

24 MAR 2026

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

Form No. S16-III
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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LFs/609
	Date Received 收到日期	24 MAR 2026

- 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)

Honest Board Development Limited 合權發展有限公司

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)

R-riches Planning Limited 盈卓規劃有限公司

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)	Lots 2177 (Part), 2178 (Part), 2193 (Part), 2194 (Part), 2195, 2196, 2197, 2198, 2199 (Part), 2200, 2201 (Part), 2203, 2204 S.A (Part), 2219 RP (Part), 2225 (Part), 2228 S.A (Part), 2228 S.B (Part), 2327 (Part), 2334 (Part), 2336 S.A (Part), 2336 S.B (Part), 2337 (Part), 2338, 2339 S.A (Part), 2340, 2341, 2342, 2343, 2344 S.A (Part), 2344 S.B (Part), 2344 S.C, 2349 (Part), 2350, 2351 (Part), 2352 (Part), 2353 (Part), 2364 (Part), 2365 (Part), 2366 S.A (Part), 2366 RP (Part), 2367, 2368, 2369, 2370, 2371, 2373 S.A, 2373 S.B, 2373 RP (Part), 2374, 2375, 2376 S.A, 2376 S.B (Part), 2376 S.C (Part), 2377, 2378 RP (Part) and 3450 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 34,800 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 23,822 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group E)" Zone
(f) Current use(s) 現時用途	Logistics Centre with Ancillary Canteen and Site Office (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)

- 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 _____ (DD/MM/YYYY)&
於 10/03/2026 (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 09/03/2026 (DD/MM/YYYY)&
於_____ (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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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(a) Proposed use(s)/development 擬議用途/發展	Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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sq. metres	11.8 metres (38.9 feet)	S71	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S72	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S73	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S74	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S75	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S76	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S77	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S78	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S79	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S80	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S81	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S82	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S83	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S84	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S85	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S86	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S87	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S88	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S89	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S90	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S91	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S92	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S93	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S94	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S95	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S96	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S97	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S98	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S99	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	S100	LANDSCAPE CENTRE	3,884 sq. metres	3,884 sq. metres	11.8 metres (38.9 feet)	TOTAL		23,822 sq. metres	23,822 sq. metres	
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	DOMINANT HEIGHT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Proposed operating hours 擬議營運時間 Mondays to Saturdays from 08:00 to 20:00. No operation on Sundays and public holidays.																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> 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))</p> <p>Lau Fau Shan Road via a local access.</p> <p>No 否 <input type="checkbox"/> 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)</p> <p><input type="checkbox"/></p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input type="checkbox"/> (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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> 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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

8. Declaration 聲明

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

Applicant 申請人 / Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

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

R-riches Planning Limited 盈卓規劃有限公司



Company 公司 / Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

06/03/2026

(DD/MM/YYYY 日/月/年)

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

1. 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：

(a) 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

(b) 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。

2. 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。

3. 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 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	Lots 2177 (Part), 2178 (Part), 2193 (Part), 2194 (Part), 2195, 2196, 2197, 2198, 2199 (Part), 2200, 2201 (Part), 2203, 2204 S.A (Part), 2219 RP (Part), 2225 (Part), 2228 S.A (Part), 2228 S.B (Part), 2327 (Part), 2334 (Part), 2336 S.A (Part), 2336 S.B (Part), 2337 (Part), 2338, 2339 S.A (Part), 2340, 2341, 2342, 2343, 2344 S.A (Part), 2344 S.B (Part), 2344 S.C, 2349 (Part), 2350, 2351 (Part), 2352 (Part), 2353 (Part), 2364 (Part), 2365 (Part), 2366 S.A (Part), 2366 RP (Part), 2367, 2368, 2369, 2370, 2371, 2373 S.A, 2373 S.B, 2373 RP (Part), 2374, 2375, 2376 S.A, 2376 S.B (Part), 2376 S.C (Part), 2377, 2378 RP (Part) and 3450 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	34,800 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11
Zoning 地帶	"Residential (Group E)" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	23,822 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.68 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	19	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3 - 11 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1 - 2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	66	%	<input checked="" type="checkbox"/> 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	N/A	
	Private Car Parking Spaces 私家車車位	N/A	
	Motorcycle Parking Spaces 電單車車位	N/A	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	
	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	24	
	Taxi Spaces 的士車位	N/A	
	Coach Spaces 旅遊巴車位	N/A	
	Light Goods Vehicle Spaces 輕型貨車車位	N/A	
	Medium Goods Vehicle Spaces 中型貨車車位	N/A	
	Heavy Goods Vehicle Spaces 重型貨車車位	12 (MGV / HGV)	
	Others (Please Specify) 其他 (請列明)		
	Container Vehicle Spaces	12	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<small>Location plan; Zoning plan; Land status plan; Plan showing the Site under TPB PG No. 13G; Swept path analysis; Fire service installations proposal; Accepted condition record of existing drainage facilities under the previous application No. A/YL-LFS/521; Latest condition record of existing drainage facilities at the Site</small>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years**' (the development) (**Plan 1**).
- 1.2 In view of the increasing demand for logistics and supply chain across the border between Hong Kong and Mainland China in the recent years, the current applicant would like to continue to use the Site to operate a logistics centre in order to support the local trading and logistics industry in Lau Fau Shan and the wider New Territories.

2) Planning Context

- 2.1 The Site falls within an area zoned "Residential (Group E)" ("R(E)") on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No.: S/YL-LFS/11 (**Plan 2**). According to the Notes of the OZP, '*Logistics Centre*' is neither a Column one nor Column two use within the "R(E)" zone, which requires planning permission from the Board.
- 2.2 The applied use is considered not incompatible with surrounding land uses, which is dominated by logistics centres, open storage yards, etc.. Although the applied use is not entirely in line with the planning intention of "R(E)" zone, there is no current and planned residential development(s) within the Site. Furthermore, the Site falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the application on a temporary basis will not jeopardise the long term planning intention of the "R(E)" zone.
- 2.3 Furthermore, similar S.16 planning applications for '*logistics centre*' use were also approved by the Board within the same "R(E)" zone, which the latest application (No. A/YL-LFS/549) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same "R(E)" zone.

2.4 The Site is the subject of several previous S.16 planning applications for the same 'logistics centre' use, whilst the latest approved application (No. A/YL-LFS/521) is submitted by a different applicant for the same use as the current application, which was approved by the Board in 2024. Therefore, approval of the current application is in line with the Board's previous decisions.

2.5 Comparing with the latest application (No. A/YL-LFS/521), there are slight changes in development parameters of the Site, including the layout, plot ratio (PR), gross floor area (GFA), no. of structures, etc.; whilst site area, site coverage, building height, operation mode, etc. remain unchanged. Such amendments are intended to reflect the applicant's operational need. Details of the differences between the latest application (Nos. A/YL-LFS/521) and the current submission are shown at **Table 1** below:

Table 1 - Comparison of Details Between the Current and Latest Applications

Development Parameters	Latest Application (No. A/YL-LFS/521) (a)	Current Application (c)	Differences (b) - (a)
Site Area	34,800 m ² (about)	34,800 m ² (about)	-
Covered Area	23,109 m ² (about)	23,001 m ² (about)	-108 m ² , (-0.47 %) (about)
Uncovered Area	11,691 m ² (about)	11,799 m ² (about)	-108 m ² , (-0.92 %) (about)
PR	0.7 (about)	0.68 (about)	-0.02, (-2.86 %) (about)
GFA	24,024 m ² (about)	23,822 m ² (about)	-202 m ² , (-0.84 %) (about)
Loading/Unloading (L/UL) Space for Medium/Heavy Goods Vehicles	12	12	-
L/UL Space for Container Vehicles	12	12	-
Operation Hours	Mondays to Saturdays 08:00 - 20:00 No operation on Sundays and Public Holidays	Mondays to Saturdays 08:00 - 20:00 No operation on Sundays and Public Holidays	-

2.6 The previous applicant has made effort to comply with approval conditions of the latest application, details are shown at **Table 2** below:

Table 2 - Details of Compliance with Approval Condition of the Latest Application

Approval Conditions of Application No. A/YL-LFS/521		Date of Compliance
(b)	The submission of a condition record of the existing drainage facilities	22.01.2025
(c)	The submission of a fire service installations (FSIs) proposal	26.03.2025
(d)	The implementation of the FSIs proposal	Not complied with

2.7 During the approval period of the latest application, the previous applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. All conditions related to drainage are successfully complied with.

