號餘段和毗連政府土地，發展作擬議臨時物流倉庫(為期3年)。

申請地點位於虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18 內的「其他指定用途」註明「港口後勤用途」及「農業」地帶，申請地點涉及四幅私人土地及約 340 平方米政府土地。申請地點地型不規則，地勢平坦並已平整，擬議發展屬臨時性質，設施簡單容易還完。場地共設 8 個構築物，編號 TS1 - TS8。

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	2880.8	5211.8	14	2	金屬搭建	物流貨倉 (包括簷篷面積 約274.9平方米)
TS2	4.4	4.4	3	1	金屬搭建	電錶房
TS3	12.9	12.9	3	1	金屬搭建	泵房
TS4	4.9	4.9	3	1	金屬搭建	洗手間
TS5	18	36	6	2	金屬搭建	辦公室
TS6	7	7	3	1	金屬搭建	洗手間
TS7	33	66	6	2	金屬搭建	辦公室
TS8	18	36	6	2	金屬搭建	保安室

餘下面積約 1821 平方米的土地會用作流動空間。流動空間可供給車輛及行人行駛，具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

在營運性質方面，場地會由外國知名電器品牌租用作貯存高價家庭電器。所存放的高價家庭電器主要轉口到外地，部分會在香港出售。由於有部分貨物會在香港出售，所以發展包括物流中心連貯物貨倉，不過物流用途比例偏低。物流工作主要將部份貨物由貨車運走，分發予港九大型百貨公司。

場地出入口設於場地南邊，出入口位置寬敞明確，闊度約 10 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁文錦渡路，透過文錦渡路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。

行車通道實況照片



文錦渡路實況照片



申請地點開放時間，為星期一至星期六，每日早上八時至下午八時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作，夜間並不會產生噪音。申請地點設有 5 個重型貨車上落貨車位及 3 個貨櫃車上落貨車位，作運送貨物之用。

由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請

地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。

總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	星期一至六				
	重型貨車		貨櫃車		
	入	出	入	出	每小時車輛出入次數
08:00 - 09:00	0	0	0	0	0
09:00 - 10:00	1	0	1	0	2
10:00 - 11:00	1	2	0	0	3
11:00 - 12:00	1	0	0	1	2
12:00 - 13:00	0	0	0	0	0
13:00 - 14:00	1	1	1	1	4
14:00 - 15:00	0	1	0	0	1
15:00 - 16:00	0	0	0	0	0
16:00 - 17:00	1	0	1	1	3
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	1	0	0	1
19:00 - 20:00	0	0	0	0	0
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。					

按規劃署記錄，在申請地點所在的同一「其他指定用途」註明「港口後勤用途」，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/NE-FTA/189，臨時物流倉庫（為期3年），於17/05/2019在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/211，臨時物流倉庫（為期3年），於04/03/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/236，臨時物流倉庫（為期3年），於26/01/2024在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/261，臨時危險品倉庫（第2至9類危險品）連附屬辦公室及相關填土工程（為期3年），於15/08/2025在有條件下批給臨時性質的許可；
- 檔案編號：A/NE-FTA/252，關設貨倉(危險品倉庫除外)，於10/01/2025在有條件下批給臨時性質的許可；

此申請地點已遞交過三次規劃申請，全都申請作臨時物流倉庫（為期3年），城規會已批給過三次規劃申請（A/NE-FTA/189、A/NE-FTA/211、A/NE-FTA/236），全都被撤銷，詳情如下：

規劃申請：A/NE-FTA/189，用途：臨時物流倉庫（為期3年），於17/05/2019 批給至17/10/2021 被撤銷，因未能完成附帶條件：設置排水設施、落實消防裝置及滅火水源建議。

在這段期間，當時的申請人因新冠疫情而未能順利進行的落實渠務及消防工程，讓人感到無奈。疫情導致人手短缺，許多員工包括受委託的渠務及消防顧問公司，因健康考量無法上班，同時經濟壓力也隨之增加。企業供應鏈中斷、運輸成本上升，進一步影響場地的運營。儘管，管理層努力尋找解決方案，但面對社會政策及環境的挑戰，所有的努力顯得不太足夠。場地的規劃申請被撤銷，團隊亦十分無奈。

