This document is received on

1 3 JAN 2021

The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

ROMONO STORILL

APPLICATION FOR PERMISSION

UNDER SECTION 16 OF

THE TOWN PLANNING ORDINANCE

(CAP.131)

《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
- A 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 1451c/289
	Date Received 收到日期	1 3 JAN 2021

- 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。
- 2. 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).

 请先細閱《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 樓及新界沙田上禾業路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

三种有限公司 TRIOTZEH LIMITZD

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)

38 to 3 KNOK CHI, MON CLEMENT

Application Site 申請地點 3. address location (a) Full demarcation district and lot number (if applicable) 請參若附見 詳細地址/地點/丈量約份及 地段號碼(如適用) (b) Site area and/or gross floor area ☑Site area 地盤面積 sq.m 平方米口About 約 involved 涉及的地盤面積及/或總樓面面 □Gross floor area 總樓面面積 □25,365 sq.m 平方米□About 約 Area of Government land included (c) (if any) sq.m平方米口About約 所包括的政府土地面積(倘有)

(d)	sta	ame and number of atutory plan(s) 關法定圖則的名稱				级局 (S/HSK/2)			
(e)		ind use zone(s) invo 及的土地用途地帶			~	社區」、伴藝用地」、			
(f)	Current use(s) 現時用途 Current use(s) 現時用途 Current use(s) 現時用途 (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,譜在圖則上顯示,並註明用途及線樓面面積)								
4.	"C	urrent Land Ov	vner" of Ap	pplication Site 申		地擁有人」			
The	appli	cant 申請人 -			, ,				
	is th 是唯	e sole "current land 上一的「現行土地拔	owner" ^{#&} (ple 蒼有人」 ^{#&} (請	ase proceed to Part 6 a 繼續填寫第 6 部分,	nd attach documentary proc 並夾附業權證明文件)。	of of ownership).			
	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)。								
Ø	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.		tement on Own 土地擁有人的		t/Notification 土地擁有人的	—————————————————————————————————————				
(a)	invo	lves a total of	"cui	l Registry as at rrent land owner(s) " [#] . 年 確有人」 [#] 。	_	M/YYYY), this application 日的記錄,這宗申請共牽			
(b)	The	applicant 申請人 -							
		has obtained conser	ıt(s) of	"current land ow	mer(s)".				
		已取得	· 名「琲	記行土地擁有人」"的阿	司意。				
		Details of consent	of "current lar	nd owner(s)"# obtained		」"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 sl	neets if the space	of any box above is insu	ufficient. 如上列任何方格的约				

3

		has notified								
		D	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 (DD/M 通知日								
								·		
							,			
		(Plea	ase use separate sh	neets if the spac	e of any box abo	ve is insufficie	nt. 如上列任何方格的公	2間不足,請另頁說明)		
_	Ø		taken reasonable 《取合理步驟以			_	tion to owner(s): 知。詳情如下:	ı		
		Rea	sonable Steps to	Obtain Conse	ent of Owner(s)	取得土地技	確有人的同意所採取的	的合理步驟		
								(DD/MM/YYYY) ^{#&} 引意書 ^{&}		
		Reas	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							
	-	6	published notice 於 <u>4-12-</u>	es in local ne <u>2020</u> (日/	wspapers on 月/年)在指定執	14 - 12-2 强章就申請刊	<mark>⊙≥○</mark> (DD/MM/YY 登一次通知 ^{&}	YY) ^{&}		
		Ø			position on or a /MM/YYYY) ^{&}		on site/premises on			
			於 4 - 12-	<u>2020</u> (日/)	月/年)在申請地	點/申請處	听或附近的顯明位置	貼出關於該申請的通知。		
			office(s) or rura	al committee o	on	(D	D/MM/YYYY) ^{&}	committee(s)/management 員會/互助委員會或管理		
			處,或有關的			可工作的机力	《工业采本图》示工安	·貝目/互助安貝曾以官座		
		Othe	rs 其他							
			others (please s 其他(請指明	,						
		-								
		-								
		-								
Motor	Moss	inco-	t more than an-	Γ./.'			•			
TAOIG!	Infor appli	matic	t more than one bon should be pro-	vided on the b	easis of each and	l every lot (if	applicable) and premis	es (if any) in respect of the		
註:	可在	多於	 一個方格內加上 就申請涉及的每	:「 √」 號 ──地段(倘延	適用)及處所(<u>倘有)分別提</u>	供資料			

6. Type(s) of Application	n 申請類別				
位於鄉郊地區土地上及 (For Renewal of Permission	/或建築物內進行為期不超過	oment in Rural Areas, please proceed to Part (B))			
(a) Proposed use(s)/development 擬議用途/發展	臨時野釣食庫、魯天在敦建華村料及受提、開設負援車位車場、停迫負提車把題,从及開設的流場也連附馬工場(包出壓重及捉除巴克工場)用達				
(b) Effective period of		oposal on a layout plan) (請用平面圖說明擬議詳情)			
permission applied for 申請的許可有效期	☑ year(s) 年 □ month(s) 個月				
(c) Development Schedule 發展級	<u> </u>				
Proposed uncovered land area	 擬議露天土地面積				
Proposed covered land area 擬	議有上蓋土地面積	About 約			
	structures 擬議建築物/構築物雙	- Armany			
Proposed domestic floor area		sq.m □About 約			
Proposed non-domestic floor a	rea 擬議非住用樓面面積				
Proposed gross floor area 擬譲		25,365 sq.m□About約			
Proposed height and use(s) of diffine 的擬議用途 (如適用) (Please use	separate sheets if the space below	(if applicable) 建築物/構築物的擬議高度及不同樓層 is insufficient) (如以下空間不足,請另頁說明)			
Proposed number of car parking sp	paces by types 不同種類停車位的	擬議數目			
Private Car Parking Spaces 私家国 Motorcycle Parking Spaces 電單區 Light Goods Vehicle Parking Space Medium Goods Vehicle Parking Space Heavy Goods Vehicle Parking Space Others (Please Specify) 其他 (請	車車位 es 輕型貨車泊車位 paces 中型貨車泊車位 ces 重型貨車泊車位				
Proposed number of loading/unload	ding spaces 上落客貨車位的擬議	數目			
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位					
Light Goods Vehicle Spaces 輕型 Medium Goods Vehicle Spaces 中					
Heavy Goods Vehicle Spaces 重型 Others (Please Specify) 其他 (講習	貨車車位	52			
. 2 3/ / (10 (4/4)					

. .