2.8 The previous applicant submitted a set of Certificate of Fire Service Installations and Equipment (F.S. 251) of the Site to comply with condition (d) on 11.11.2025, and the submission was considered not acceptable by Director of Fire Services on 28.01.2026. The previous applicant is currently rectifying the construction works with the FS contractors. However, the previous applicant expected that one would not be able to make another submission to comply with condition (d) within the current planning approval period due to tight time limit.

2.9 The current applicant will take up the implementation works of the FSIs proposal during the planning approval period of the current application. In support of the application, the current applicant has submitted a FSIs proposal, the previously approved condition record of the existing drainage facilities within the Site, and a set of latest condition record of the existing drainage facilities within the Site to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to III**). For information, the same FSIs proposal was approved during the latest application period (No. A/YL-LFS/521).

3) Development Proposal

- 3.1 The area of the Site is 34,800 m² (about) (**Plan 3**). 19 structures are provided at the Site for logistics centre, site office, guardroom, washroom, meter room, canteen, rain shelter, transformer room, pump room and FS water tank with total gross floor area (GFA) of 23,822 m² (about) (**Plan 4**). The ancillary site office is to provide indoor workspace for administrative staff to support the operation of the Site; whilst the ancillary canteen will only serve staff working at the Site. It is estimated that the site would accommodate 40 nos. of staff. As the Site is for 'logistics centre' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 3** below:

Table 3 - Major Development Parameters

Application Site Area	34,800 m ² (about)
Covered Area	23,001 m ² (about)
Uncovered Area	11,799 m ² (about)
Plot Ratio	
	0.68 (about)
Site Coverage	
	66 % (about)
No. of Structure	
	19
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	23,822 m ² (about)
Building Height	
	3 m - 11 m (about)
No. of Storey	
	1 - 2

- 3.2 The Site is accessible from Lau Fau Shan Road (**Plan 1**). The operation hours of the Site are Mondays to Saturdays from 08:00 to 20:00. There will be no operation on Sundays and public holidays. A total of 24 L/UL spaces are provided at the Site, details of L/UL spaces are shown at **Table 4** below:

Table 4 - L/UL Provisions

Type of Space	No. of Space
L/UL Space for MGV/HGV - 3.5 m (W) x 11 m (L)	12
L/UL Space for CV - 3.5m (W) x 16 m (L)	12

3.3 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site (**Plan 6**). The applicant will ensure no queuing and/or waiting for motor vehicles from the Site onto Lau Fau Shan Road, and no motor vehicles will be permitted to reverse into and out of the Site onto Lau Fau Shan Road. Within the current application period (No. A/YL-LFS/521), similar traffic conditions are observed at Lau Fau Shan Road. No new traffic impact is made to the surrounding environment. Thus, the same traffic arrangements would be adopted during the current application. The trip generation and attraction rates are as shown at **Table 5** below, adverse traffic impact to the surrounding road network should not be anticipated.

Table 5 - Estimated Trip Generation and Attraction

Time Period	MGV/LGV		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (i.e. 08:00 - 09:00)	6	2	6	2	16
Trips at <u>PM peak</u> per hour (i.e. 19:00 - 20:00)	2	6	2	6	16
Traffic trips per hour (average)	2	2	1	1	6

3.4 The applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the canteen during operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions and odour before being discharged to the environment which would fulfill the requirements of the Air Pollution Control Ordinance.

3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD and statutory requirements under relevant environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also implement good practices under the 'Professional Persons Environmental Consultative Committee Practice Notes' (ProPECC PNs) when designing on-site sewage system within the Site. No storage of recyclable materials, dismantling, assembling, repairing or other workshop activities will be carried out at the Site at any time during the planning approval period.

4) Conclusion

- 4.1 The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. submission of a FSIs proposal, previously approved condition record of the existing drainage facilities within the Site, and latest condition record of the existing drainage facilities in order to mitigate any adverse impact arising from the proposed development (**Appendices I to III**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years**'.

R-riches Planning Limited

March 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Plan showing the Site under TPB PG No. 13G
Plan 5	Layout Plan
Plan 6	Swept Path Analysis

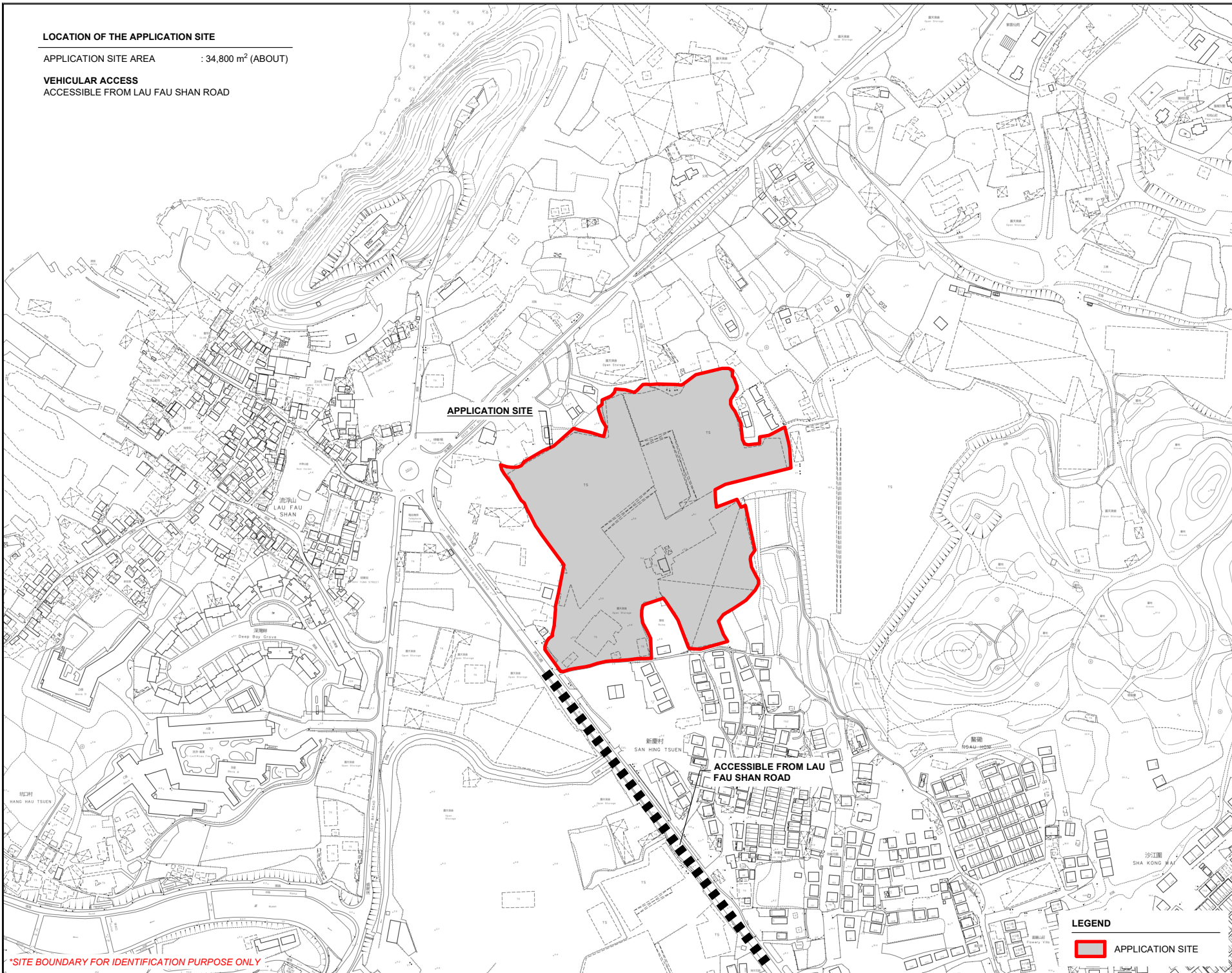
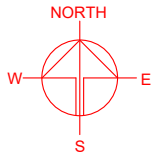
APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Approved Condition Record of the Existing Drainage Facilities under the Latest Application No. A/YL-LFS/521
Appendix III	Latest Condition Record of the Existing Drainage Facilities