規劃申請：A/NE-FTA/211，用途：臨時物流倉庫（為期3年），於04/03/2022 批給至04/12/2023 被撤銷，因未能完成附帶條件：設置排水設施、提供滅火水源及設置消防裝置。

疫情過後，當時其公司的營運狀況有好轉，亦有意做好規劃申請，因此再次提交有關文件。由於申請人時間管理不善，未能合理安排工作進度，導致渠務工程延誤未能趕上進度。至於落實消防裝置方面，申請人當時已安裝大部份消防裝置，更於2023年3月向水務署遞交相關的水錶申請，但一直都未批給，因此規劃申請被撤銷。

規劃申請：A/NE-FTA/236，用途：臨時物流倉庫（為期3年），於26/01/2024 批給至26/07/2025 被撤銷，因未能完成附帶條件：提交排水設施建議、設置排水設施、提交滅火水源及消防裝置建議、落實滅火水源及消防裝置建議。

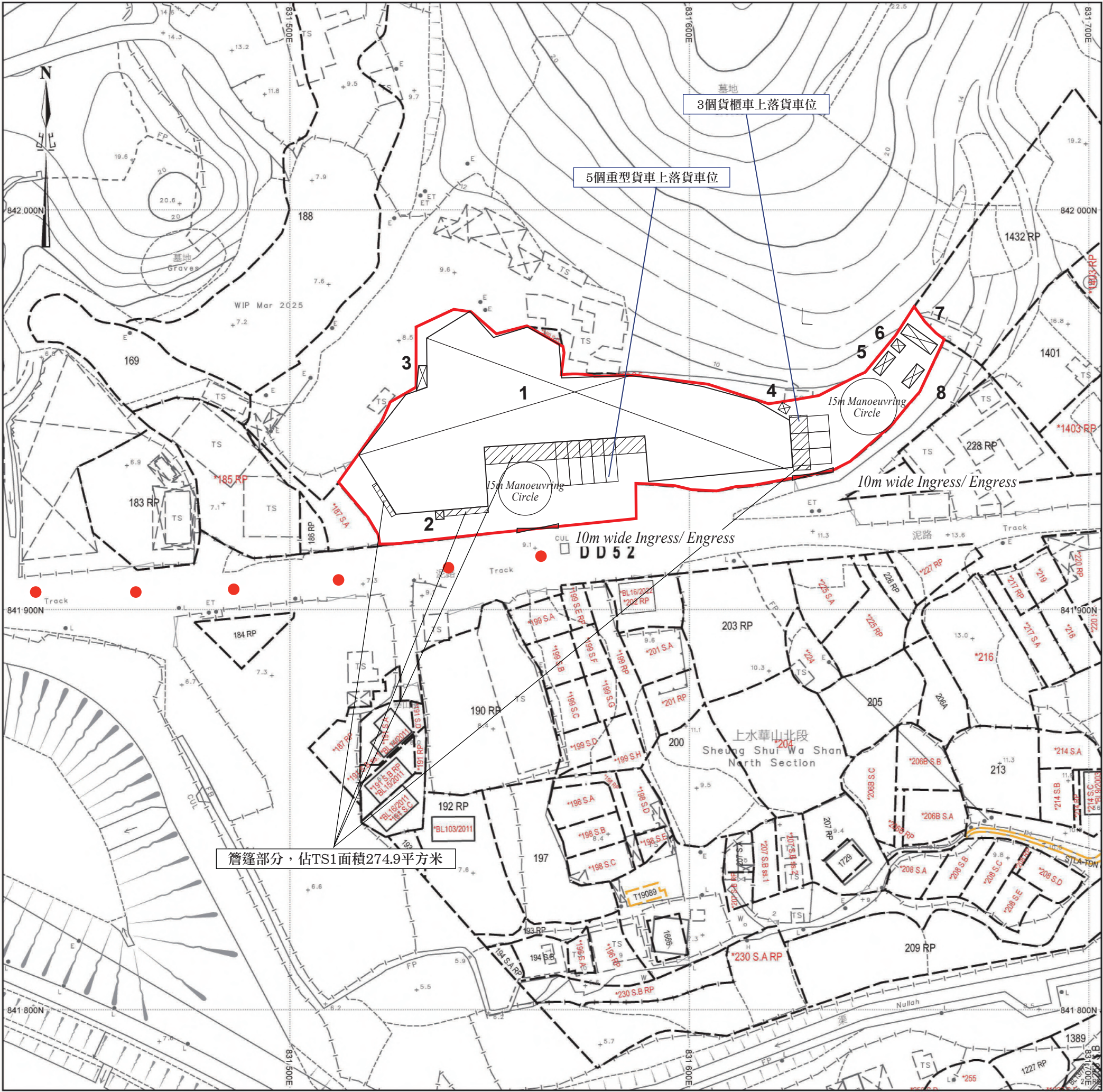
此規劃申請，其團隊已盡力完成有關附帶條件，但結果未如理想。此案的附帶條件需重新再做，包括渠務建議及消防建議。其團隊曾嘗試沿用過往曾批給的建議計劃書，有關部門皆不接納，因此他們需尋找顧問公司完成。顧問公司亦積極修改有關建議，但渠務署及消防處仍有意見需作回應，因此規劃申請又被撤銷。