Pro	Proposed operating hours 擬議營運時間 星期一至六、上午八時至下午八時、星期日及久季假期休息						
(d)	(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?		Yes 是	□ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) □ 不是 中			
		1	Yo 否				
(e)	(If necessary, please	use separasons for	rate shee not prov	議發展計劃的影響 ets to indicate the proposed measures to minimise possible adverse impacts or viding such measures. 如需要的話,請另頁表示可盡量減少可能出現不良影			
(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 No 否 Yes 是		Please provide details 請提供詳情			
(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 定 No 否	div 京 口 口	lease indicate on site plan the boundary of concerned land/pond(s), and particulars of stream version, the extent of filling of land/pond(s) and/or excavation of land) 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/或挖土的细節及/範圍) Diversion of stream 河道改道 Filling of pond 填塘 Area of filling 填塘面積			
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On envir On traffic On water On drain On slope Affected Landscap Tree Fell Visual In	onment c 對交達 supply age 對對 s 對等 by slope be Impac ing 砍 apact 構	 対供水 対供水 対供水 対es 會 □ No 不會 □ 非水 対es 會 □ No 不會 □ 対es 會 □ No 不會 □ 対es 受斜坡影響 対es 會 □ No 不會 □ 対es 音 □ No 不會 □ 対es 受斜坡影響 対es 音 □ No 不會 □ 			

diame ; 請註明	e state measure(s) to minimise the impact(s). For tree felling, please state the number, ster at breast height and species of the affected trees (if possible) 用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、及胸高度的樹堅及品種(倘可)
	n Temporary Use or Development in Rural Areas
位於鄉郊地區臨時用途/ (a) Application number to which the permission relates 與許可有關的申請編號	The state of the s
(b) Date of approval 獲批給許可的日期	(DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	(DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件,	The permission does not have any approval condition 許可並沒有任何附帶條件 Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: Reason(s) for non-compliance: 仍未履行的原因: (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
f) Renewal period sought 要求的續期期間	□ year(s) 年 □ month(s) 個月

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

8. Declaration 聲明							
I hereby declare that the partice本人謹此聲明,本人就這宗時	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。						
such materials to the Board's w	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	茅丸文	□ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人					
	e in Block Letters (請以正楷填寫)	Position (if applicable) 職位 (如適用)					
Professional Qualification(s) 專業資格	□ Member 會員 / □ Fello□ HKIP 香港規劃師學會□ HKIS 香港測量師學會 / □ HKILA 香港園境師學會						
on behalf of	Others 其他						
代表	引 / □ Organisation Name and	l Chop (if applicable) 機構名稱及蓋章(如適用)					
Date 日期	2-2020	(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

- 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 I 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 I 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						
consultees, uploade deposited at the Plan (請 <u>盡量</u> 以英文及中 下載及存放於規劃	tails in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant d to the Town Planning Board's Website for browsing and free downloading by the public and uning Enquiry Counters of the Planning Department for general information.) 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署規劃資料查詢處以供一般參閱。)					
Application No.	(For Official Use Only) (請勿填寫此欄)					
申請編號						
Location/address 位置/地址	·					
<u> 北</u>	可參卷件気					
Site area 地盤面積	46,233 sq.m 平方米 🗹 About 約					
と 出金 田代	(includes Government land of包括政府土地 sq. m 平方米 口 About 約)					
Plan						
圖則						
•	(8/Hsk/2)					
	法水構及原村分配計劃大銀屬					
Zoning 地帶	吃气(甲類)2」、一政府抵構或社區」、 体憩用地」、					
·.	學立指定用座一環保運輸服務存值及營運設施」及還路					
Type of Application	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					
申請類別	△Year(s) 年 → □ Month(s) 月					
	☐ 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					
,	□ Year(s) 年 □ Month(s) 月					
Applied use/	1 1 - A - L L L L L - A 13 DE 0 A					
development	陆時野的倉庫-魯天在敦建築村科及電艦、開設電					
申請用途/發展	极事停車易一停泊置提車拖頭,从及開設的流場					
	地連門園工場包括園賣交折降自製工場					
,						

(i)	Gross floor area		sq.m 平方米	· Plot R	atio 地積比率	
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	□ About 約 □ Not more than 不多於	/	□About 約 □Not more than 不多於	
		Non-domestic 非住用	☑ About 約☑ Not more than≥5,365 不多於		□About 約 □Not more than 不多於	
(ii)	No. of block 幢數	Domestic 住用		,	·	
		Non-domestic 非住用	27			
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		m □ (Not more than 不多		
			· 	☐ (Not:	Storeys(s) 層 more than 不多於)	
		Non-domestic 非住用	12	☑ (Not:	m 米 more than 不多於)	
			2	[] (Not:	Storeys(s) 層 more than 不多於)	
(iv)	Site coverage 上蓋面積			· %	□ 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)				
		上落客貨車位/				
		Medium Goods V Heavy Goods Vel	-		52.	
			·		· 	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
·	Chinese	English
	中文	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	ď	
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他 (請註明)		
,		•
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	Ø	
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		. \square
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		· 🗆
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
<u> </u>		
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。

申請地點: 新界元朗厦村丈量約份第 125 約地段第 63 號(部分)、

第 65 號(部分)、第 66 號(部分)、第 70 號(部分)、第 71 號(部分)、

第 72 號、第 73 號 (部分)、第 74 號(部分)、第 75 號(部分)、

第 76 號 A 分段(部分)、第 77 號(部分)、第 122 號(部分)、

第 124 號(部分)、第 125 號、第 126 號、第 127 號(部分)、

第 128 號、第 129 號(部分)、第 136 號(部分)、第 137 號(部分)、

第 138 號(部分)、第 139 號、第 140 號、第 141 號、第 142 號、

第 143 號、第 144 號(部分)、第 145 號(部分)、第 146 號(部分)、

第 147 號(部分)、第 148 號(部分)、第 149 號、第 150 號、

第 151 號、第 152 號、第 153 號、第 154 號、第 155 號、

第 156 號、第 157 號、第 158 號、第 159 號、第 160 號、

第 161 號、第 162 號、第 163 號、第 164 號、第 165 號、

第 166 號(部分)、第 167 號(部分)、第 168 號(部分)、

第 169 號(部分)、第 170 號、第 171 號(部分)、第 172 號 (部分)、

第 173 號(部分)、第 175 號(部分)、第 176 號(部分)、

第 181 號(部分)、第 258 號(部分)、第 259 號(部分)、

第 261 號 A 分段(部分)、第 261 號餘段(部分)、第 265 號(部分)及

第 267 號(部分)

	上蓋物	樓高 /高度	上蓋面積	用途
1	金屬搭建	1層/約6米	約 1,020 平方米	
			※3 1,020 平力示	物流倉庫及工場,工場 包含整理及包裝等工 作。
2	金屬搭建	1層/約6米	約 1,040 平方米	物流倉庫及工場,工場 包含整理及包裝等工 作。
3	金屬搭建 (當中的臨時寫 字樓部份以貨 櫃改建,樓高2 層,佔面積約 60平方米。)	1 層 / 約 6 米	約 1,650 平方米 樓面面積: 約 1,710 平方米	大型貯物倉庫。包含臨 時寫字樓、工場及貯物 倉庫。臨時寫字樓負責 一般行政用途,工場包 含整理及包裝等工作。
4	金屬搭建 	1 層 / 約 10 米 (中間尖頂向兩邊 斜開,最高高度約 10 米,最低高度約 8 米)	約 5,400 平方米。 西南面邊緣會設置 延伸簷蓬,佔面積 約 250 平方米,合 共佔面積約 5,650 平方米。	大型貯物倉庫。當中包 含臨時寫字樓及工場, 臨時寫字樓負責一般行 政用途,工場包含整理 及包裝等工作。
5	金屬搭建 (當中分成兩部 份以,當中一部 份以,樓區 4 個人 4 個人 4 個人 4 個 6 1 6 6 6 6 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	1 層 / 約 7 米	約 280 平方米 樓面面積: 約 440 平方米	臨時寫字樓,負責一般 行政用途。
6	金屬搭建	1層/約7米	約 360 平方米	過貨凉棚,供貨物分流 之用。
7	貨櫃改建	2層/約3米	約 40 平方米 樓面面積: 約 80 平方米	臨時寫字樓,負責一般 行政用途。
8	金屬搭建	1層/約6米	約 180 平方米	臨時寫字樓,負責一般 行政用途。
9	金屬搭建	1 層 / 約 11 米 (中間尖頂向兩邊 斜開,最高高度約 11 米,最低高度約 9 米)	約 6,000 平方米。 南面邊緣會設置延 伸簷蓬,簷蓬佔面 積約 380 平方米, 合共佔面積約 6,380 平方米。	大型貯物倉庫。