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 34,800 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM LAU FAU SHAN ROAD



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT
TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 4000 @ A4

DRAWN BY	DATE
MN	23.2.2026

REVISED BY	DATE
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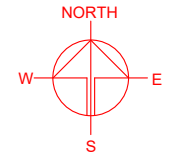
APPROVED BY	DATE
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DWG. TITLE
LOCATION PLAN

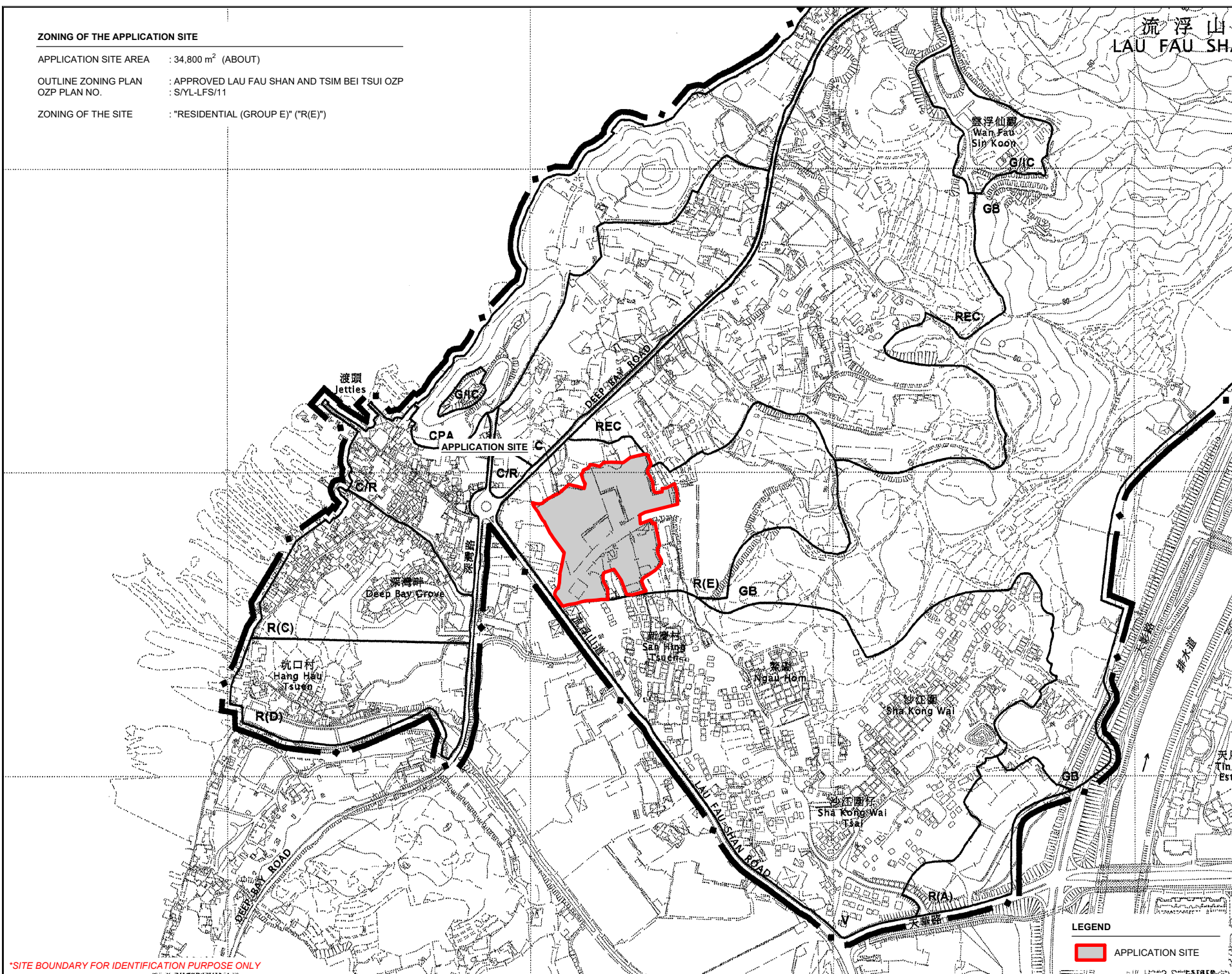
DWG NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 34,800 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN AND TSIM BEI TSUI OZP
 OZP PLAN NO. : S/YL-LFS/11
 ZONING OF THE SITE : "RESIDENTIAL (GROUP E)" ("R(E)")



流浮山
LAU FAU SHAN



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT

PROJECT
 TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

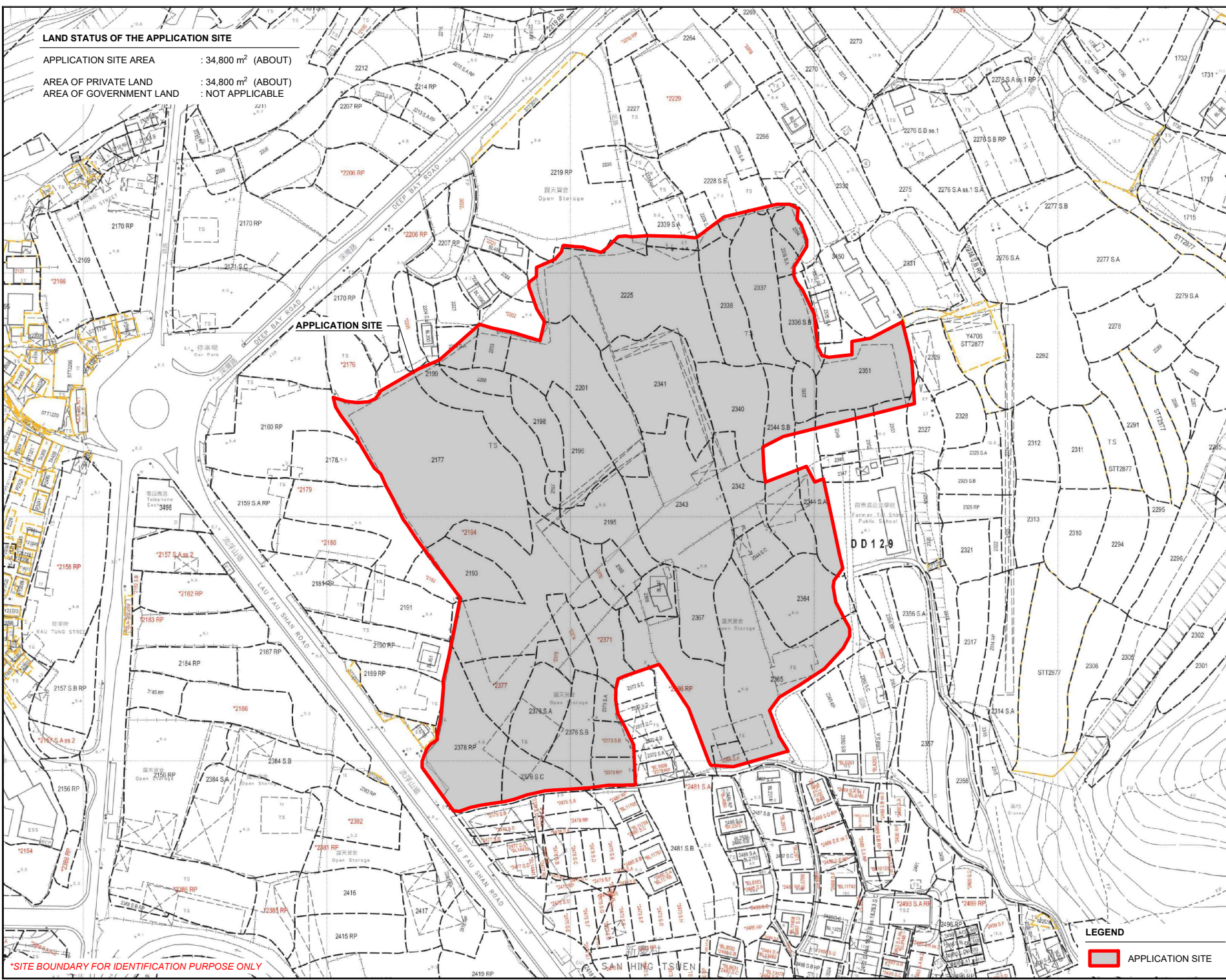
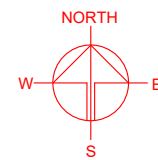
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REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG NO. PLAN 2	VER. 001