現時申請人為場地新租客，與 A/NE-FTA/189、A/NE-FTA/211、A/NE-FTA/236 的申請人不同，他們是舊租客。申請人時富倉務發展有限公司定會尋找更合適的顧問公司完成所有附帶條件，並加緊跟進消防水錶的申請，並盡快向消防處報完工，申請人承諾是次申請會履行所有附帶條件。

此申請獲通過後，申請人承諾會向地政署遞交短期豁免書及租用政府土地的申請。擬議發展地點基本設施齊備（水電供應），無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點不會有員工留宿、不會安裝霓虹燈光管招牌、不會有晚間照明裝置、不會產生光害滋擾。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。

申請人會委託專業管理公司進行管理，對附帶條件工程設備提供維修及保養，包括渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點內不會存放易燃物品，發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。此申請發展能提高地區治安警覺性，從而改善環境衛生。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸。倘若政府有意發展此區，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。



場地設計圖

- 構築物(1)
用途：物流倉庫
建築物料：以金屬搭建
高度：約14米
層數：2層
面積：約2880.8平方米
(已包括簷篷面積約274.9平方米)
總樓面面積：約5211.8平方米

構築物(2)
用途：電錶房
建築物料：以金屬搭建
高度：約3米
層數：1層
面積：約4.4平方米
總樓面面積：約4.4平方米

構築物(3)
用途：泵房
建築物料：以金屬搭建
高度：約3米
層數：1層
面積：約12.9平方米
總樓面面積：約12.9平方米

構築物(4)
用途：洗手間
建築物料：以金屬搭建
高度：約3米
層數：1層
面積：約4.9平方米
總樓面面積：約4.9平方米

構築物(5)
用途：辦公室
建築物料：以金屬搭建
高度：約6米
層數：2層
面積：約18平方米
總樓面面積：約36平方米
- 構築物(6)
用途：洗手間
建築物料：以金屬搭建
高度：約3米
層數：1層
面積：約7平方米
總樓面面積：約7平方米

