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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 Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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/HSK/283
	Date Received 收到日期	- 8 DEC 2020

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

Wong Kwok Wing (黃國榮)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090, 3091 in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.
(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 4,220 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,590 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) 26 sq.m 平方米 <input checked="" 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 Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	'Open space' ("O") & 'Government, Institution or Community' ("G/IC")
(f) Current use(s) 現時用途	Logistics centre (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 _____ (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
11/11/2020 (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 17/11/2020 (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	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地及/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, please proceed to Part (B)) (如位於鄉郊地區臨時用途/發展的規劃許可(期)請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Logistics Centre 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
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1,630sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2,590sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2,590sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,590sq.m <input checked="" type="checkbox"/> 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) Structure 1: Toilet (Not exceeding 3m, 1 storey), Structure 2: Pump room and water tank being fire service installations (Not exceeding 5m, 1 storey), Structure 3: Electricity meter room (Not exceeding 4m, 1 storey), Structure 4: Logistics centre (Not exceeding 13m, 1 storey), Structure 5: Guard room (Not exceeding 3m, 1 storey)	
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	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	3 spaces of 11m x 3.5m (MGV & HGV)
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 7:00a.m. to 9:00p.m. from Mondays to Saturdays. 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?	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)) Vehicular access leading from Lau Fau Shan Road	
	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)	
(c) 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, 請另頁表示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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(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	<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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <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 <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	
	No 否	<input checked="" type="checkbox"/>	
(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 <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"/> _____ _____		

	<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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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。


1. The application site is subject to only one previous planning permission No. A/HSK/59 since 2018 approved for exactly the same use within the same application site.
2. The current application is a fresh planning application because it is different from the previous planning permission No. A/HSK/59.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13F) because it is subject to previous planning permissions.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant applied for the application site only instead of the whole site of A/HSK/59 because the occupant of the area outside the current planning application is incapable to implement the planning conditions imposed to the planning permission. Trees and surface U-channel are found within the application site for the compliance with planning permission.
8. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
9. Minimal traffic impact.
10. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure.
11. Insignificant drainage impact because surface U-channel is provided at the application site.
12. Neither recycling, cleaning, repairing, dismantling work nor workshop activity would be allowed on the application site.
13. Shortage of land for port back-up purpose in Ha Tsuen.
14. The proposed development is situated within the Hung Shui Kiu and Ha Tsuen New Development Area (NDA) so that existing port back-up uses may be given sympathetic consideration until the site is required for the implementation of the NDA development according to the Town Planning Board Guidelines for application for open storage and port back-up uses under section 16 of Town Planning Ordinance (TPB PG-No.13F).

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 an application to the Board 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


.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☐ 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

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

20/11/2020

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 <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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090, 3091 in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.
Site area 地盤面積	4,220 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 26 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan. 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	'Open space' ("O") & 'Government, Institution or Community' ("G/IC")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/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 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,590 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.61 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iii) Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用	3-13	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
	(iv) Site coverage 上蓋面積	61.37 % <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	
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) NA		0 0 0 0 0 	
	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) NA		0 0 0 3 (MGV & HGV) 0

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	<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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built drainage plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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"/>
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。

Proposed Temporary Logistics Centre for a Period of 3 Years

at

Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090, 3091 in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The application site possesses an area of about 4,220m². The surface of the site has been hard paved. A public drain is found to the south of the application site.
- 1.1.2 The application site is serviced by an existing vehicular access leading from Lau Fau Shan Road.
- 1.1.3 The adjoining land of the application site is at present mostly occupied for open storage and port back-up uses.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The subject site has been hard paved and occupied an area of approximately 4,220m². It has a very gentle gradient sloping from northeast to southwest from about +7.0mPD to +6.5mPD. The application site and adjacent land is subject to a previous planning permission No. A/HSK/59 for logistics centre. As such, 750mm surface channel were found at the periphery of the site A/HSK/59. As such, the calculation will be based on the entire site of A/HSK/59 which is about 22,250m² instead of the current application site only.
- 1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 750mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 The land to the northeast of the site commands a higher level than the application site. Hence, an external catchment has been identified in **Figure 6**.
- 1.1.7 A cross road drain crossing Lau Fau Shan Road is found connecting to the drainage system of adjoining site approved by Town Planning Board (TPB Ref.: A/HSK/145). As such, such a drain conveying the stormwater from Sha Kong Wai would not connect to the drainage system of the current application site.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.8 According to recent site inspection, there is a public drain running to the south of the application site. This public drain transport the storm water to the north and dissipate at Deep Bay.

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 750mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site. (Figure 5)
- 1.2.2 The collected surface runoff will be conveyed to the public drain via the existing outlets available within the application site and drain the storm water to the public drain.
- 1.2.3 The provision of the proposed surface channel will follow the gradient of the application site.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the natural drain, will be provided and maintained at the applicant's own expense. Also, channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 Prior to the commencement of drainage works, the applicant will inform registered land owner and District Lands Office/Yuen Long (DLO/YL) for drainage works outside the application site.
- 1.2.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface U-channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.

- (d) Some holes will be provided at the toe of site hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

Annex 1.3 Drainage Calculation for the Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- The area of the catchment including the external catchment is approximately 31,000m²; (Figure 6)
- The value of run-off co-efficient (k) is taken as 0.8 because some vacant land is found.

Catchment	Difference in Land Datum	L	Average fall
1	8.4m – 4.0m = 4.4m	290m	1m in 80.56m

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

Catchment	t _c
1	t _c = 0.14465 [290 / (2.23 ^{0.2} × 31,000 ^{0.1})] t _c = 13.72 minutes

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found in the following

Catchment	i	Q	Proposed surface U-channel
1	210	0.8 × 210 × 31,000 / 3,600 = 1,466.67 l/s = 86,800 l/min = 1.47 m ³ /s	750mm surface U-channel at 1:100

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 750mm surface U-channel is considered adequate to dissipate all the storm water generated at the application site.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is serviced by an existing vehicular access leading from Lau Fau Shan Road. The proposed development has been approved by Town Planning Board since 2018 for exactly the same use, i.e., logistics centre. The current application is submitted because there is change in site boundary.
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