LEGEND

APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 34,800 m² (ABOUT)
 AREA OF PRIVATE LAND : 34,800 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND
 APPLICATION SITE



PROJECT
 TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS

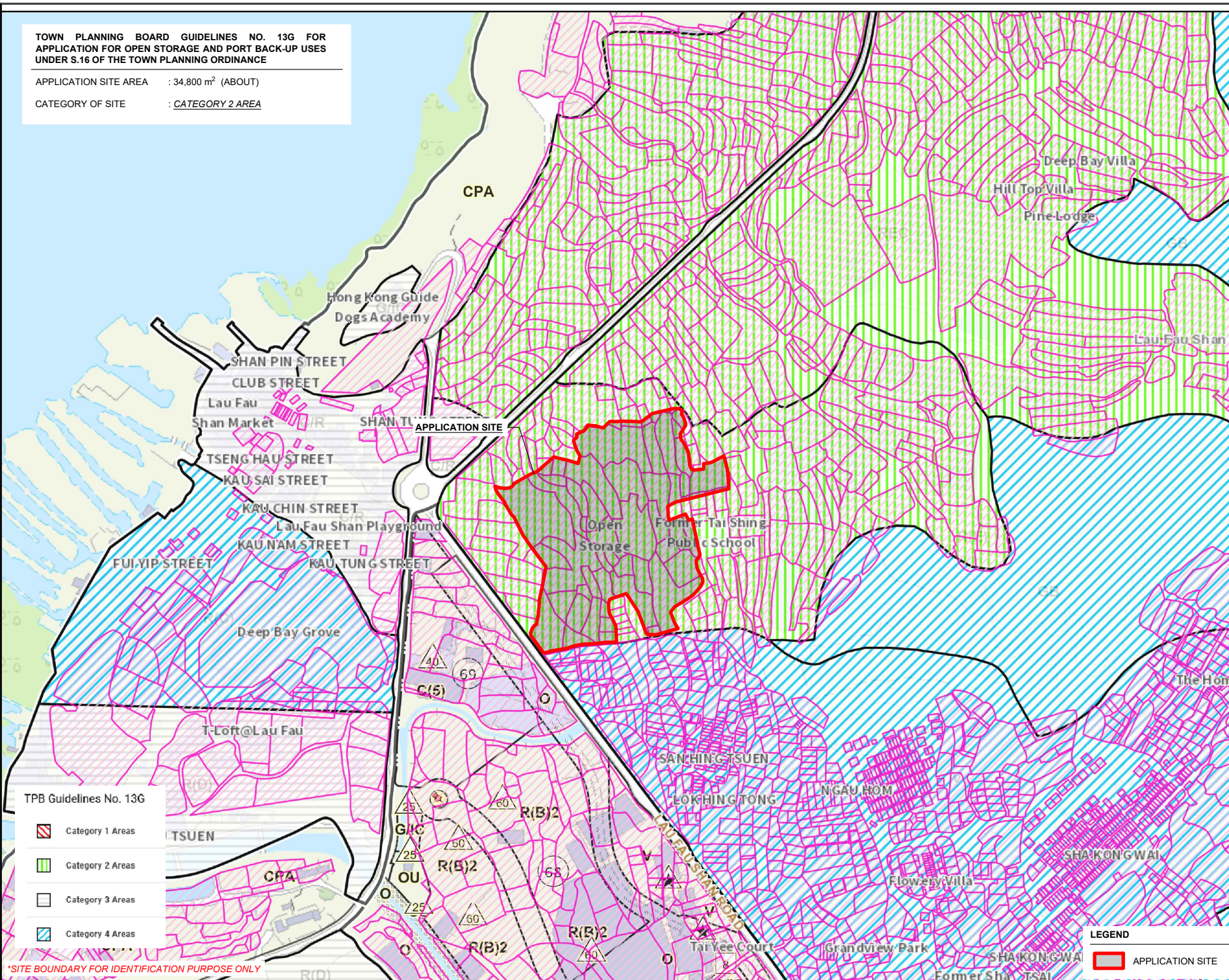
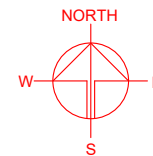
SITE LOCATION
 VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

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REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAND STATUS OF THE SITE	
DWG NO. PLAN 3	VER. 001

TOWN PLANNING BOARD GUIDELINES NO. 13G FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 34,800 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



TPB Guidelines No. 13G

- Category 1 Areas
- Category 2 Areas
- Category 3 Areas
- Category 4 Areas

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 2000 @ A4

DRAWN BY MN	DATE 23.2.2026
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REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
TPB PG-NO. 13G

DWG NO. PLAN 4	VER. 001
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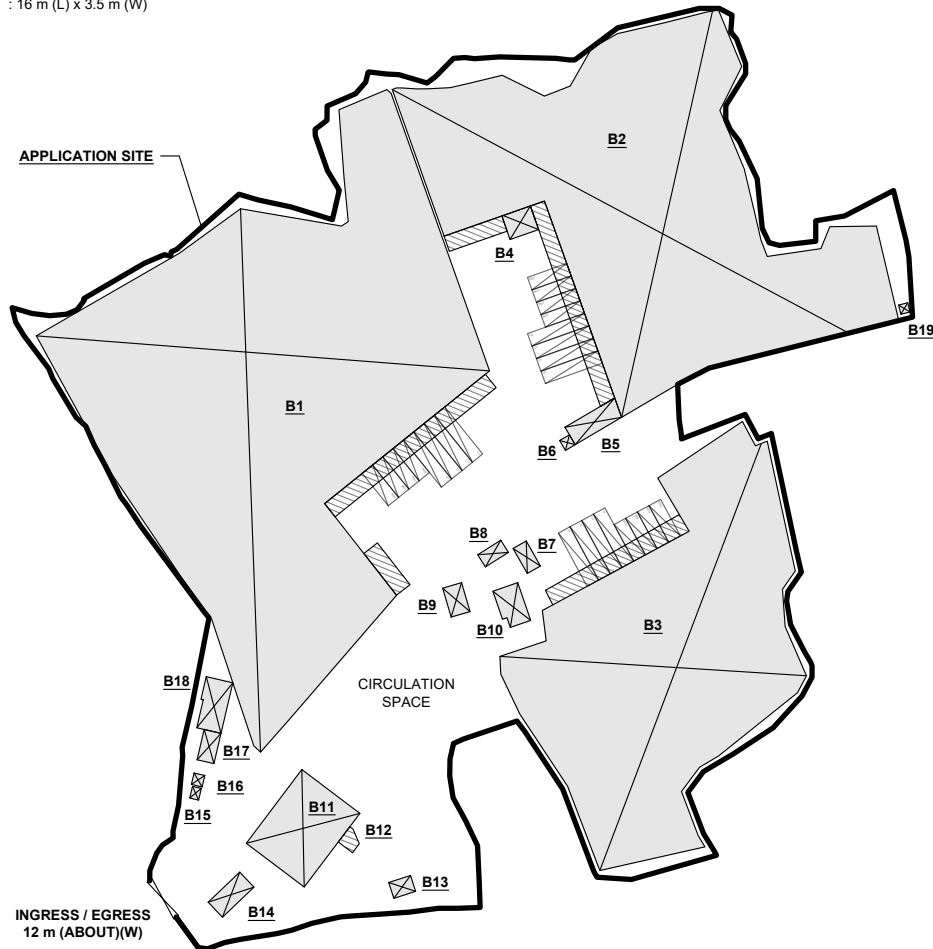
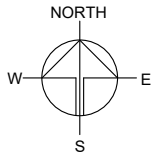
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 34,800 m ²	(ABOUT)
COVERED AREA	: 23,001m ²	(ABOUT)
UNCOVERED AREA	: 11,799 m ²	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 66%	(ABOUT)
NO. OF STRUCTURE	: 19	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 23,822 m ²	(ABOUT)
TOTAL GFA	: 23,822 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 11 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF L/U/L SPACE FOR MEDIUM / HEAVY GOODS VEHICLE	: 12
DIMENSION OF L/U/L SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 12
DIMENSION OF L/U/L SPACE	: 16 m (L) x 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	LOGISTIC CENTRE	9,904 m ² (ABOUT)	9,904 m ² (ABOUT)	11m (ABOUT)(1-STOREY)
B2	LOGISTIC CENTRE	6,884 m ² (ABOUT)	6,884m ² (ABOUT)	11m (ABOUT)(1-STOREY)
B3	LOGISTIC CENTRE	5,168 m ² (ABOUT)	5,168m ² (ABOUT)	11m (ABOUT)(1-STOREY)
B4	SITE OFFICE	53 m ² (ABOUT)	106m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B5	SITE OFFICE	80 m ² (ABOUT)	160m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B6	GUARDROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B7	WASHROOM	30 m ² (ABOUT)	30 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B8	WASHROOM	27 m ² (ABOUT)	54 m ² (ABOUT)	6m (ABOUT)(2-STOREY)
B9	METER ROOM	41 m ² (ABOUT)	41 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	SITE OFFICE	70 m ² (ABOUT)	140 m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B11	CANTEEN (G/F) & SITE OFFICE (1/F)	470 m ² (ABOUT)	940 m ² (ABOUT)	8m (ABOUT)(2-STOREY)
B12	RAIN SHELTER	20 m ² (ABOUT)	20 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B13	SITE OFFICE	27 m ² (ABOUT)	54 m ² (ABOUT)	6.5 m (ABOUT)(2-STOREY)
B14	TRANSFORMER ROOM	63 m ² (ABOUT)	63 m ² (ABOUT)	6m (ABOUT)(1-STOREY)
B15	METER ROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B16	PUMP ROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B17	FIRE SERVICE WATER TANK	38 m ² (ABOUT)	38 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B18	SITE OFFICE	94 m ² (ABOUT)	188 m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B19	GUARDROOM	6 m ² (ABOUT)	6 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		23,001 m² (ABOUT)	23,822 m² (ABOUT)	