構築物(7)
用途：辦公室
建築物料：以金屬搭建
高度：約6米
層數：2層
面積：約33平方米
總樓面面積：約66平方米

構築物(8)
用途：保安室
建築物料：以金屬搭建
高度：約6米
層數：2層
面積：約18平方米
總樓面面積：約36平方米

● ● ● 行車路線
SCALE 1 : 1000

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions;
 - (d) Category 4 areas: Applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits; and
 - (e) Taking into account the demand for cross-boundary parking facilities, applications for such use at suitable sites in areas of close proximity to the boundary crossing points, such

as in the San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau, may also be considered. Notwithstanding the criteria set out in paragraphs 2.1(c) and (d) above, application of such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and each case will be considered on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-FTA/21	Container Trailer Park with Ancillary Vehicle Repair Workshop	16.10.1998
A/NE-FTA/189	Proposed Temporary Logistics Warehouse for a Period of 3 Years	17.5.2019 (revoked on 17.10.2021)
A/NE-FTA/211	Proposed Temporary Logistics Warehouse for a Period of 3 Years	4.3.2022 (revoked on 4.12.2023)
A/NE-FTA/236	Temporary Logistics Warehouse for a Period of 3 Years	26.1.2024 (revoked on 26.7.2025)

**Similar s.16 Applications for Temporary Logistics Warehouse
within the “Other Specified Uses” annotated “Port Back-up Uses” zone in the
vicinity of the Site in Fu Tei Au and Sha Ling Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-FTA/235	Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years	27.10.2023 (Revoked on 27.4.2024)
A/NE-FTA/252	Proposed Warehouse (excluding Dangerous Goods Godown)	10.1.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no comment on the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site;
- Lot 189 RP in D.D. 52 (the Lot) is covered by Short Term Waiver (STW) No. 1688 for the purpose of warehouse (excluding dangerous goods godown) with ancillary facilities and the built-over area of structures on the Lot shall not exceed 2,903m². But the proposed built-over area of the Site is 2,979m²;
- the following irregularity covered by the subject planning application have been detected by his office:

Unauthorised structures within Lot 189 S.A in D.D. 52 covered by the planning application

there are unauthorised structures within Lot 189 S.A in D.D. 52. The lot owners should immediately rectify/regularize the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

- if the planning application is approved, the lot owner(s) will need to apply to his office for modification of the STW conditions/new waivers where appropriate and Short Term Tenancy (STT) for occupation of GL. The applications for modification of STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date of the unauthorized structures were erected and occupation of GL and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- no comment on the application from traffic engineering perspective, noting that the scale, nature and use of the current application remain generally unchanged from the last previously approved application.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix VI**.

3. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a revised drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- the Site is in an area where no public sewerage connection is available. The Director for Environmental Protection should be consulted regarding the sewage treatment/disposal facilities for the applied use; and
- her advisory comments on the submitted drainage proposal are at **Appendix VI**.

4. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from the landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in an area of rural inland plains landscape character comprising temporary structures, open storages, cluster of trees and woodlands to the north where the “Green Belt” zone is located. The applied use is not entirely incompatible with the landscape character of the surroundings; and
- with reference to site photos taken on 16.9.2025, the Site is hard-paved and occupied by a large temporary structure in operation as a logistics warehouse. No significant landscape resources are observed within the Site. According to the application form and planning statement, no tree felling will be involved. In comparison with the last approved application No. A/NE-FTA/236, there is no significant change on the development layout. Further significant adverse impact on existing landscape resources within the Site arising from the applied use is not anticipated.

5. **Agriculture**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no strong view against the application from agricultural perspective, considering that four previous applications for similar use were approved.

6. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix VI**.

7. **Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- his advisory comments are at **Appendix VI**.

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the applied use;
- it is noted that eight structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments under the BO are appended at **Appendix VI**.