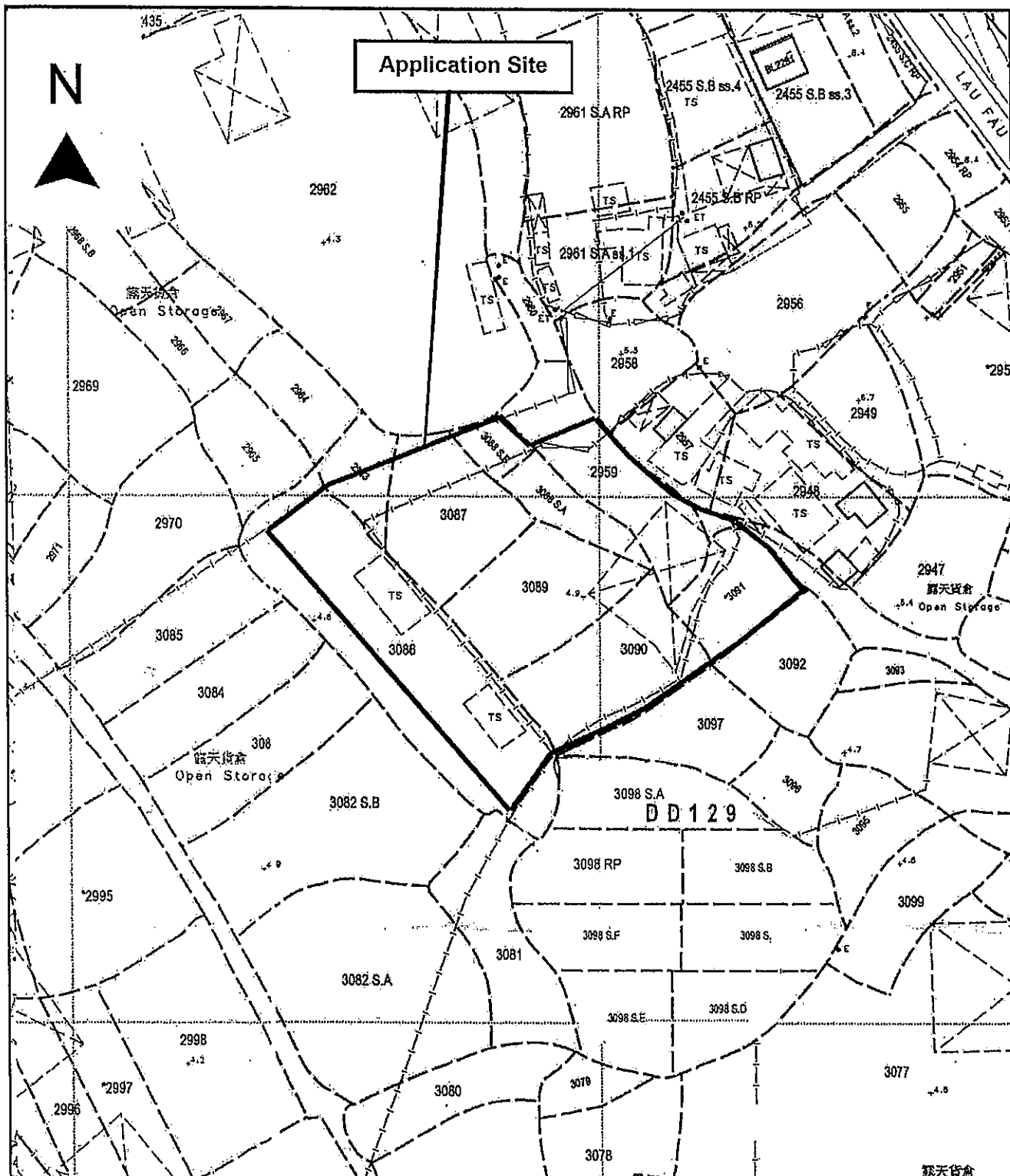
Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Medium/heavy goods vehicle	0.71	0.71	4	4

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 9:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of medium/heavy goods vehicle is taken as 2.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.3 As shown in the above estimation, traffic generation and attraction in both peak hours and in average are not significant.
- 2.4 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Adequate vehicle parking spaces are also provided within the application site as shown in **Figure 3** so that no queueing up of vehicle would be occurred outside the application site.



Project 项目名称:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090, 3091 in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

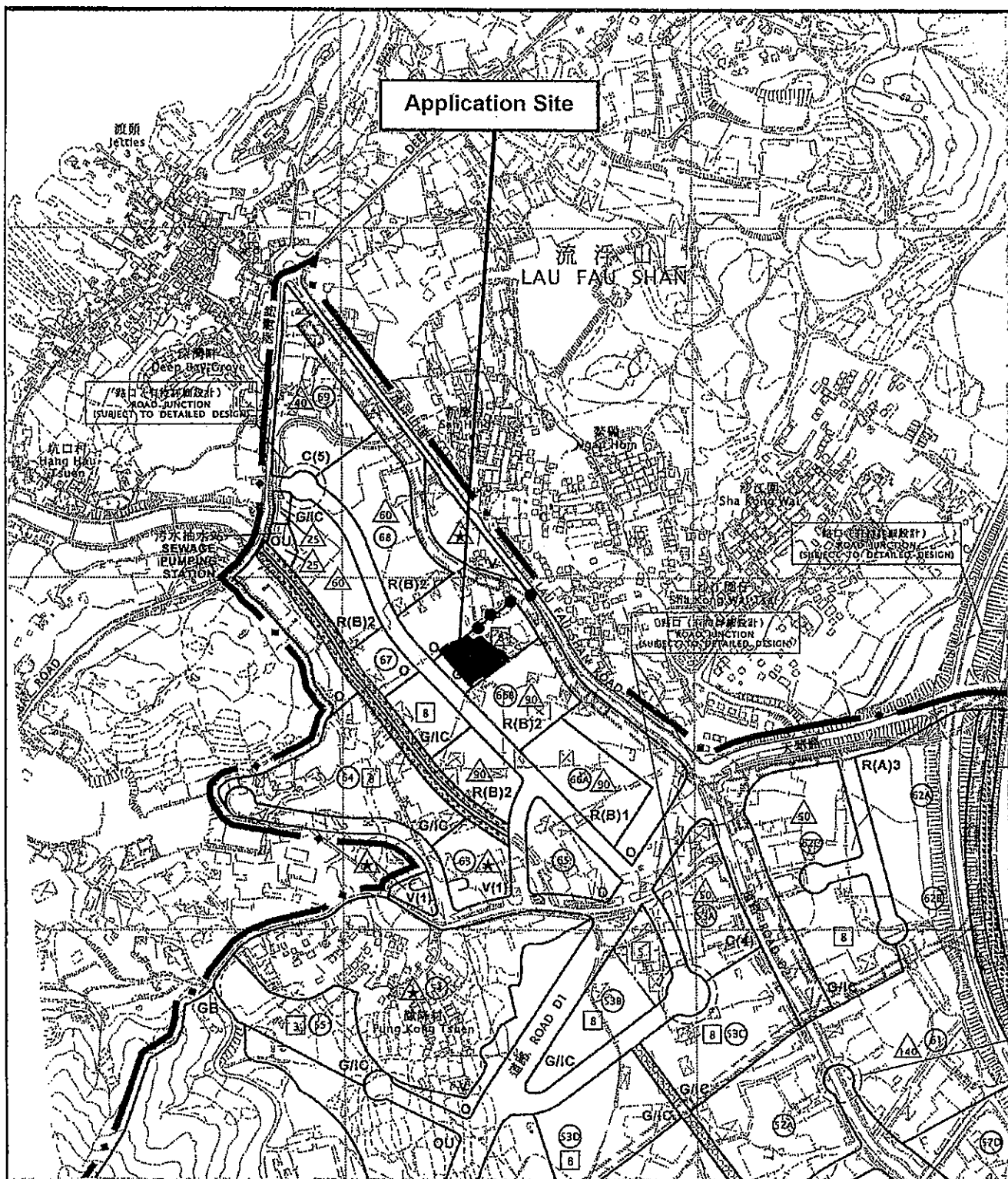
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 项目名称:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090, 3091 in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖名:

Location Plan

Drawing No. 圖號:

Figure 2

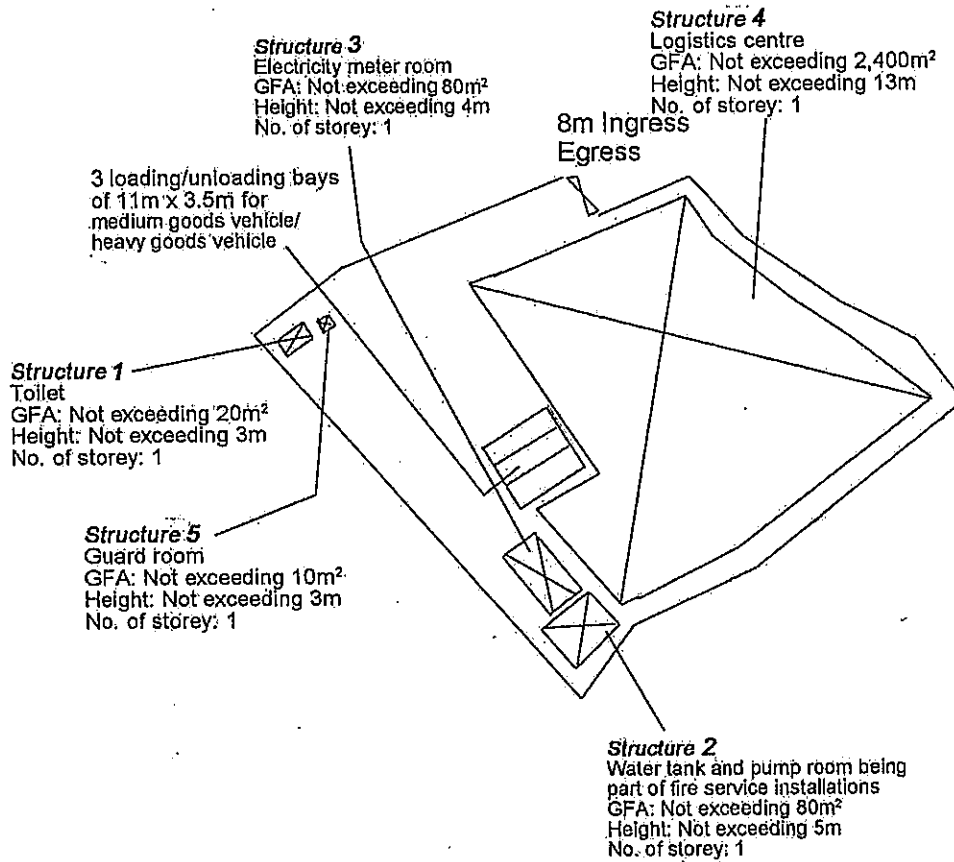
Remarks 附註:

●●● Vehicular access leading from Lau Fau Shan Road

Scale 比例:

1:7500

N



Project 項目名稱:

Proposed Temporary Logistics Centre for
a Period of 3 Years at Lots 2959 (Part),
2963 (Part), 3086 (Part), 3087 (Part),
3088 S.A, 3088 S.B (Part), 3089, 3090,
3091 in D.D.129 and Adjoining
Government Land, Lau Fau Shan, Yuen
Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

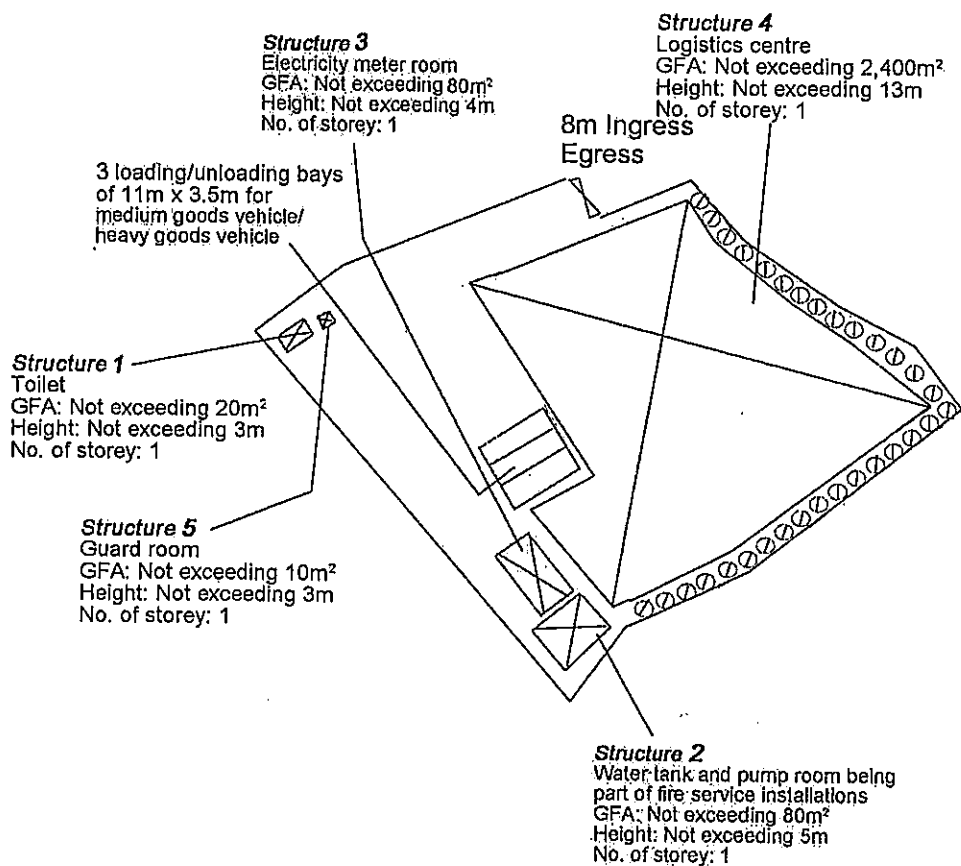
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Tree	Approximate Height	Spacing
⊙ Existing trees to be preserved	2.75m	4m

Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090, 3091 in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