INGRESS / EGRESS
12 m (ABOUT)(W)

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- INGRESS / EGRESS
- LOADING / UNLOADING SPACE (MGV / HGV)
- LOADING / UNLOADING SPACE (CV)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 2000 @ A4

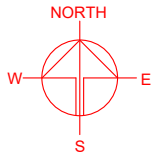
DRAWN BY	DATE
MN	2.3.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE LAYOUT PLAN	
DWG NO. PLAN 5	VER. 001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE

INGRESS / EGRESS
 12 m (ABOUT)(W)



FROM THE APPLICATION SITE TO
 THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- INGRESS / EGRESS
- LOADING / UNLOADING SPACE (MGV / HGV)
- LOADING / UNLOADING SPACE (CV)
- CONTAINER VEHICLE
- SWEPT PATH ANALYSIS

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 1500 @ A4

DRAWN BY: MN DATE: 2.3.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO. : PLAN 6 VER. : 001

F.S.NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
 HAZARD CLASS : ORDINARY HAZARD GROUP III
 TYPE OF STORAGE : POST-PALLET (ST2)
 STORAGE CATEGORY : CATEGORY I
 MAXIMUM STORAGE HEIGHT : 3.5m
 SPRINKLER PROTECTION : CEILING PROTECTION ONLY
 THE MAXIMUM STORAGE AREAS SHALL BE 50m FOR SINGLE BLOCK
 THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL³ NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND BS EN 1838 :2013', AND THE FSD CIRCULAR LETTER NO. 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

HOSE REEL	EMERGENCY LIGHT	5KG CO2 FIRE EXTINGUISHER	SPRINKLER CONTROL VALVE SET	PUMP SET	PRESSURE GAUGE
BREAK GLASS UNIT	EXIT SIGN	5KG DRY POWDER FIRE EXTINGUISHER	GATE VALVE	Y-TYPE STRAINER	SPRINKLER HEAD (ON PLAN)
FIRE ALARM BELL	NON-RETURN VALVE	SUBSIDIARY VALVE / FLOW SWITCH	GATE TYPE (With MONITORING)	SPRINKLER INLET	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	LOGISTIC CENTRE	9,840m ² (ABOUT)	9,840m ² (ABOUT)	11m (ABOUT)(1-STOREY)
B2	LOGISTIC CENTRE	6,884m ² (ABOUT)	6,884m ² (ABOUT)	11m (ABOUT)(1-STOREY)
B3	LOGISTIC CENTRE	5,168m ² (ABOUT)	5,168m ² (ABOUT)	11m (ABOUT)(1-STOREY)
B4	SITE OFFICE	53m ² (ABOUT)	106m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B5	SITE OFFICE	80m ² (ABOUT)	160m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B6	GUARDROOM	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B7	WASHROOM	30m ² (ABOUT)	30m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B8	SITE OFFICE	27m ² (ABOUT)	54m ² (ABOUT)	6m (ABOUT)(2-STOREY)
B9	METER ROOM	41m ² (ABOUT)	41m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	SITE OFFICE	70m ² (ABOUT)	140m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B11	SITE OFFICE	94m ² (ABOUT)	188m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B12	RAIN SHELTER	84m ² (ABOUT)	84m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B13	CANTEEN (G/F) & SITE OFFICE (1/F)	470m ² (ABOUT)	940m ² (ABOUT)	8m (ABOUT)(2-STOREY)
B14	RAIN SHELTER	20m ² (ABOUT)	20m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B15	SITE OFFICE	27m ² (ABOUT)	54m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B16	TRANSFORMER ROOM	63m ² (ABOUT)	63m ² (ABOUT)	6m (ABOUT)(1-STOREY)
B17	METER ROOM	8m ² (ABOUT)	8m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B18	PUMP ROOM	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B19	FIRE SERVICES WATER TANK	38m ² (ABOUT)	38m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B20	SITE OFFICE	94m ² (ABOUT)	188m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
		23,109m ² (ABOUT)	24,024m ² (ABOUT)	