9. **Other Departments**

The following government departments have no comment on/no objection to the application:

- (a) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD); and
- (b) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Government land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site;
 - (ii) Lot 189 RP in D.D. 52 (the Lot) is covered by Short Term Waiver (STW) No. 1688 for the purpose of warehouse (excluding dangerous goods godown) with ancillary facilities and the built-over area of structures on the Lot shall not exceed 2,903m². But the proposed built-over area of the Site is 2,979m²;
 - (iii) the following irregularity covered by the subject planning application have been detected by his office:

Unauthorised structures within Lot 189 S.A in D.D. 52 covered by the planning application

there are unauthorised structures within Lot 189 S.A in D.D. 52. The lot owners should immediately rectify/regularize the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

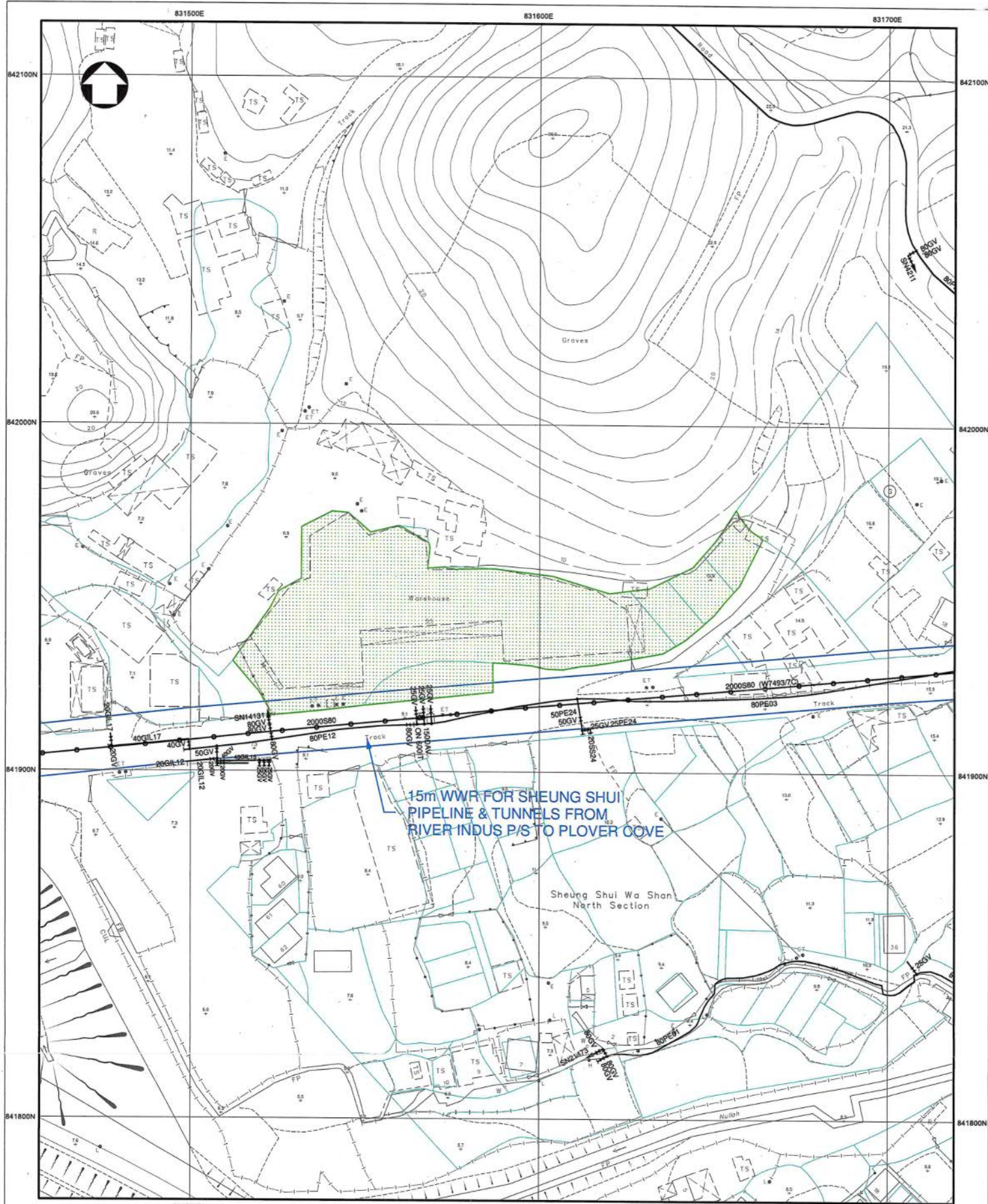
- (iv) if the planning application is approved, the lot owner(s) will need to apply to his office for modification of the STW conditions/new waivers where appropriate and Short Term Tenancy (STT) for occupation of GL. The applications for modification of STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date of the unauthorized structures were erected and occupation of GL and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearest public road; and adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD); the Professional Persons Environmental Consultative Committee (ProPECC) Practice