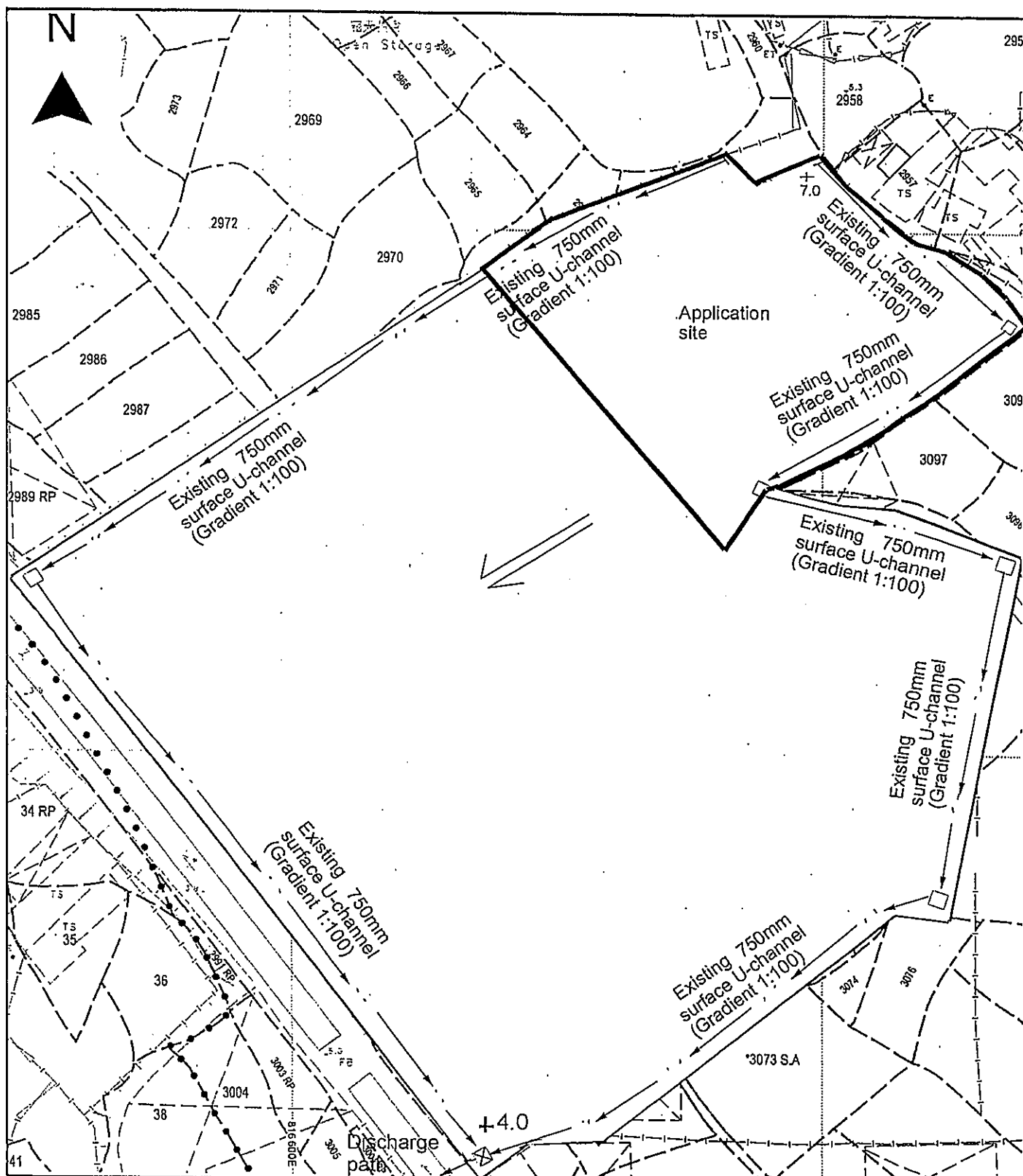
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090, 3091 in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖名:

As-built Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

← Flow of surface runoff

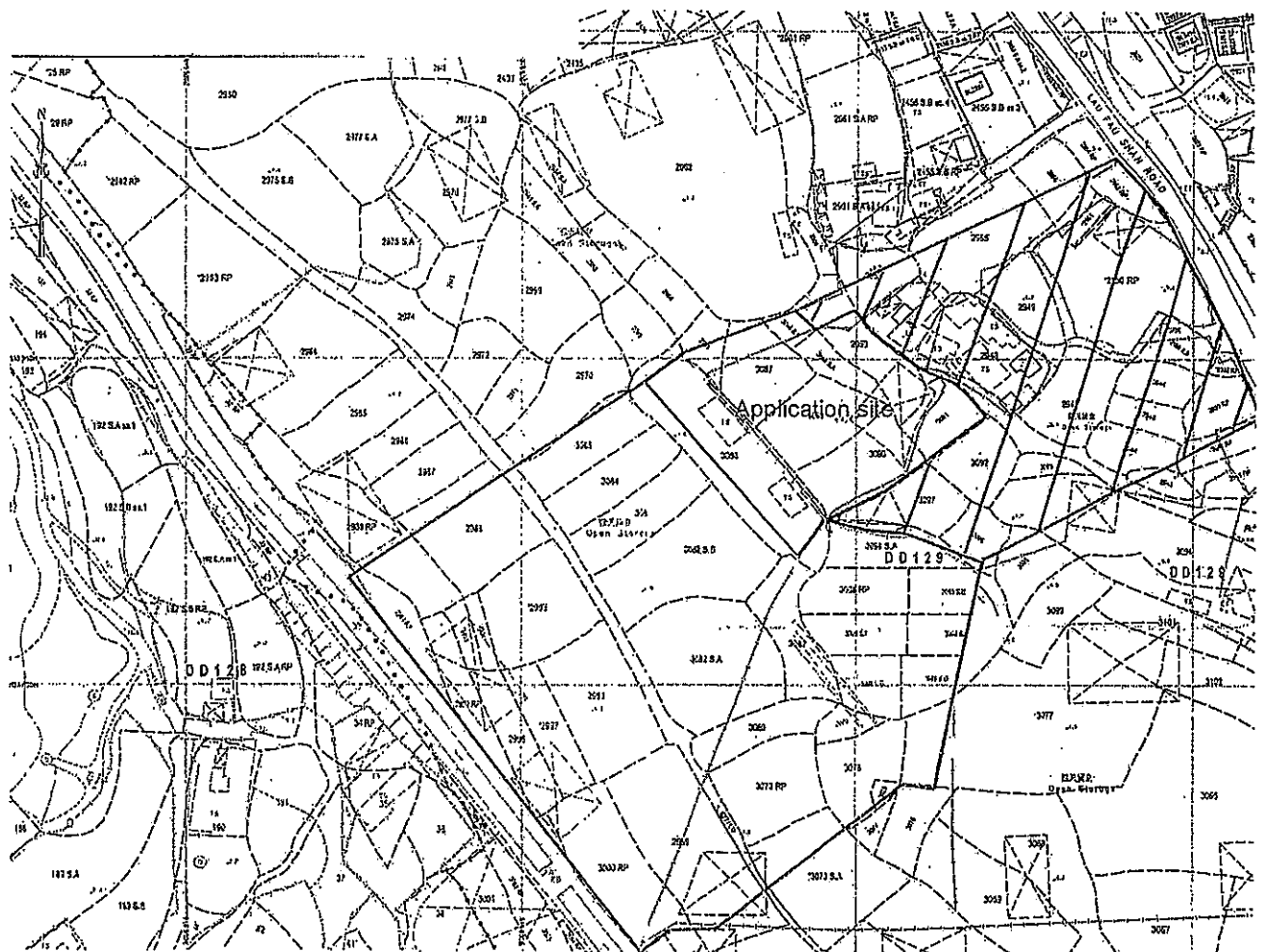
□ Existing catchpit

⊠ Existing catchpit with sand trap

+4.0 Level (in mPD)

Scale 比例:

1:1000



Project 项目名称:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090, 3091 in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖名:

Catchment Plan

Drawing No. 圖號:

Figure 6

Remarks 備註:



Site under permission A/HSK/59



External catchment

Scale 比例:

1:2000

Total: 5 pages

Date: 8 January 2021

TPB Ref.: A/HSK/283

By Email

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

Dear Sir,

**Proposed Temporary Logistics Centre for a Period of 3 Years at
Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A,
3088 S.B (Part), 3089, 3090, 3091 in D.D.129 and Adjoining
Government Land, Lau Fau Shan, Yuen Long, N.T.**