Structure B1 Openable Windows Calculation

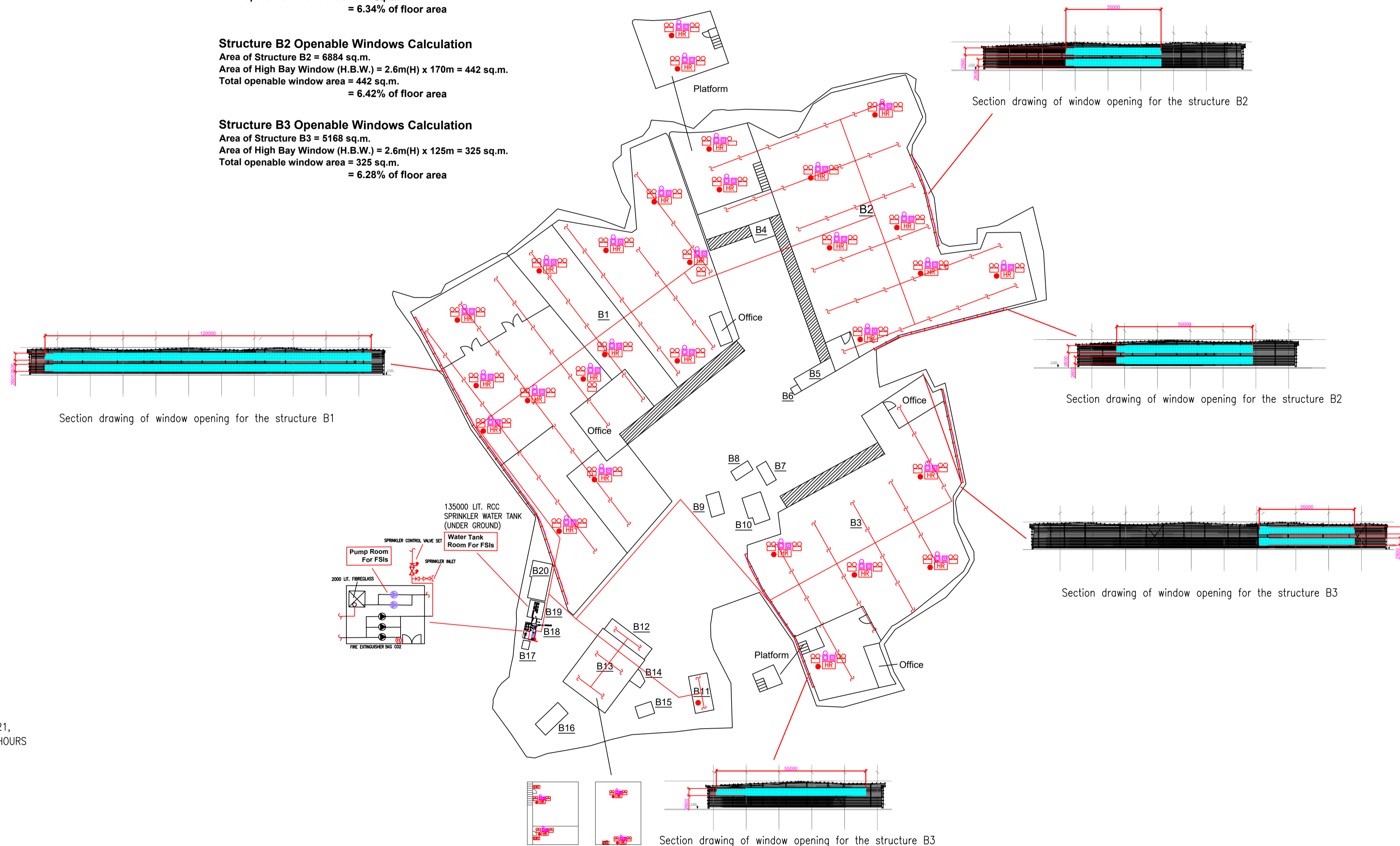
Area of Structure B1 = 9840 sq.m.
 Area of High Bay Window (H.B.W.) = 2.6m(H) x 240m = 624 sq.m.
 Total openable window area = 624 sq.m.
 = 6.34% of floor area

Structure B2 Openable Windows Calculation

Area of Structure B2 = 6884 sq.m.
 Area of High Bay Window (H.B.W.) = 2.6m(H) x 170m = 442 sq.m.
 Total openable window area = 442 sq.m.
 = 6.42% of floor area

Structure B3 Openable Windows Calculation

Area of Structure B3 = 5168 sq.m.
 Area of High Bay Window (H.B.W.) = 2.6m(H) x 125m = 325 sq.m.
 Total openable window area = 325 sq.m.
 = 6.28% of floor area



PROJECT : PROPOSED TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME C.K.NG	DATE 07 Mar 2025	DRAWING NO : FS-01	REV. 0
	REV DESCRIPTION DATE				DRAWN BY		SCALE : 1 : 1000 (A1)	
					CHECKED BY		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	

By Post & Fax (2323 3662)**規 劃 署**

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓

**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

來函檔號 Your Reference [REDACTED]
本署檔號 Our Reference () in TPB/A/YL-LFS/521
電話號碼 Tel. No.: 2158 6290
傳真機號碼 Fax No.: 2489 9711

22 January 2025

Dear Sir/Madam,

Planning Application No. A/YL-LFS/521
Compliance with Approval Condition (b)

I refer to your submission dated 12.11.2024 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilities on the site. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been **complied with**.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Miss Jessica KWAN (Tel: 2300 1444) of the Drainage Services Department direct.

Yours faithfully,

Wilfred
(Wilfred CHU)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.
CE/MN, DSD (Attn.: Miss Jessica KWAN)

Internal
CTP/TPB(2)

Our Ref. : [REDACTED]
Your Ref. : TPB/A/YL-LFS/521

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

By Email

12 November 2024

Dear Sir,

Compliance with Approval Condition (b)

Renewal of Planning Application for Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years in “Residential (Group E)” Zone, Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-LFS/521)

We are writing to submit a response-to-comments table and a set of photographic records of the existing drainage facilities prepared by the applicant for compliance with approval condition (b) of the subject application, i.e. *the submission of records of the existing drainage facilities on the site (Appendices I and II)*.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Danny NG
Town Planner

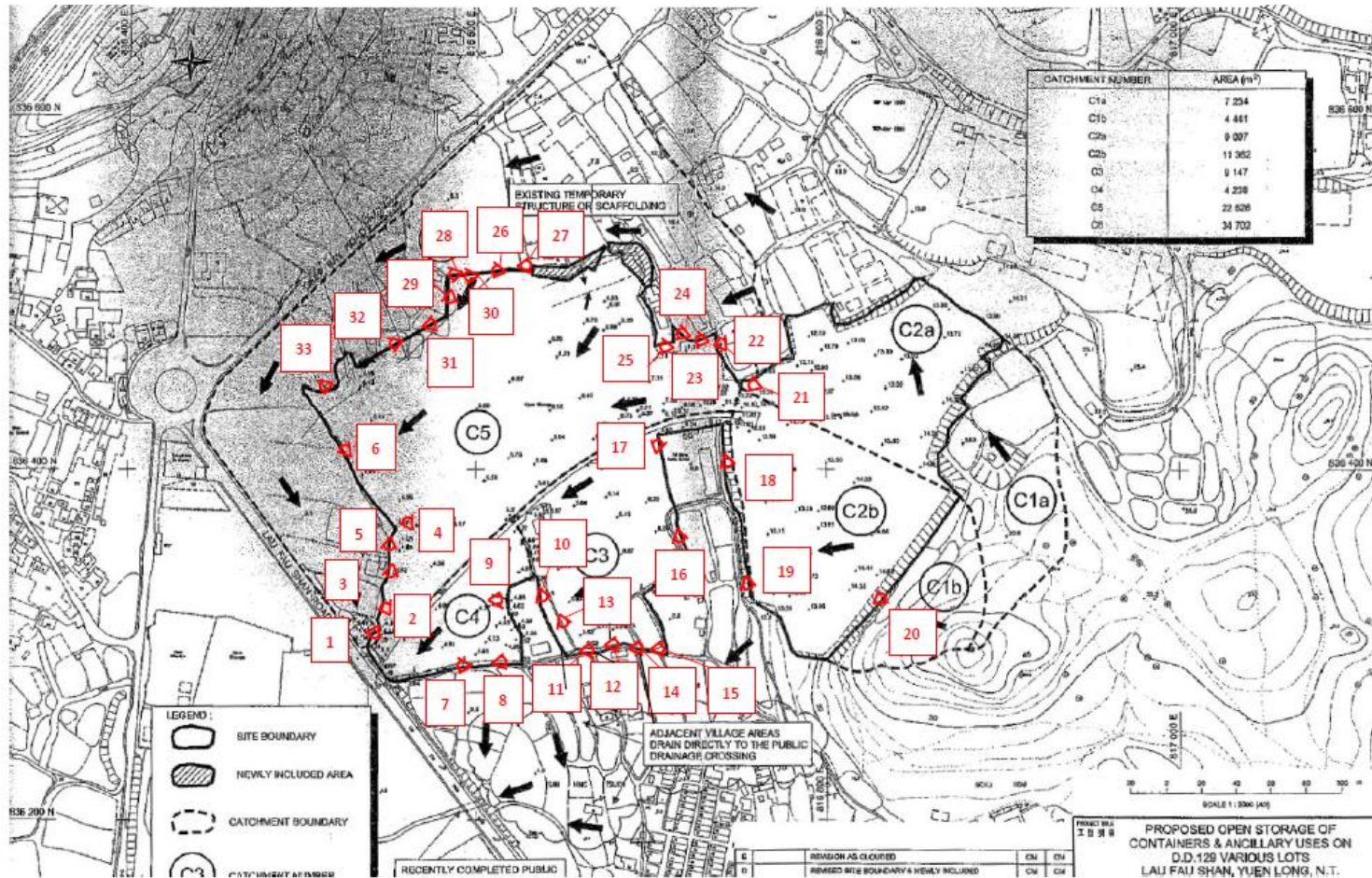
Appendix I – Response to the Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