10 金屬搭建	T				
#開,最高高度約 12 米,最低高度約 12 米,最低高度約 10 米)	10	金屬搭建		1	1
12 米,最低高度約 10 米)	ł	•	• • • • • • • • • • • • • • • • • • •		
10 米				1, -, , , -, -, -, -, -, -, -, -, -, -, -	· · · · · · · · · · · · · · · · · · ·
平方米。				積約 200 平方米,	· · · · · · · · · · · · · · · · · · ·
11 貨櫃改建 2 2 2 2 6 3 4 4 4 4 4 4 4 4 4]	ľ	10 米)	合共佔面積約 6,400	斜路有約一半面積被簷
楼面面積: 約30平方米				平方米。	蓬覆蓋。
	11	貨櫃改建	2層/約6米	約 15 平方米	上層用作臨時寫字樓,
12 金屬搭建 1 層 / 約3 米 約150 平方米 過貨凉棚,負責物流過貨用途。 13 貨櫃改建 1 層 / 約2.6 米 約15 平方米 臨時寫字樓,負責一般行政用途。 14 貨櫃改建 1 層 / 約2.6 米 約15 平方米 臨時寫字樓,負責一般行政用途。下層用作臨時寫字樓,負責一般行政用途。下層用作洗手間。 15 貨櫃改建 1 層 / 約2.6 米 約15 平方米 電銀房。 16 貨櫃改建 1 層 / 約2.6 米 約15 平方米 電銀房。 17 貨櫃改建 1 層 / 約2.7 米 約9 平方米 保安室。 18 貨櫃改建 1 層 / 約2.7 米 約3 平方米 保安室。 19 貨櫃改建 1 層 / 約2.7 米 約20 方米 洗手間。 20 貨櫃改建 1 層 / 約2.6 米 約4 平方米 電銀房。 21 貨櫃改建 1 層 / 約2.6 米 約4 平方米 電銀房。 22 貨櫃改建 1 層 / 約2.6 米 約4 平方米 電銀房。 23 貨櫃改建 1 層 / 約2.6 米 約1,500 平方米 一半用作倉庫,一半用作過貨涼棚。 24 貨櫃改建 1 層 / 約2.6 米 約20 平方米 消防永后。 25 貨櫃改建 1 層 / 約2.6 米 約60 平方米 消防水紅。 26 混凝土搭建 1 層 / 約2.6 米 約60 平方米 消防水紅。				1	負責一般行政用途。下
13 貨櫃改建 1 2.6 2.6 2 2 2 4 4	<u> </u>			約 30 平方米	層用作洗手間。
13 貨櫃改建 1 層 / 約 2.6 米 約 15 平方米 臨時寫字樓,負責一般 行政用途。 14 貨櫃改建 1 層 / 約 2.6 米 約 15 平方米 臨時寫字樓,負責一般 行政用途。 15 貨櫃改建 2 層 / 約 6 米 約 15 平方米 樓面面積: 負責一般行政用途。下層用作选手間。 負責一般行政用途。下層用作洗手間。 16 貨櫃改建 1 層 / 約 2.6 米 約 15 平方米 電銀房。 電銀房。 17 貨櫃改建 1 層 / 約 3 米 約 9 平方米 保安室。 保安室。 18 貨櫃改建 1 層 / 約 2.7 米 約 3 平方米 保安室。 第 6 平方米 電銀房。 20 貨櫃改建 1 層 / 約 2.7 米 約 20 方米 洗手間。 売 6 平方米 電銀房。 21 貨櫃改建 1 層 / 約 2.6 米 約 6 平方米 電銀房。 電銀房。 22 貨櫃改建 1 層 / 約 2.6 米 約 4 平方米 電銀房。 一半用作倉庫,一半用作過貨涼棚。 24 貨櫃改建 1 層 / 約 7 米 約 200 平方米	12	金屬搭建	1層/約3米	約 150 平方米	過貨涼棚,負責
14 貨櫃改建					物流過貨用途。
14 貨櫃改建 1層/約2.6米 約15平方米 臨時寫字樓,負責一般 行政用途。 15 貨櫃改建 2層/約6米 約15平方米 樓面面積: 約30平方米 上層用作臨時寫字樓, 負責一般行政用途。下層用作洗手間。 16 貨櫃改建 1層/約2.6米 約15平方米 電錶房。 17 貨櫃改建 1層/約3米 約9平方米 保安室。 18 貨櫃改建 1層/約3米 約19平方米 電錶房。 19 貨櫃改建 1層/約2.7米 約20方米 洗手間。 20 貨櫃改建 1層/約2.6米 約6平方米 電錶房。 21 貨櫃改建 1層/約2.6米 約4平方米 電錶房。 23 貨櫃改建 1層/約7米 約1,500平方米 一半用作倉庫,一半用作過貨涼棚。 24 貨櫃改建 1層/約7米 約200平方米 工場。 25 貨櫃改建 1層/約2.6米 約20平方米 消防泵房。 26 混凝土搭建 1層/約2.6米 約60平方米 消防水缸。	13	貨櫃改建	1層/約2.6米	約 15 平方米	臨時寫字樓,負責一般
15 貨櫃改建 2 2 2 2 2 2 2 2 2					行政用途。
2	14	貨櫃改建	1層/約2.6米	約 15 平方米	臨時寫字樓,負責一般
樓面面積: 約30平方米					行政用途。
約30 平方米 層用作洗手間。	15	貨櫃改建	2層/約6米	約 15 平方米	上層用作臨時寫字樓,
16 貨櫃改建 1層/約2.6米 約15平方米 電錶房。 17 貨櫃改建 1層/約3米 約9平方米 保安室。 18 貨櫃改建 1層/約2.7米 約3平方米 保安室。 19 貨櫃改建 1層/約3米 約19平方米 電錶房。 20 貨櫃改建 1層/約2.7米 約20方米 洗手間。 21 貨櫃改建 1層/約2.6米 約4平方米 電錶房。 22 貨櫃改建 1層/約2.6米 約4平方米 電錶房。 23 貨櫃改建 1層/約7米 約1,500平方米 一半用作倉庫,一半用作過貨涼棚。 24 貨櫃改建 1層/約7米 約200平方米 工場。 25 貨櫃改建 1層/約2.6米 約20平方米 消防泵房。 26 混凝土搭建 1層/約2.6米 約60平方米 消防水缸。				樓面面積:	負責一般行政用途。下
17 貨櫃改建				約30平方米	層用作洗手間。
18 貨櫃改建 1 層 / 約 2.7 米 約 3 平方米 保安室。 19 貨櫃改建 1 層 / 約 3 米 約 19 平方米 電銭房。 20 貨櫃改建 1 層 / 約 2.6 米 約 6 平方米 電銭房。 21 貨櫃改建 1 層 / 約 2.6 米 約 4 平方米 電銭房。 22 貨櫃改建 1 層 / 約 2.6 米 約 4 平方米 電銭房。 23 貨櫃改建 1 層 / 約 7 米 約 1,500 平方米 一半用作倉庫,一半用作過貨涼棚。 24 貨櫃改建 1 層 / 約 7 米 約 200 平方米 工場。 25 貨櫃改建 1 層 / 約 2.6 米 約 20 平方米 消防泵房。 26 混凝土搭建 1 層 / 約 2.6 米 約 60 平方米 消防水缸。		貨櫃改建	1層/約2.6米	約 15 平方米	電錶房。
19 貨櫃改建 1層/約3米 約19平方米 電錶房。 20 貨櫃改建 1層/約2.7米 約20方米 洗手間。 21 貨櫃改建 1層/約2.6米 約6平方米 電錶房。 22 貨櫃改建 7層/約2.6米 約4平方米 電錶房。 23 貨櫃改建 1層/約7米 約1,500平方米 一半用作倉庫,一半用作過貨涼棚。 24 貨櫃改建 1層/約7米 約200平方米 工場。 25 貨櫃改建 1層/約2.6米 約20平方米 消防泵房。 26 混凝土搭建 1層/約2.6米 約60平方米 消防水缸。	L	貨櫃改建	1層/約3米	約9平方米	保安室。
20 貨櫃改建 1 層 / 約 2.7 米 約 20 方米 洗手間。 21 貨櫃改建 1 層 / 約 2.6 米 約 6 平方米 電錶房。 22 貨櫃改建 1 層 / 約 2.6 米 約 4 平方米 電錶房。 23 貨櫃改建 1 層 約 7 米 約 1,500 平方米 一半用作倉庫,一半用作過貨涼棚。 24 貨櫃改建 1 層 / 約 7 米 約 200 平方米 工場。 25 貨櫃改建 1 層 / 約 2.6 米 約 20 平方米 消防泵房。 26 混凝土搭建 1 層 / 約 2.6 米 約 60 平方米 消防水缸。	18	貨櫃改建		約3平方米	保安室。
21 貨櫃改建 1 層 / 約 2.6 米 約 6 平方米 電錶房。 22 貨櫃改建 7 戸 / 約 2.6 米 約 4 平方米 電錶房。 23 貨櫃改建 1 區 約 7 米 約 1,500 平方米 一半用作倉庫,一半用作過貨涼棚。 24 貨櫃改建 1 層 / 約 7 米 約 200 平方米 工場。 25 貨櫃改建 1 層 / 約 2.6 米 約 20 平方米 消防泵房。 26 混凝土搭建 1 層 / 約 2.6 米 約 60 平方米 消防水缸。	19	貨櫃改建	1層/約3米	約 19 平方米	電錶房。
22 貨櫃改建 7 戶 / 約 2.6 米 約 4 平方米 電錶房。 23 貨櫃改建 1 區 約 7 米 約 1,500 平方米 一半用作倉庫,一半用作過貨涼棚。 24 貨櫃改建 1 層 / 約 7 米 約 200 平方米 工場。 25 貨櫃改建 1 層 / 約 2.6 米 約 20 平方米 消防泵房。 26 混凝土搭建 1 層 / 約 2.6 米 約 60 平方米 消防水缸。	20	貨櫃改建	1層/約2.7米	約 20 方米	洗手間。
23 貨櫃改建 I N	21	貨櫃改建	1層/約2.6米	約6平方米	電錶房。
24 貨櫃改建 1層/約7米 約200平方米 工場。 25 貨櫃改建 1層/約2.6米 約20平方米 消防泵房。 26 混凝土搭建 1層/約2.6米 約60平方米 消防水缸。	22	貨櫃改建	7 户/約2.6米	約4平方米	電錶房。
24 貨櫃改建 1層/約7米 約200平方米 工場。 25 貨櫃改建 1層/約2.6米 約20平方米 消防泵房。 26 混凝土搭建 1層/約2.6米 約60平方米 消防水缸。	23	貨櫃改建	1幅 約7米	約 1,500 平方米	一半用作倉庫,一半用
25 貨櫃改建 1 層 / 約 2.6 米 約 20 平方米 消防泵房。 26 混凝土搭建 1 層 / 約 2.6 米 約 60 平方米 消防水缸。					作過貨涼棚。
26 混凝土搭建 1層/約2.6米 約60平方米 消防水缸。	24	貨櫃改建	1層/約7米	約 200 平方米	工場。
	25	貨櫃改建	1層/約2.6米	約 20 平方米	消防泵房。
27 貨櫃改建 1 層 / 約 2.6 米 約 9 平方米 保安室。	26	混凝土搭建	1層/約2.6米	約 60 平方米	消防水缸。
	27	貨櫃改建	1層/約2.6米	約9平方米	保安室。