The existing trees along the southern and eastern site periphery of the captioned application site is shown in photos below. The photo viewpoint is shown in Figure 4.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Otto Kan) –
By Email

Photo 1



Photo 2



Photo 3



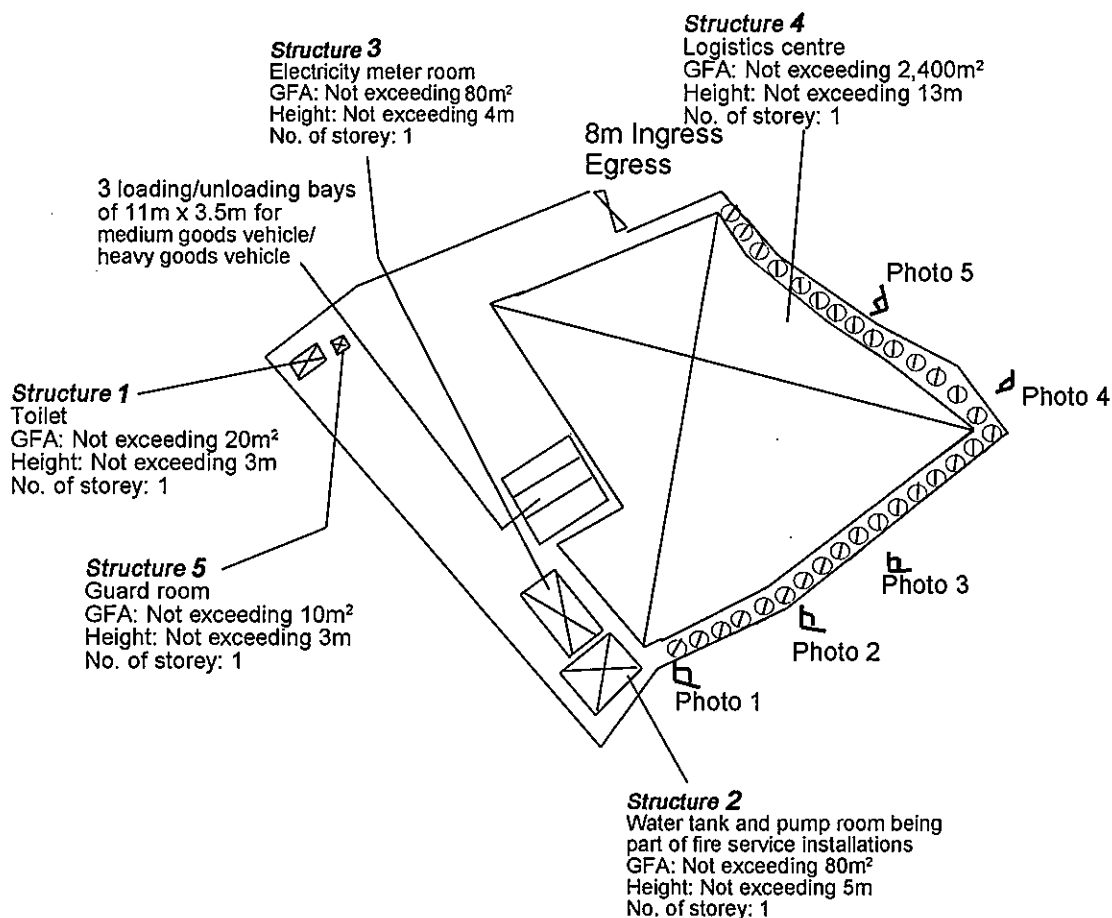
Photo 4



Photo 5



N



Tree	Approximate Height	Spacing
⊙ Existing trees to be preserved	2.75m	4m

Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090, 3091 in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

◊ Photo viewpoint

Scale 比例:

1:1000

Total: 3 pages

**Appendix Ib of RNTPC
Paper No. A/HSK/283A**

Date: 7 April 2021

TPB Ref.: A/HSK/283

By Email

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

Dear Sir,

**Proposed Temporary Logistics Centre for a Period of 3 Years at
Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A,
3088 S.B (Part), 3089, 3090, 3091 in D.D.129 and Adjoining
Government Land, Lau Fau Shan, Yuen Long, N.T.**

This letter intends to supersede our letter dated 1.4.2021. We are glad to submit the fire service installations plans for the consideration of the Director of Fire Services (D of FS).

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Otto KAN) –
By Email

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FIRE SERVICES NOTES:

1. **HOSE REEL SYSTEM**
 - 1.1 NR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE (CONTAINER FREIGHT STATION) IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT
 - 1.2 HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.
 - 1.3 SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
 - 1.4 AN MODIFIED HOSE REEL SYSTEM WITH 2000L F.S. WATER TANK TO BE PROVIDED AND TO BE SINGLE END FEED FROM TOWN MAIN. THE LOCATION OF THE FS WATER TANK AND FS PUMP ROOM ARE CLEARLY MARKED ON PLANS.
 - 1.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.
 - 1.6 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
 - 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL
2. **FIRE ALARM SYSTEM**
 - 2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTER NO.1/2008 & 3/2010. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
 - 2.2 A CONVENTIONAL TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE PUMP ROOM
3. **EMERGENCY LIGHTING**
 - 3.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838
3. **EXIT SIGN**
 - 3.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 3/2008.
4. **MISCELLANEOUS**
 - 4.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
 - 4.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH
 - 4.3 WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT
 - 4.4 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
5. **AUTOMATIC SPRINKLER SYSTEM**
 - 5.1 AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED TO THE ENTIRE STRUCTURE (CONTAINER FREIGHT STATION) IN ACCORDANCE WITH LPC RULES INCORPORATING BS 012845 : 2003 AND FSD CIRCULAR LETTER 3/2008 & 3/2012.
 - 5.2 THE HAZARD GROUP OF THE SPRINKLER SYSTEM IS OH3. CATEGORY 1 MATERIAL ARE STORED IN THE TEMPORARY LOGISTIC CENTRE. THE MATERIAL ARE STORED IN FREE-STANDING STORAGE (ST1). THE MAXIMUM STORAGE HEIGHT IS 4m.
 - 5.3 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
 - 5.4 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 150m IN PLAN AREA FOR CATEGORY 1.
 - 5.5 A 135000L SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON THE PLAN. SINGLE-DND WATER SUPPLY WILL BE FEED FROM TOWN MAIN
 - 5.6 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AT GROUND FLOOR AND THE LOCATION AS INDICATED ON PLAN
 - 5.7 TWO FIXED FIRE PUMPS (DUTY & STANDBY) AND ONE SPRINKLER JOCKEY PUMP TO BE PROVIDED FOR SERVING THE STRUCTURE AND LOCATED IN PUMP ROOM.
 - 5.8 ALL SPRINKLER PIPE SIZE SHOULD BE #32mm UNLESS SPECIFY
 - 5.9 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.