Note (PN) 1/23 “Drainage Plans subject to Comment by EPD – Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) Section 40(1), 40(2), 41(1) and 90” to avoid causing nuisance and sewage impacts on the surrounding areas;

- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant should seek approval for any proposed tree works from relevant government departments prior to commencement of the works;
- (g) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that:
 - (i) the “existing underground pipe” to which the applicant proposed to discharge the storm water from the Site is not maintained by her office. Consent from the owner/maintenance party, current users and the District Officer (North), Home Affairs Department should be sought for the proposed drainage connection. Moreover, regular maintenance should be carried out by the applicant to avoid blockage of drain;
 - (ii) the applicant should ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He/she should also ensure that the flow from the Site will not overload the existing drainage system. Please also provide site photos of the proposed final discharge point;
 - (iii) the CP6, as the outlets of the proposed drainage system, should be equipped with sand trap. The details of the catchpit with sand trap should be provided;
 - (iv) to review if catchpit with cover can be provided at turning corners of U-channel;
 - (v) where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
 - (vi) all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - (vii) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
 - (viii) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
 - (ix) to make good all the adjacent affected areas upon the completion of the drainage works;
 - (x) to allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works; and

- (xi) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicant should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the Site encroaches onto the Waterworks Reserve (WWR) shown in the Fresh Water Mains Record Plan (**Attachment 1**) of an existing 2000mm diameter Dongjiang raw water main. The site boundary should be revised to exclude the WWR to avoid causing difficulty to the maintenance and repair works. If this request could not be entertained, the following conditions shall be imposed:
 - (i) details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - (ii) no structures shall be built or materials stored within the WWR. Free access shall be made available at all times for staff of D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the WWR. No change in site condition shall be undertaken within the aforesaid area without the prior agreement of the D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (iv) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet;
 - (v) tree planting may be prohibited at specific location if the existing water mains in the vicinity are found vulnerable to such tree plantings;
 - (vi) the applicant shall indemnify and keep indemnified the Government from and against all liability, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature the applicant, his servants, workmen and contractors in connection with any damage to the existing Government water mains; and
 - (vii) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (j) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) it is noted that eight structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulation (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of B(P)R;
- (iii) the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the planning application;
- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- (vii) the applicant's attention is drawn to the provision under regulations 40, 41 and Part V of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water and requirements of septic tanks respectively;
- (viii) the headroom of the two-storey structure (i.e. warehouse) with 14m (H) is considered excessive. It should be justified upon formal plan submission to BD; and
- (ix) detailed checking under the BO will be carried out at building plan submission stage.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 10. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE
PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-NW-21D, 22C, 3-SW-1B & 2A

FILE REF: (29) IN WSD/M/SP 3051/446/16S/98 PT.1

REF. CODE: 38W25M

SHEET 1 OF 1

SCALE 1:1000



水務署
Water Supplies Department

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

From:
Sent: 2025-10-03 星期五 01:58:01
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-FTA/266 DD 52 Sheung Shui Wa Shan

Dear TPB Members,

And again, conditions not fulfilled.

The Applicant trots out a long rambling list of excuses:

"During this period, the then-applicant was unable to smoothly implement the drainage and fire protection works due to the COVID-19 pandemic, which was a significant setback.

However, due to the applicant's poor time management and inability to properly schedule work, the drainage works were delayed and could not be met.

Regarding the fire-fighting equipment, the applicant had already installed most of the installations and submitted the relevant water meter application to the Water Supplies Department in March 2023. However, the application was never approved, and the planning application was withdrawn.