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檔案編號: A/HSK/289

敬啟者:

申請人提交上述地點的規劃申請。寫錯了意向書內上蓋物 5 號及 上蓋物 8 號的資料,特致函修正。

上蓋物 5 號以金屬搭建,用作臨時寫字樓,負責一般行政用途。 上蓋物 5 號高度應修正為約 10 米。當中分成兩部份,一部份以貨櫃 改建,應修正為樓高 3 層,每層佔面積約 160 平方米。另一部份樓高 1 層,佔面積約 120 平方米。總樓面面積應修正為約 600 平方米。

另外,上蓋物 8 號同樣以金屬搭建,用作臨時寫字樓,負責一般 行政用途。上蓋物 8 號高度應修正為約 7 米,樓層應修正為樓高 2 層, 每層佔面積約 180 平方米。總樓面面積應修正為約 360 平方米。

原來錯誤的資料:

	灯	《外銷缺时貝科	·		See and the second
	5	金屬搭建	1層/約7米	約 280 平方米	臨時寫字樓,負責一
	<i>'</i>	(當中分成兩		樓面面積:	般行政用途。
		部份,當中一		約 440 平方米	
		部份以貨櫃	·		
		改建,樓高 2			
١		層,每層佔面			
Ì		積約160平方			
		米。另一部份			
	•	樓高1層,佔			
		面積約120平			
		方米。)			
	8	金屬搭建	1層/約6米	約 180 平方米	臨時寫字樓,負責一
					<u></u> 般行政用途。

新修正的資料:

	/ 沙山山 東州		14-000 TT	Ment 克宁
5	金屬搭建	1-3層 / 約10米	約 280 平方米	臨時寫字樓,負責一
	(當中分成兩		樓面面積:	般行政用途。
	部份,當中一	e.	約 600 平方米	
	部份以貨櫃			
	改建,樓高3			
	層,每層佔面			
	積約 160 平方			
	米。另一部份			
1.	樓高 1 層, 佔			
	面積約120平			
ļ	方米。)			
8	金屬搭建	2層/約7米	約 180 平方米	臨時寫字樓,負責一
			樓面面積:	般行政用途。
			約 360 平方米	