Comments of the CE/MN, DSD (Contact Person: Miss Jessica KWAN, Tel: 2300 1444)	
(1)	<p>In submitted photos 10 and 11, debris was found in existing surface channel that water flow would be obstructed.</p> <p>Noted. The applicant has cleared up the debris on 24th October 2024, which was also the date where the respective photos were taken (Appendix II).</p>



Photographic Record of Existing Drainage Facilities

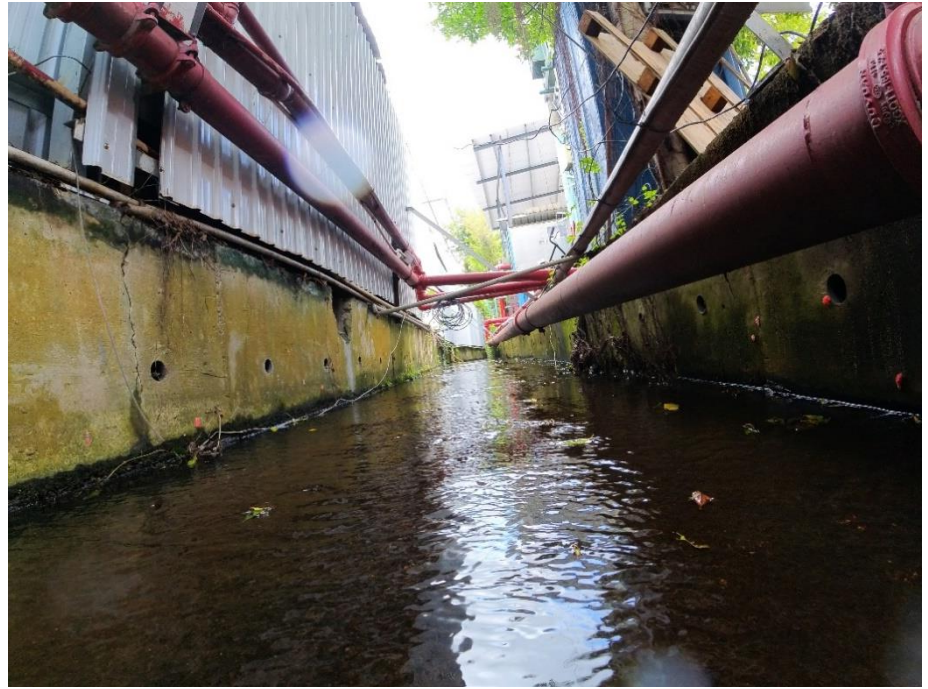
Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years in "Residential (Group E)" Zone,
 Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories



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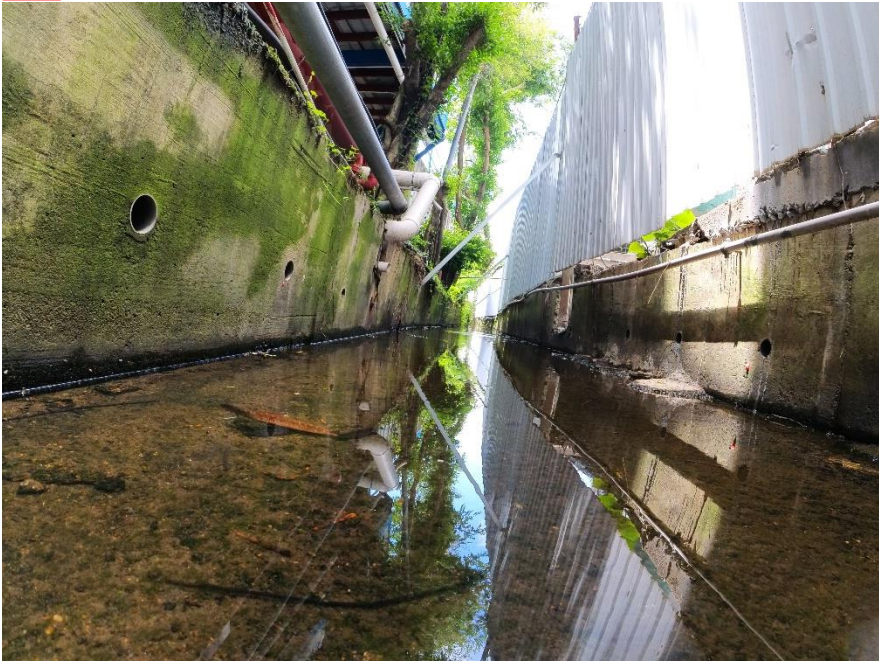
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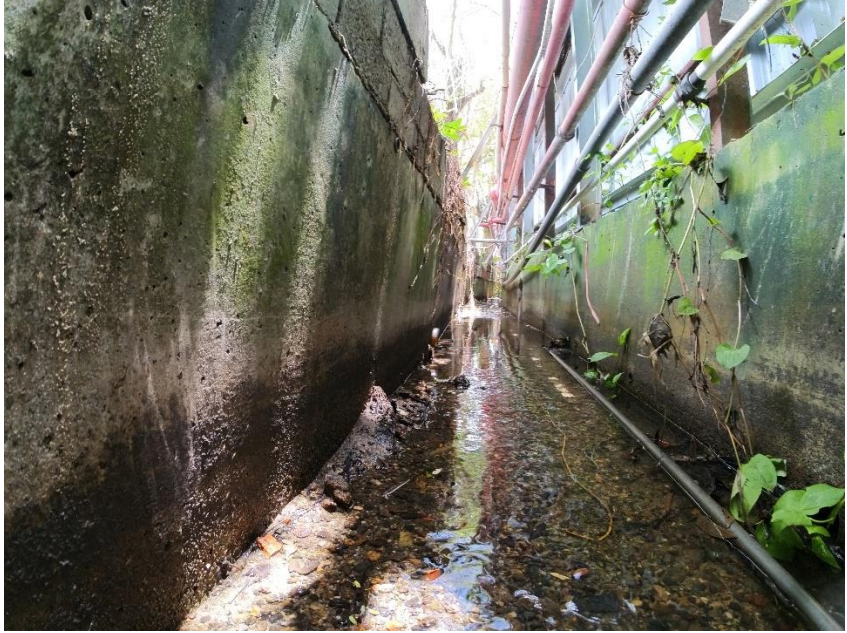
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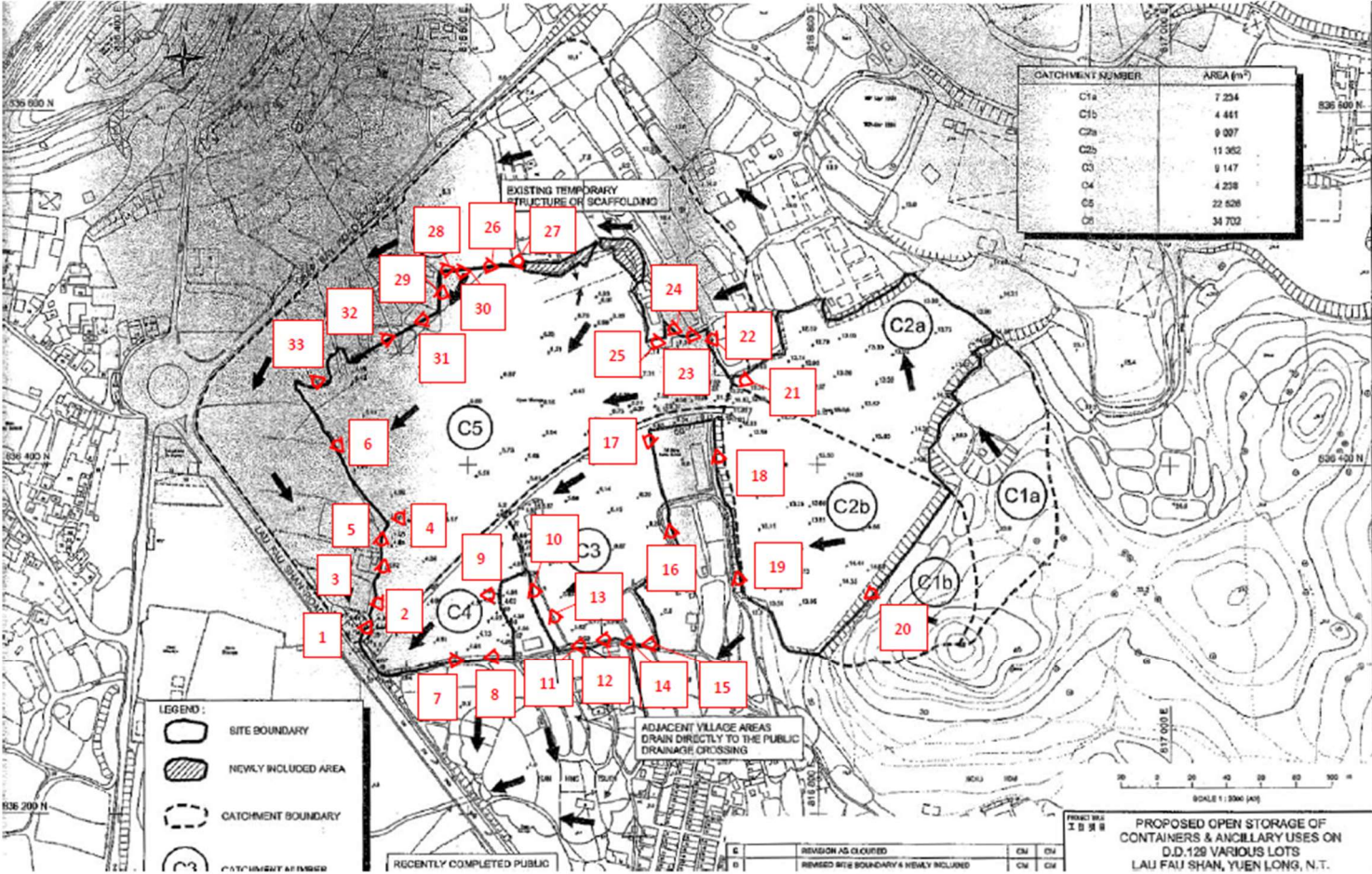
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Photographic Record of Existing Drainage Facilities

Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years in "Residential (Group E)" Zone,
 Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories



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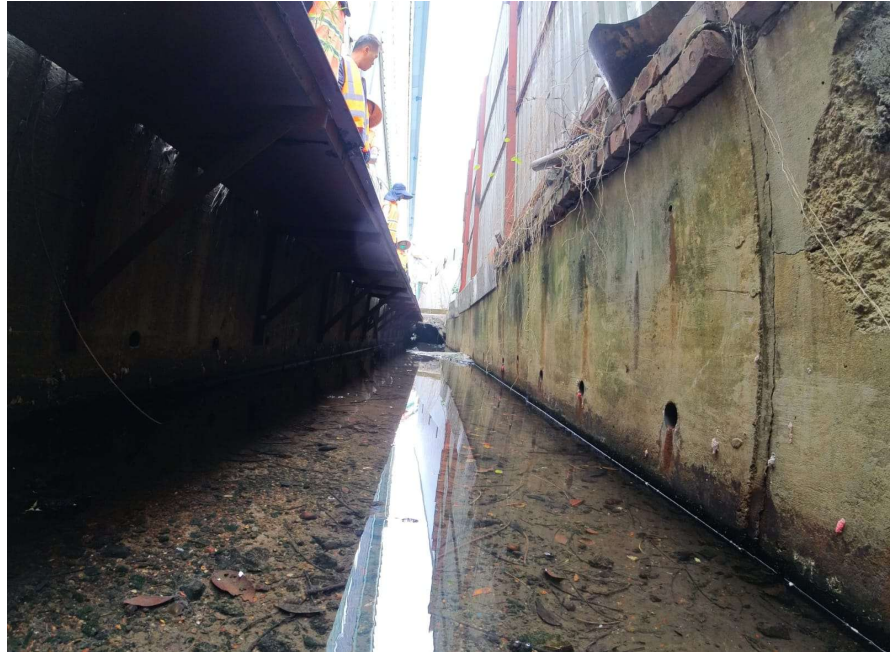
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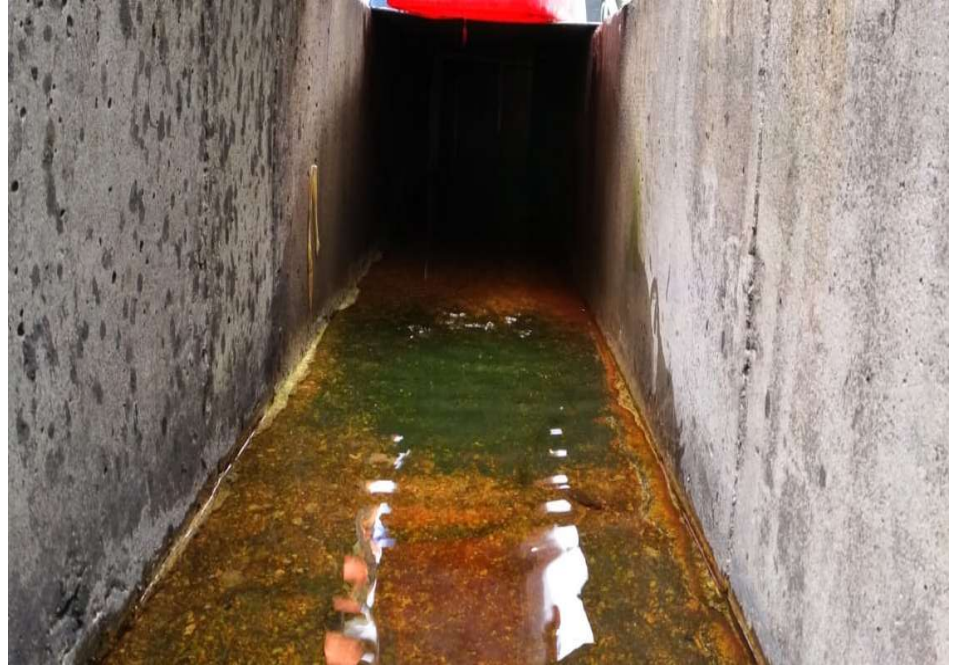
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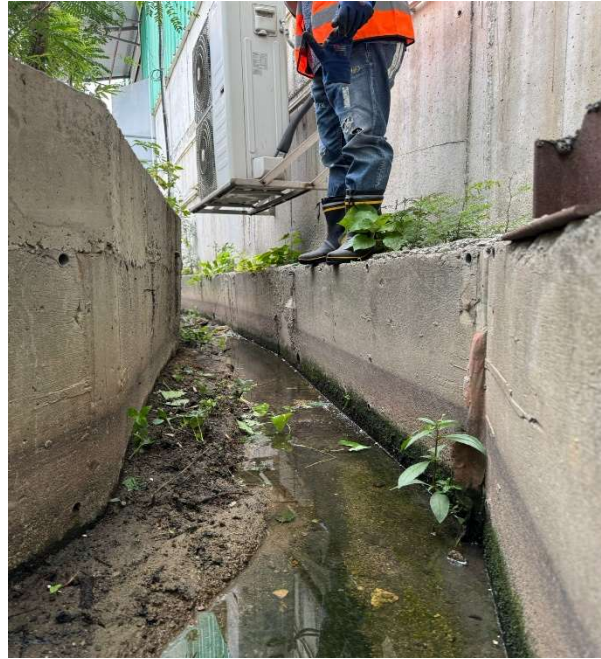
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