LEGEND (FOR LAYOUT PLAN)

SPR	SPRINKLER
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
C.F.	CABLE FEEDER
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/B	TO BELOW
T/A	TO ABOVE
U/B	UNDERGROUND
F.S.	FIRE SERVICES
DR	DRAWING LIST
EP-10265-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10265-FS02	PROPOSED FS LAYOUT PLAN

ABBREVIATION

SPR	SPRINKLER
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
C.F.	CABLE FEEDER
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/B	TO BELOW
T/A	TO ABOVE
U/B	UNDERGROUND
F.S.	FIRE SERVICES
DR	DRAWING LIST
EP-10265-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10265-FS02	PROPOSED FS LAYOUT PLAN

DRAWING LIST

DR	DRAWING LIST
EP-10265-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10265-FS02	PROPOSED FS LAYOUT PLAN

FS CONTRACTOR
East Power Engineering Limited
Flat A, 7/F, Hop Shing Commercial Building
41 On Kiang Street, Tsimshatsui, Kowloon
Fax : 2394-3772 Tel : 2397-3236

PROJECT
FIRE SERVICES INSTALLATION AT Lots
2959 (Part), 2963 (Part), 3086 (Part),
3087 (Part), 3088 S.A, 3088 S.B (Part),
3089, 3090 and 3091 in D.D. 129 and
Adjoining Government Land, Lau Fau
Shan,
Yuen Long, N.T.

DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
--	---------	-------------	------

DRAWN BY CAD CAD 23-02-2018

DESIGNED BY JN S.Dg. 23-02-2018

CHECKED BY CM PH 23-02-2018

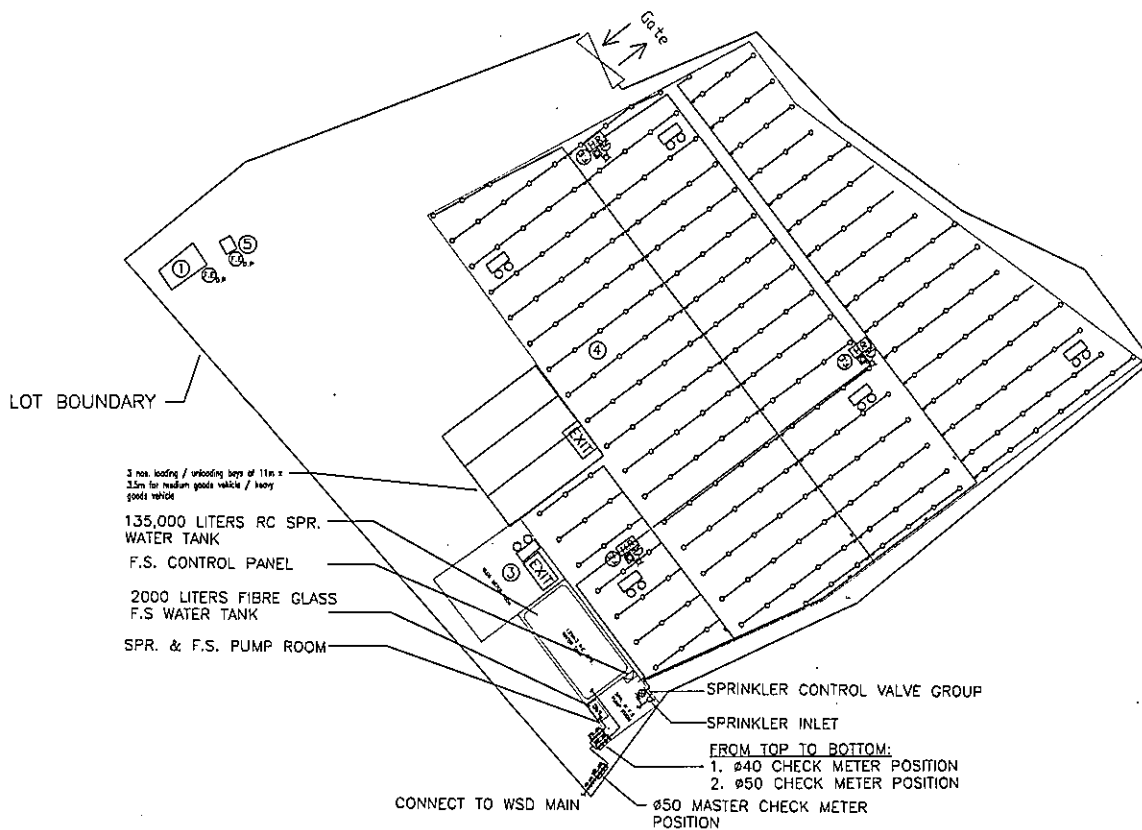
APPROVED BY - - -

PROJECT NO. 10265 - 15K330

PAPER SIZE A3 PLOT SCALE 1 : 1

DRAWING NO.
EP-10265-FS01

SCALE N. 1. S. REVISION C



NO	USES	STRUCTURE TYPE	APPRO. AREA (m ²)	HEIGHT (m)
1	TOILET	SHED STRUCTURE WITH 1-SIDE OPENING	20	3
2	WATER TANK & FS PUMP ROOM	SHED STRUCTURE WITH 1-SIDE OPENING	80	5
3	ELECTRICITY METER ROOM	SHED STRUCTURE WITH 1-SIDE OPENING	80	4
4	LOGISTIC CENTRE	SHED STRUCTURE WITH 1-SIDE OPENING	2400	13
5	GUARD ROOM	SHED STRUCTURE WITH 1-SIDE OPENING	5	3

REV	DESCRIPTION	DATE	BY
C	REVISION	31-03-2021	JN
B	REVISION	07-06-2019	JN
A	FSI SUBMISSION	23-02-2019	CAD
REV	DESCRIPTION	DATE	BY
FSI CONTRACTOR			
East Power Engineering Limited			
Plot A, 7/F., Hop Sing Commercial Building 41 On Kiang Street, Tsimshatsui, Kowloon Tel.: 2394-3772 Tel.: 2397-9238			
PROJECT			
FIRE SERVICES INSTALLATION AT Lots 2859 (Part), 2863 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090 and 3091 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.			
DRAWING TITLE			
PROPOSED FSI LAYOUT PLAN			
INITIAL	DESIGNATION	DATE	
DRAWN BY	CAD	CAD	23-02-2019
DESIGNED BY	JN	S.Eng.	23-02-2019
CHECKED BY	CW	PM	23-02-2019
APPROVED BY	-	-	-
PROJECT NO. 10265 - HSK238			
PAPER SIZE A3 PLOT SCALE 1 : 1			
DRAWING NO. EP-10265-FS02			
SCALE	1 : 350	REVISION	C

**Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13F)**

1. On 27.3.2020, 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. 13F) were promulgated, which set out the following criteria for New Development Areas:
 - (a) The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
 - (b) For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
 - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
 - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