The team diligently completed the relevant conditions for 236 planning application, but the results were unsatisfactory. The conditions, including drainage and fire-fighting proposals, need to be reworked."

A 3-YEAR OLD WOULD RAISE HIS EYEBROWS.

And the get out of jail card:

"The current applicant is a new tenant of the site, unlike the applicants for A/NE-FTA/189, A/NE-FTA/189, and A/NE-FTA/236, who were existing tenants.

*In terms of operational nature, the site will be leased by a **well-known foreign electrical appliance brand** to store high-priced household appliances."*

Has this company been made aware of the track record of the operation? It will certainly not reflect positively on its brand if it is disclosed that it is operating in a manner that poses strong risks to the safety of the local community.

TPB members should draw a line at this point and reject the application.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 4 January 2024 2:03 AM HKT
Subject: A/NE-FTA/236 DD 52 Sheung Shui Wa Shan

Dear TPB Members,

Again conditions were not fulfilled, because of change in guidelines applicant has filed a fresh application.

Members agreed on 6.8.2021 to revise the TPB PG-No. 34C to set out clearly that approval for EOT for compliance with planning conditions would normally not be granted if the **total time period for compliance exceeds half of the duration of the temporary approval** so as to ensure timely compliance with planning conditions.

Assistant Director of Planning has abrogated his duty to ensure that rules and regulations are implemented by his department and has effectively colluded with the applicant to continue operating a facility that is not in compliance with the rules and regulations of HK SAR. Conditions were promulgated in order to ensure that the safety and good health of the community are protected.

I would remind members that "The Town Planning Board (the Board) is a statutory body established under section 2 of the Town Planning Ordinance (the Ordinance) with a view to **promoting the health, safety, convenience and general welfare of the community.**"

Only a few weeks ago there was yet another fire at an NT brownfield operation that caused considerable impact on the local district and caused two firefighters to be hospitalized.

Your obligation is towards the community not the interests of the applicant. You were not appointed to cover up for the obvious failure of the Planning Dept to enforce its own regulations.

Mary Mulvihill

From:

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

Date: Wednesday, 2 February 2022 3:52 AM HKT

Subject: A/NE-FTA/211 DD 52 Sheung Shui Wa Shan

Dear TPB Members,

Conditions of previous approval were not fulfilled. **NINE** extensions of time are recorded.

Members have a duty to ask questions as to what conditions were ignored and why approval was not revoked.

Auto roll over of applications should no longer be tolerated.

Mary Mulvihill

From:

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

Date: Monday, 4 March 2019 2:20 AM CST

Subject: A/NE-FTA/189 DD 52 Sheung Shui Wa Shan

A/NE-FTA/189

Lot 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan

Site area : About 4,800 m² Includes Government Land of about 340 m²

Zoning : "OU "Port Back -up Uses", "Agriculture" and "Green Belt"

Applied Use : Logistics Warehouse / 8 Vehicle Parking

Dear TPB Members,

This application is obviously to legitimize a long running logistics operation. The AG and GB footprint is very small.

If this area is intended to be devoted to Logistics then why has no attempt been made to amalgamate the operations in order to allow construction of purpose built logistics park with up to date equipment, parking, toilets, cafeteria, etc.

Approval of these applications merely perpetuates short term land use that inhibits capital investment and the provision of modern, high tech logistics solutions.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-FTA/266

意見詳情 (如有需要，請另頁說明)

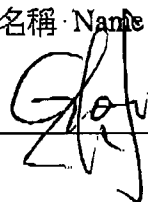
Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2025.9.17

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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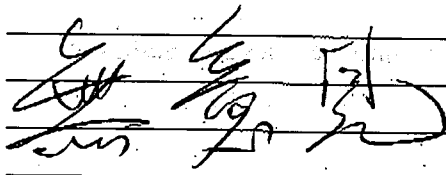
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-FTA/266

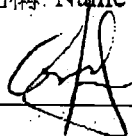
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2025.9.19