經修正後,總樓面面積應由 25,365 平方米修正為 25,705 平方米, 而二十七個上蓋物合供上蓋面積維持不變。

由於 1-2-2021 提交的補充資料信件,交代尚有欠缺,申請人以持信件作取代。

隨函附上新修正的附圖 3:場地設計圖 (4-2-2021)。除此之外, 其他資料維持不變。如有任何疑問,歡迎致電與郭先生聯絡。不便之 處,敬請原諒。 此致

城市規劃委員會

規劃署 / 元朗西 / 簡先生

申請代理人

郭志文 4/2/2021

附圖 3:場地設計圖 (4-2-2021) ☑ 簷蓬 66 65 1 | 约1,020平方米 | 高约6法 14 約15平方米 高的2.6米 2 約1,040平方米 高的6米 3 約1,650平方米 高的6米 15 約15平方米 16 約15平方米 高約6米 保安黨 4 的5,650平万米 星高的10米 17 的9平万米 5 的280平万米 星高的10米 18 的3平万米 温的3米 **海约2.7米** 70 6 約360平方米 最高的7米 19 約19平方米 高的3米 62 76 S.B 7 的40平方米 高的3米 8 的180平方米 高的7米 20 約20平方米 21 約6平方米 高約2.7米 萬约2.6米 9 的6.380平方米 量高的11米 22 的4平方米 高的2.6米 10 的6,400平方米 量高的12米 23 的1,500平方米 最高的7米 1號上臺物 物流倉庫/工場 電鐵房 24 的200平方米 2號上臺物 物流倉庫/工場 11 的15平方米 高的6米 最高的7米 12 約50平方米 萬約3米 25 約20平方米 13 約15平方米 萬約2.6米 26 約60平方米 27 約9平方米 高約2.6米 63 :0 / 高约2.6米 3號上臺物 臨時第字樓/工場 物流倉庫 10 146 147 10號上蓋物 物准金庫 独词宾字馆 位計3號上董梅之內 提高兩直 每届的60平方米 174 保安室 7個上蔣伊車位 11號上蓋物 銀吋馬字樓 洗手間 4號上臺物 臨時寫字模/工場 物流金庫 176 129 •3 130 7號上董物 臨時寫字標 洗手間 9號上董物 物資倉庫 5號上蓋物 廠時寫字標 保安宏 6號上簽物 過貨涼棚 19.50 168 8號上臺物 酯時第字模 行車路線 .167_ 23 **京國及實**意 181 停泊貨櫃拖頭 在面 落貨車位 52個 2000 258



A/HSK/289再更新消防資料04/03/2021 11:22

From: 郭志文 <

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

File Ref:

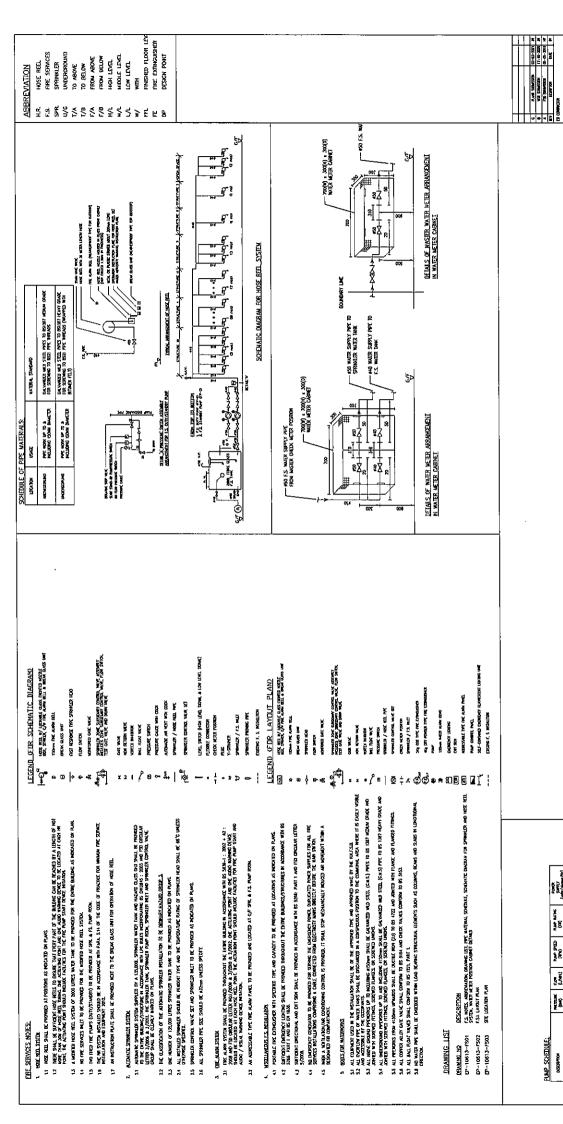
2 Attachments

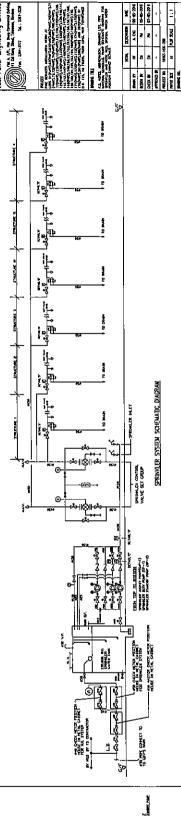




EP-10163-FS01_verD (HSK289)_v1.pdf EP-10163-FS02_verD (HSK289)_v1.pdf

申請人以此消防資料,取代之前所有提交的消防資料。





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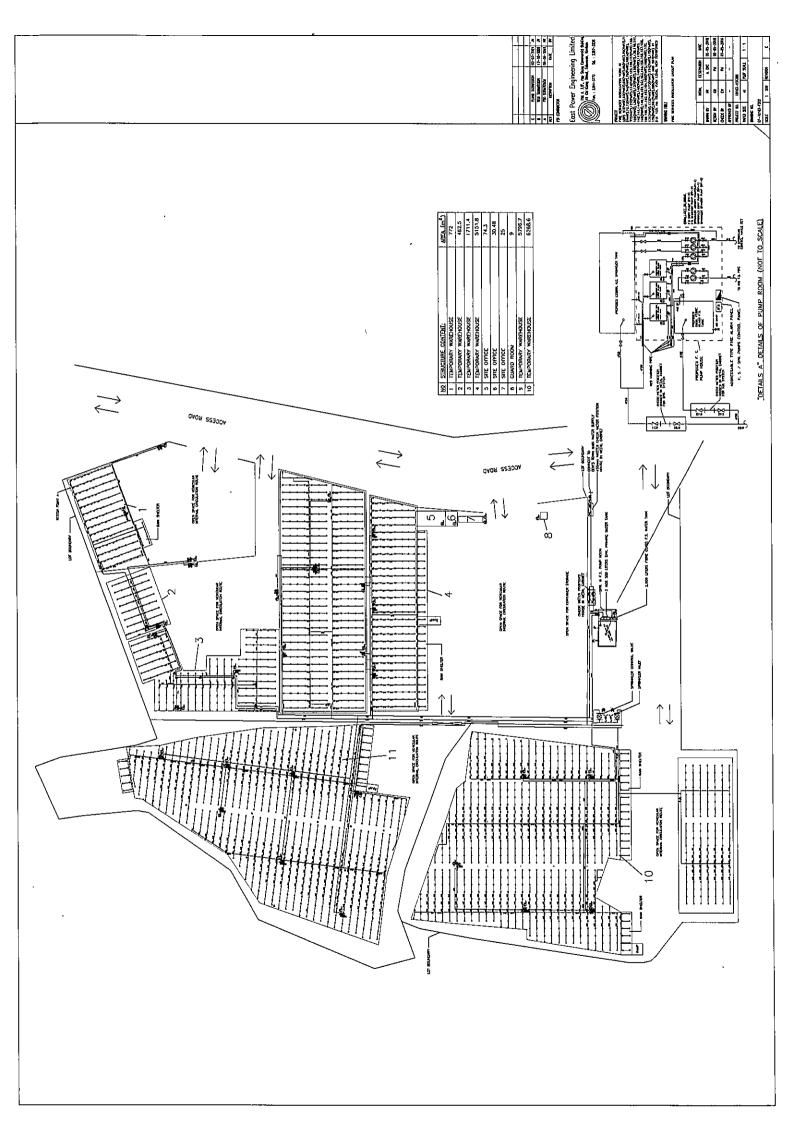
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STREET, FLANS (30-1 of DAT & 30-2 of STAND-OF PLOT)