Previous s.16 Applications Covering the Site

Approved Applications

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/YL-HT/99	"CDA" on the then draft Ha Tsuen OZP No. S/YL-HT/3	Temporary Open Storage of Containers (1 Year)	10.9.1999	1, 2, 3, 4, 5
2.	A/YL-HT/166	"CDA" on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Containers (3 Years)	22.9.2000 (revoked on 22.3.2002)	1, 2, 3, 4, 5, 6
3.	A/YL-HT/268	"CDA" on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Containers (3 Years)	13.9.2002	1, 2, 3, 4, 5, 6
4.	A/YL-HT/308	"CDA" on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Container Trailers/Tractors with Repair Workshop (3 Years)	31.10.2003 (on Review)	2, 3, 4, 5, 6, 15
5.	A/YL-HT/500	"CDA" on the then approved Ha Tsuen OZP No. S/YL-HT/8	Temporary Open Storage of Container Trailers and Tractors with Ancillary Repair Workshop (3 Years)	10.8.2007	2, 3, 5, 6, 7, 11, 15
6.	A/YL-HT/690	"CDA" on the then approved Ha Tsuen OZP No. S/YL-HT/10	Proposed Temporary Open Storage of Containers, Plastic, Construction Materials, Scrap Metal, Scrap Plastic, Used Paper Products with Ancillary Logistics Yard and Container Repair Workshop (3 Years)	14.1.2011 (revoked on 14.2.2013)	2, 3, 5, 6, 7, 8, 9, 10, 11
7.	A/YL-HT/934	"CDA" on the then approved Ha Tsuen OZP No. S/YL-HT/10	Proposed Temporary Logistics Centre with Ancillary Office and Parking of Vehicle (3 Years)	6.2.2015 (revoked on 6.5.2016)	2, 3, 4, 5, 6, 7, 11, 12, 13, 14, 15
8.	A/HSK/7	"R(B)2", "G/IC" and "O" on draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Logistics Centre (3 Years)	25.8.2017 (revoked on 25.5.2018)	2, 3, 4, 5, 6, 7, 11, 13, 14, 16
9.	A/HSK/59	"R(B)2", "G/IC" and "O" on draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Logistics Centre (3 Years)	20.4.2018 (revoked on 20.7.2020)	2, 3, 4, 5, 6, 7, 11, 13, 14, 16

Approval Conditions:

- 1 The stacking height of the materials stored within 5 metres of the periphery of the site should not exceed the height of the boundary fence.
- 2 The submission and/or implementation of landscaping and/or tree preservation proposals.
- 3 The submission and/or implementation of DIA /drainage proposals, and/or provision of drainage facilities, and/or implementation of the drainage/flood mitigation measures proposed.
- 4 The provision and/or maintenance of paving and/or fencing.
- 5 Reinstatement clause.
- 6 Revocation clauses.

- 7 No night-time operation and/or no operation on Saturdays/Sundays and public holidays.
- 8 No stacking of containers within 5 metres of the periphery of the site.
- 9 The stacking height of containers stored at any other location within the site should not exceed 7 units.
- 10 No handling (including loading, unloading, dismantling and storage) of electrical/electronic appliances, computers/computer parts, cathode-ray tubes (CRT), CRT computer monitors/television sets and CRT equipment.
- 11 The submission and/or implementation of FSIs proposals, and/or provision of FSIs.
- 12 No recycling, repairing, cleaning and dismantling or any other workshop activity.
- 13 No vehicle is allowed to queue back to or reverse onto/from the public road at any time.
- 14 The maintenance of the implemented drainage facilities.
- 15 The submission and/or implementation of run-in/out proposal.
- 16 No cutting, dismantling, cleansing, repairing, compaction, tyre repair, vehicle repair, container repair and workshop activity.

Rejected Application

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Reason For Rejection</u>
1.	A/HSK/249	"G/IC", "R(B)2", "O" and 'Road' on the Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Logistics Centre (3 years)	9.10.2020	1

Reason for Rejection:

1. The previous planning permissions granted for the site by the Town Planning Board were revoked due to non-compliance of the approval conditions. Approval of the application with repeated non-compliance with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism

Similar Applications Within the Same “G/IC” Zone

Approved Applications

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Uses(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/HSK/5	“O”, “G/IC”, “V” and “R(B)2” on draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Logistics Centre (3 years)	11.8.2017 (3 years) (revoked on 11.11.2019)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
2.	A/HSK/160	“O”, “R(B)2”, “G/IC” and ‘Road’ on approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Logistics Centre (3 years)	19.7.2019 (3 years)	1, 2, 4, 6, 8, 9, 11
3.	A/HSK/216	“R(B)2”, “O”, “V” and “G/IC” on approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Logistics Centre (3 years)	29.5.2020 (3 years)	1, 4, 6, 7, 8, 9, 12

Approval Condition(s):

- 1 No night-time operation and no operation on Saturdays/Sundays and public holidays.
- 2 No repairing, and/or recycling, and/or cleaning, and/or dismantling works, and/or cutting, and/or compaction, and/or tyre repair, and/or vehicle repair, and/or container repair, and/or cleansing and/or workshop activity.
- 3 The submission and/or implementation of tree preservation and landscaping proposal.
- 4 Revocation clauses.
- 5 Reinstatement clause.
- 6 The maintenance of the existing/implemented drainage facilities.
- 7 The submission of the condition record of the existing drainage facilities.
- 8 The submission and/or implementation of FSIs proposals and/or provision of FSIs.
- 9 No vehicle is allowed to queue back to public road or reverse onto/from the public road.
- 10 The maintenance/provision of fencing.
- 11 The submission and implementation of drainage proposal.
- 12 The maintenance of existing trees and landscape plants.



黃偉賢 元朗區議會 (民選議員)

Jacky Wong Wai Kin, Yuen Long District Council Etc.

Appendix V-1 of RNTPC
Paper No. A/HSK/283A

本處檔號: LP-20-2846-113
貴處檔號:

敬啟者：有關規劃申請A/HSK/283(地址：新界元朗流浮山丈量約份第129約地段第2959號(部分)、第2963號(部分)、第3086號(部分)、第3087號(部分)、第3088號A分段、第3088號B分段(部分)、第3089號、第3090號及第3091號和毗鄰政府土地)，申請人打算以上述申請土地作臨時物流中心(為期3年)，本人提出反對。由於申請人所申請的建築物高度為13米高，本人認為其申請高度過高，會影響附近居民的景觀，因此，本人認為於鄉郊興建的貨倉不應高過丁屋的9米。除此之外，申請人過去四次規劃申請獲批後都被撤銷，最近一次被拒絕，顯示申請人沒有誠意履行批准條款，故希貴會否決有關申請。如何之處，煩請 布覆，是荷。此致

城市規劃委員會主席暨各委員

元朗區議會主席：黃偉賢 謹啟

2020年12月31日

元朗朗屏郵悅屏樓平台 229 室

RM229 YUETPING HOUSE, LONG PING ESTATE, YUEN LONG

電話:

傳真:

電郵:

行公善

收掛網

在議由法

P.001

FAX No.

12/31/2020/週4 06:39 PM

P.0

31-DEC-2020 18:20

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/HSK/283 DD 129 Lau Fau Shan GIC - OS
05/01/2021 03:43

From:

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

A/HSK/283

Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090 and 3091 in D.D.129 and Adjoining Government Land, Lau Fau Shan
Site area : About 4,220m² Includes Government Land of about 26m²

Zoning "GIC", "Open Space"

Applied Use : Logistics Centre / 3 Vehicle Parking

Dear TPB Members,

Having failed to get approval for the full operation, as one member astutely noted :
"A Member further expressed that an approval of the application might encourage the party concerned to keep on submitting applications by different applicants whilst continuing the operation without complying with the approval conditions." the applicant has now resorted to dividing it into smaller sites.