STRALTS JOSEY PUR [59-1]

22

FRE SERVICE ADOLT PLAN & FRE SERVICE PLANS (FT-1 AS OUT & FP-2 AS SFARD-BY NUMS)



Town Planning Board Guidelines for <u>Application for Open Storage and Port Back-up Uses</u> (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 Applications Covering the Application Site

Approved Applications

	Application No.	Zoning(s) and OZP at the time of consideration	Applied Use(s)/ Development(s)	<u>Date of</u> <u>Consideration</u> (RNTPC/TPB)	Approval Condition(s)
1.	A/YL-HT/24	"GB" on the then draft Ha Tsuen OZP No. S/YL- HT/1	Temporary Open Storage of Containers with Parking Spaces (6 Months)	14.3.1997 (6 Months)	1
2.	A/YL-HT/41	"GB" on the then draft Ha Tsuen OZP No. S/YL- HT/1	Temporary Open Storage of Containers with Parking Spaces (1 Year)	6.2.1998 (1 Year)	1, 2, 3, 4
3.	A/YL-HT/78	"GB" & "CDA" on the then draft Ha Tsuen OZP No. S/YL-HT/1	Temporary Open Storage of Containers (1 Year)	26.3.1999 (1 Year)	1, 2, 3, 5, 6
4.	A/YL-HT/103	"GB" on the then draft Ha Tsuen OZP No. S/YL- HT/3	Temporary Open Storage of Construction Materials and Construction Vehicles (3 Years)	22.10.1999 (3 Years) (revoked on 22.7.2000)	1, 2, 3, 7, 8, 9
5.	A/YL-HT/136	"GB" & "CDA" on the then draft Ha Tsuen OZP No. S/YL-HT/3	Temporary Open Storage of Containers (3 Years)	17.3.2000 (3 Years)	1, 2, 3, 5, 9
6.	A/YL-HT/232	"GB" on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Containers (3 Years)	22.3.2002 on review (3 Years)	1, 2, 3, 5, 6, 7, 8, 9, 10
7.	A/YL-HT/289	"GB" & "CDA" on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Containers (3 Years)	7.3.2003 (3 Years)	1, 5, 7, 9
8.	A/YL-HT/389	"GB" on the then draft Ha Tsuen OZP No. S/YL- HT/6	Temporary Open Storage of Containers (3 Years)	13.5.2005 (1 Year)	1, 2, 6, 7, 9,
9.	A/YL-HT/430	"GB" & "CDA" on the then draft Ha Tsuen OZP No. S/YL-HT/7	Renewal of Planning Approval for Temporary Open Storage of Containers (3 Years)	3.3.2006 (3 Years)	1, 2, 3, 7, 9, 12
10.	A/YL-HT/443	"GB" on the then draft Ha Tsuen OZP No. S/YL- HT/7	Renewal of Planning Approval for Temporary Open Storage of Containers (3 Years)	28.4.2006 (2 Years)	1, 6, 7, 9, 11,
11.	A/YL-HT/590	"GB" & "CDA" on the then draft Ha Tsuen OZP No. S/YL-HT/9	Temporary Open Storage of Containers and Logistics Yard (3 Years)	23.1.2009 (3 Years)	1, 2, 5, 6, 7, 8, 9, 11, 12, 14

	Application No.	Zoning(s) and OZP at the time	Applied Use(s)/ Development(s)	<u>Date of</u> Consideration	Approval Condition(s)
		of consideration		(RNTPC/TPB)	
12.	A/YL-HT/731	"GB" & "CDA" on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Construction Materials and Containers with Container Vehicle Park, Logistics Yard and Ancillary Workshop (Including Compaction and Unpacking Workshop) (3 Years)	20.5.2011 (3 Years)	1, 2, 3, 6, 7, 8, 9, 11, 14, 15, 16
13.	A/YL-HT/781	"GB" & "CDA" on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Logistics Centre and Warehouse, Recycling Centre and Open Storage of Recycled Plastics, Paper and Containers (with Ancillary Container and Container Machinery Repair Workshop) (3 Years)	18.5.2012 (3 Years)	1, 2, 6, 7, 8, 9, 11, 14, 17, 18
14.	A/YL-HT/831	"CDA" on the then approved Ha Tsuen OZP No. S/YL-HT/10	Proposed Temporary Open Storage of Containers and Container Tractors Park (3 Years)	16.8.2013 (3 Years)	1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 14, 17
15.	A/YL-HT/904	"GB" & "CDA" on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Construction Materials, Container with Container Vehicle Park, Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) (3 Years)	8.8.2014 (3 Years)	1, 2, 5, 6, 7, 8, 9, 11, 14, 15, 16, 18, 19
16.	A/YL-HT/1052	"CDA" on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Containers and Parking of Container Tractor with Ancillary Container Repair Workshop (3 Years)	9.12.2016 (3 Years) (revoked on 9.12.2017)	1, 2, 3, 5, 6, 7, 8, 9, 11, 14, 17, 18, 19
17	A/HSK/9	"G/IC", "R(A)2", "O", "OU" & 'Road' on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Warehouse, Open Storage of Construction Materials, Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) (3 Years)	10.11.2017 (3 Years) (revoked on 10.4.2020)	1, 2, 3, 5, 7, 8, 9, 11, 14, 15, 17, 18, 19

Approval Conditions:

- 1 Reinstatement clause.
- 2 The submission and/or implementation of landscaping / tree preservation proposals.
- 3 The submission and/or implementation of Drainage Impact Assessment (DIA) / drainage proposals, and/or provision of drainage facilities / flood mitigation measures.
- 4 The compliance with the "Code of Practice for Container Depots".
- 5 The provision of fencing / paving to the site.
- The stacking height of the materials stored within 5 m of the periphery of the site should not exceed the height of the boundary fence.
- 7 No night-time operation and/or no operation on Sundays and public holidays.
- 8 The submission and/or implementation of FSIs proposals, and/or provision of FSIs.

- 9 Revocation clauses.
- 10 The submission and provision of environmental mitigation measures proposals.
- 11 The maintenance of the existing / implemented drainage facilities, and/or submission of a condition record of the existing drainage facilities.
- 12 No cutting, dismantling, cleansing, melting, repairing, compaction, unpacking, re-packing, vehicle repair and/or workshop activity, and/or other than minor ancillary container repairs.
- 13 The maintenance of existing vegetation.
- 14 The stacking height of containers stored at any other location within the site should not exceed 8 units.
- 15 No handling / storage of recyclable materials were allowed on the site.
- 16 No material is allowed to be stored / dumped within 1 m of any tree on the site.
- 17 No handling (including loading, unloading and storage) of electrical / electronic appliances / components, including cathode-ray tubes (CRT), CRT computer monitors/television sets and CRT equipment.
- 18 The provision of fire extinguisher(s) and/or the submission of a valid fire certificate (FS251).
- 19 No vehicle queuing is allowed back to public road or no vehicle reversing onto/from the public road is allowed at any time.

Rejected Applications

	Application No.	Zoning(s) and OZP at the time of consideration	Applied Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Reason(s) For Rejection
1.	A/YL-HT/183	"CDA" & "V" on the then approved Ha Tsuen OZP No. S/YL-HT/4	Proposed Temporary Open Storage of Containers, Ancillary Maintenance Workshop, Open Parking of Container Vehicles and Trailers and Office (3 Years)	12.1.2001	1, 2, 3
2.	A/YL-HT/201 ·	"CDA" & "V" on the then approved Ha Tsuen OZP No. S/YL-HT/4	Proposed Pond Filling for Temporary Tree Plantation, Plant Nursery, Ancillary Office, Storage Shed, Parking and Open Storage of Equipment (3 Years)	15.6.2001	3
3.	A/YL-HT/203	"GB" on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Containers (3 Years)	15.6.2001 28.9.2001 by TPB (on review)	3
4.	A/YL-HT/410	"CDA" on the then approved Ha Tsuen OZP No. S/YL-HT/8	Temporary Logistics Transport Transit Centre with Ancillary Vehicle Parking Facilities (3 Years)	9.3.2007	3, 4

Reasons for Rejection:

- The proposed development is not compatible with the village settlements in the adjacent area to the immediate west of the application site which is zoned "Village Type Development".
- The proposed development, which involves the filling of existing active ponds, would destroy the integrity of the fish ponds.
- 3 There is insufficient information in the submission to demonstrate that the proposed development would not have adverse traffic and/or environmental impact on the road network in the Ha Tsuen area and/or the adjacent village, and/or environmental, landscape and/or drainage impacts on the surrounding areas.
- 4 The development was not in line with the Town Planning Board Guidelines TPB-PG No. 13D in that there was no previous planning approval granted for the site and there were major adverse comments from Government departments.

Similar Applications Within the Same "G/IC", "R(A)2", "O" and "OU(POFEFTS)" Zones

Approved Applications

	Application No.	Zoning(s) and OZP at the time	Applied use(s)/ Development(s)	Date of Consideration	Approval Condition(s)
		of consideration		(RNTPC/TPB)	j
1.	A/HSK/43	"O", "G/IC" & 'Road' on the draft Hung Shui Kiu and Ha Tsuen OZP	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle	9.2.2018 (3 Years)	1, 2, 3, 4, 5, 7, 8, 9, 10, 11
		No. S/HSK/1	(3 Years)	(revoked on 9.7.2020)	
2.	A/HSK/63	"R(A)2", "G/IC" & 'Road' on the draft Hung Shui Kiu and Ha	Temporary Logistics Yard, Open Storage of Containers, Container Vehicle Park with	4.5.2018 (3 Years)	1, 2, 3, 4, 6, 7, 9, 10, 12, 13,14
		Tsuen OZP No. S/HSK/1	Ancillary Workshop (For Works Including Compacting and Dismantling, and Repairing of Tyre) and Canteen (3 Years)	(revoked on 4.10.2020)	
3.	A/HSK/75	"O", "OU (PBU&SWU)", "OU (POFEFTS)" & 'Road' on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Proposed Temporary Open Storage of Construction Materials (3 Years)	6.7.2018 (3 Years) (revoked on 6.1.2019)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15
4.	A/HSK/85	"R(A)2", "R(A)3" & "Road' on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Logistics Centre and Ancillary Parking of Vehicle (3 Years)	3.8.2018 (3 Years)	1, 2, 3, 4, 7, 9, 10, 11
5.	A/HSK/110	"O", "OU (PBU&SWU)", "OU (POFEFTS)" & 'Road' on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Proposed Temporary Logistics Centre and Warehouse (3 Years)	7.12.2018 (3 Years)	1, 2, 3, 4, 5, 7, 9, 15
6.	A/HSK/121	"O" and "R(A)2" & "Road' on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Proposed Temporary Open Storage of Construction Machinery and Construction Material (3 Years)	1.2.2019 (3 Years)	1, 2, 3, 4, 6, 7, 9, 11, 15
7.	A/HSK/146	"R(A)2", "G/IC", "O", "OU (POFEFTS)" & "Road' on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors (3 Years)	3.5.2019 (3 Years) (revoked on 3.8.2020)	1, 2, 3, 4, 6, 7, 8, 14, 16

	Application No.	Zoning(s) and OZP at the time of consideration	Applied use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Approval Condition(s)
8.	A/HSK/223	"R(A)2", "G/IC", "O", "OU (POFEFTS)" & "Road' on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors (3 Years)	12.6.2020 (3 Years)	1, 2, 3, 4, 6, 7, 9, 14, 16
9.	A/HSK/254	"O", "OU (PBU&SWU)", "OU (POFEFTS)" & 'Road' on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Proposed Temporary Logistics Centre, Warehouse and Anti- epidemic Equipment Production Workshop (3 Years)	6.11.2020 (3 Years)	1, 2, 3, 4, 5, 7, 9, 11

Approval Conditions:

- 1 No night-time operation and/or no operation on Sundays and public holidays.
- 2 No vehicle queuing is allowed back to public road or vehicle reversing onto/from the public road.
- 3 The submission and/or implementation of drainage proposal/ drainage impact assessment (DIA), and/or submission of condition record of the existing drainage facilities.
- 4 The submission and/or implementation of fire service installations (FSIs) proposal.
- 5 The submission and/or implementation of tree preservation and landscape proposal.
- 6 The provision of the fire extinguisher(s) and the submission of a valid fire certificate (FS 251)
- 7 The maintenance of existing/implemented drainage facilities/fencing/trees and landscape planting.
- 8 The provision of fencing.
- 9 Revocation clause.
- 10 Reinstatement clause.
- 11 No cutting, and/or dismantling, and/or repairing, and/or melting, and/or compaction, and/or unpacking, and/or re-packing, and/or vehicle repair, and/or container repair, and/or cleansing, and/or no paint-spraying, and/or crushing, and/or workshop activity, and/or grinding activity and/or manufacturing of raw materials.
- 12 No workshop activities other than tyre repairing, compacting and dismantling.
- 13 No storage of container within 5m of the periphery of the site.
- 14 The stacking height of containers stored within the site shall not exceed eight units.
- 15 No material is allowed to be stored/dumped within 1m of any tree.
- 16 The stacking height of containers stored within 5m of the periphery of the site shall not exceed the height of the boundary fence.