115. "After deliberation, the Committee decided to reject the application. The reason was: " three previous planning permissions granted for the site by the Town Planning Board were revoked due to non-compliance of the approval conditions. Approval of the application with repeated non-compliance with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism."

If only these operators put as much ingenuity into running bona fide businesses that adopt the latest technology and respect the environment as they do in scamming the system, NT would country side would be as picturesque as that in other jurisdictions.

Members must again question the credibility of the applicant. These lots are ultimately destined to provide community services for planned housing developments.

Mary Mulvihill

From:

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

Sent: Monday, September 14, 2020 3:22:34 AM

Subject: A/HSK/249 DD 129 Lau Fau Shan GIC - OS

A/HSK/249

Lots 2959 (Part), 2963 (Part), 2970 (Part), 2988 (Part), 2989 RP (Part), 2991 RP (Part), 2992 RP, 2993, 2994, 2995, 2996, 2997, 2998, 2999 (Part), 3000 RP (Part), 3073 S.A (Part), 3073 RP, 3076 (Part), 3077 (Part), 3078 (Part), 3079, 3080, 3081, 3082 S.A, 3082 S.B, 3083, 3084, 3085 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090, 3091, 3096 (Part), 3098 S.A (Part), 3098 S.B (Part), 3098 S.C (Part), 3098 S.D (Part), 3098 S.E, 3098 S.F and 3098 RP in D.D.129 and

Adjoining Government Land, Lau Fau Shan
Site area : About 22,550m² Includes Government Land of about 600m²
Zoning : "Res (Group B) 2", "GIC", "Open Space" and "Road"
Applied Use : Logistics Centre / 10 Vehicle Parking

Dear TPB Members,

A/HSK/7 was approved on 26 Aug 2017, no questions from members. Revoked on 15 Aug 2018 but decision details not provided on OZP website.

A/HSK/59 for a larger site approved on 20 April 2018, no mention of revocation and no questions asked. Revoked on 20 July this year but again no details provided?

Whilst the applied use was not in line with the planning intention of the subject zones, the implementation for the part of the New Development Area was still being formulated. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the site.

But in line with recent JR, members are now obliged to make decisions based on their own evaluation not that of PlanD.

Do why the revocations and what is the PLAN for the district re implementation of zoning intentions and what is the time line.

Mary Mulvihill

From:

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

Sent: Thursday, July 27, 2017 1:55:43 AM

Subject: A/HSK/7 DD 129 Lau Fau Shan

A/HSK/7

Lots in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long

Site area : About 19,714m² Includes Government Land of about 535 m²

Zoning : "Res (Group B) 2", "GIC", "Open Space" and "Road"

Applied Use : Logistics Centre

Dear TPB Members,

This site has been brownfield for over two decades but recently approvals have been revoked.

Regrettably the reason why has not shared with the general public.

Hopefully you will follow up on this.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210105-131045-16132

提交限期

Deadline for submission:

05/01/2021

提交日期及時間

Date and time of submission:

05/01/2021 13:10:45

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/283

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Eric Szeto

意見詳情

Details of the Comment :

Dear Sir/Madam,

Referring to the planning application No. A/HSK/283, I strongly object to the application with the following reasons:

1. This application has the same nature as the previous permissions

The application site is subject to 3 planning approvals No. A/YL-HT/934, A/HSK/7 and A/HSK/59. These 3 planning approvals are permitted for "Logistic Centre" uses and all these approvals were revoked due to the non-compliance of approval conditions. The current application has the same use as the previous applications. The current application just reduces the application site area but the all the structures and facilities erected on the site remains unchanged. It is highly suspected that the application site is still run by the same party and only the applicant is changed.

2. Non-compliance with approval conditions in previous permissions

As mentioned above, all previous planning approvals were revoked due to the non-compliance of approval conditions. With such many chances and long period of time, the applicants on the application site were still failed to comply with planning conditions. It shows that the applicants on this site are not sincere and capable to comply with the conditions. They are not respect with the Town Planning Ordinance. Actually, the previous planning application No. A/HSK/249 is rejected by the Board with the same reason. Any further planning permission granted for the similar use on the application site will only let the applicant escape from the management and control by Town Planning Ordinance.

3. Non-compliance with TPB PG-No. 13F

Referring to the TPB PG-NO. 13F, the site in NDA can be granted for open storage and port back-up use only if the site is permitted under previous OZPs and all relevant approval conditions are complied with. As mentioned before, the approval conditions were failed to be complied in 3 previous planning approvals. As such, this application is actually not in-line with the TPB PG-No. 13F. There is no reason to further approve similar use on this site.

Based on the above reasons, I strongly object to the planning application No. A/HSK/283. I hope Planning Department and Town Planning Board can consider my comment. Thanks.

Eric Szeto

Advisory Clauses

- (a) prior planning permission should have been obtained before continuing the development on-site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the application site;
- (c) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (d) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are 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. No permission is given for occupation of GL (about 26m² subject to verification) included in the Site. The act of occupation of GL without Government's prior approval is not allowed. Lot No. 3086 in D.D. 129 is covered by a Short Term Waiver (STW) No. 4843 for the purposes of "Temporary Logistics Centre with Ancillary Office and Parking of Vehicle". The STW holder(s) should apply to his Office for modification of the STW conditions where appropriate. The lot owner(s) of the lots without STW should apply to his Office for permitting the structures to be erected or to regularize any irregularities on Site, if any. Also, the applicant has to either exclude the GL without Short Term Tenancy from the Site or apply for a formal approval prior to the actual occupation of the above GL. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (f) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site. Local track leading to the Site is not under Transport Department (TD)'s purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Lau Fau Shan Road;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP') to minimize the possible environmental impacts on the nearby sensitive receivers;

- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the development should neither obstruct overland flow nor adversely affect existing stream course, natural streams, village drains, ditches and the adjacent areas. The applicant should consult DLO/YL and seek consent from the relevant owners for any works to be carried out outside the Site before commencement of the drainage works;
- (j) to note comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the planning application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority/Government department(s) direct to obtain the necessary approval on tree works where appropriate. If replacement for existing tree is required, the applicant may wish to consider other tree species with small mature size in lieu of *Ficus microcarpa* which has the characteristics of vigorous root system and large tree canopy in mature size;
- (k) to note comments of the Director of Fire Services (D of FS) that relevant layout plans incorporated with the proposed fire service installations (FSIs) should be submitted for his approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is 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. His comments on the submitted FSIs proposal are as follows:
 - (i) Sprinkler inlet shall be located near the entrance of the site;
 - (ii) openable windows of the compartment shall be indicated on plan and the aggregate area of them shall be calculated to justify the non-provision of static or dynamic smoke extraction system;
 - (iii) fire extinguishers shall be provided to all E&M plant rooms, including Sprinkler and F.S. Pump Room; and
 - (iv) provision of sprinkler pumps shall be clarified on the Fire Services Notes; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's 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 UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. 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. Detailed checking under the BO will be carried out at the building plan submission stage; and

- (m) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM/W, CEDD) that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, second Phase Development and Remaining Phase development. The lot(s) concerned falls within the Site under Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Remaining Phase development will commence in 2030.