消防處發出之露天貯存用地良好作業指引 Good Practice Guidelines for Open Storage issued by the Director of Fire Services

				#3: - 4-077 ₽ 1	H-2
	消防車輛	地段界線	貯存物品		貯存高度
	內部通道	(淨闊度)	地點與	地點的大小	Storage
		Lot	臨時構築物	Cluster Size	Height
		Boundaries			
		(Clear Width)			
·	P P	/			
			1	·	
					, '
		'	Structure	Ì	
		2 244	15 14		
		-	· ·	经总数数分子	
		2m	4.5m		
Containers					
	THE RESERVE TO		4.5.16		
	4.5 米	-	1		
或有限數量的易燃物品	4.5m	2m	4.5m		
Open Storage of	1		Ì		
Non-Combustibles or					
Limited Combustibles					
			<u> </u>		
露天貯存易燃物品	4.5 米	2 米	4.5 米	40 米乘 40 米	3 米
· · · · · · · · · · · · · · · · · ·	4.5m	2m	4.5m	40m x 40m	3m
Collidabiloido					
	露天貯存貨櫃 Open Storage of Containers	网部通道 Internal Access for Fire Appliances	阿部通道 Internal Access for Fire Appliances Internal Access for Fire Boundaries Internal Access for Fire Appliances Inter	内部通道 Lot Boundaries Clear Width Distance between Storage Cluster and Temporary Structure	内部通道 Internal Access for Fire Appliances Appliances

備註:露天貯存用地/回收場內不得吸煙或使用明火。

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.



元朗匠議會(民選議員)

Zachary Wong Wai Yin. Yuen Long District Council Elected Member

本處檔號: 17-21-197-21

敬啟者:有關規劃申請A/HSK/289(地址:新界元朗厦村丈量約份第 125約內多個地段),申請人打算以上述申請土地作臨時貯物貨倉、 露天存放建築材料及貨櫃、闢設貨櫃車停車場、停泊貨櫃車拖頭,以 及關設物流場地連附屬工場(包括壓實及拆除包裝工場)(為期三 年)),本人提出反對。由於申請人所申請的建築物高度為12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,申請人過去兩次 規劃申請獲批後都被撤銷,顯示申請人沒有誠意履行批准條款,故希 贵會否決有關申請。如何之處,煩請 布覆,是荷。此致

RECEIVED 2 7 JAN 2021

Town, Planning Board

城市規劃委員會主席暨各委員

元朗區議會主席: 灰华 謹啟

2021年1月27日

元朗朗屏邨悦屏樓平台 229 室

RM 229 YUET PING HOUSE, LONG PING ESTATE, YUEN LONG 電郵:zwong@dphk.org

徽話:2474 4562

傳真:2479 2947

存謙卑的心

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

參考編號

Reference Number:

210201-162625-92790

提交限期

Deadline for submission;

16/02/2021

提交日期及時間

Date and time of submission:

01/02/2021 16:26:25

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/289

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment:

反對,鄉郊設倉庫及工場將會增加附近車輛出入流量,引至附近交通阻塞、環境污染,增加引發火警危機,影響村民安全及生活質數。

寄件日期:

2021年02月15日星期一 3:52

收件者:

tobod

主旨:

A/HSK/289 DD 125 Ha Tsuen GIC OS

5-3

A/HSK/289

Various Lots in D.D. 125 Ha Tsuen Site area: About 46,233sq.m

Zoning: "GIC", "Res (Group A) 2", "Open Space", "Other Specified Uses" annotated "Parking and Operational

Facilities for Environmentally Friendly Transport Services" and area shown as 'Road' Applied use: Open Storage of Construction Materials, etc. / 52 Vehicle Parking

Dear TPB Members,

No doubt PlanD will trot out the usual line even though the operation has been carried out for many years without the requisite approval.

Whilst the applied use was not in line with the planning intentions, the implementation programme for that part of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) was still being formulated. Approval of the application on a temporary basis would not jeopardize the long-term development of the site

The CE promised that development of the new town would be expedited but if applications like this continue to be approved then the community cannot be condemned for having lost all faith in the government and its constant pledges to provide homes for the grass roots.

Mary Mulvihill

Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site;
- (b) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) 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;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The private lots which are covered by Short Term Waivers (STWs) are listed below:

Lot No(s). in D.D.125	STW No.	Purposes
73	4017	Temporary Logistics Centre and Warehouse, Temporary Logistics Yard, Open Storage of Containers, Container Vehicle Park with Ancillary Workshop (For Works including Compacting and Dismantling, and Repairing of Tyre) and Canteen
70	4018	Temporary Logistics Yard, Open Storage of Containers,
74	4019	Container Vehicle Park with Ancillary Workshop (For Works
77	4021	including Compacting and Dismantling, and Repairing of Tyre) and Canteen
168	4087	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors
169	4089	Temporary Open Storage of Containers with Ancillary
165	4090	Logistics Uses, Vehicle Repair Workshop, Container Repair
261	4094	Workshop and Parking of Tractors
72	4107	
172	4108	
75, 129, 137, 140, 142, 143, 153 & 154	4109	
76 S.A	4110	
125, 127 & 128	4111	
126	4112	Temporary Open Storage of Construction Materials,
136	4113	Container with Container Vehicle Park, Logistics Yard with
138	4114	Ancillary Workshop (Including Compacting and Unpacking
139	4115	Workshop)
141, 148, 157 & 171	4116	
147	4117	
150, 158 & 173	4118	
159 & 163	4119	
160 & 162	4120	
161	4121	

175	4122	
176	4123	`
74	4339	
71	4277	Temporary Open Storage of Containers and Container Tractors Park
63 & 65	4327	Temporary Warehouse for Storage of Machinery, Spare Parts
144	4329	and Construction Material with Ancillary Office and Parking of Vehicle
258	5036	
167	5037	Temporary Logistics Centre and Warehouse
181	5042	Temporary Logistics Centre and Waterlouse
176	5117	

The STW holders will need to apply to his office for modification of the STW conditions where appropriate. The lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation 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;

- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site. The 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;
- (f) 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 Ping Ha Road;
- (g) to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize any potential environmental nuisances;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that there is no record of approval by the Building Authority (BA) for the structures existing at the Site. If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BA, they are unauthorized building works (UBW) under the Building Ordinance (BO) and should not be designated for any porposed use under the captioned application. For UBW erected on leased land, enforcement action may be taken by the Building Department (BD) to effect

their removal in accordance with prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or 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 application site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works. An Authorized Person should be appointed as the co-ordinator 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. 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 B(P)R. Detailed checking under the BO will be carried out at the building plan submission stage;

- (j) to note the comments of the Chief Town Planner, Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the planning application does not imply approval of tree works such as pruning, transplanting and/or felling under the lease. The applicant should approach relevant authority/government direct to obtain the necessary approval for tree works where appropriate. If replacement for existing trees 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. Attached good practice guidelines for open storage should be adhered to (Appendix V). To address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval. The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (I) to note the comments of the 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 sites under Second Phase development and 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 Second Phase development will commence in 2024. In this regard and subject to the necessary approval as required, the Government planned to acquire these relevant sites by end 2023 for the development of HSK/HT NDA; and
- (m) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the applicant should take note of any interfacing issue with the proposed fresh and flushing water mains designed and implemented under the HSK/HT NDA project that will intersect the Site.