

This document is received on 26 APR 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.

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](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](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/303
	Date Received 收到日期	26 APR 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。
- 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)

WAH TUNG THAI LOGISTICS COMPANY LIMITED

### 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)

N.A.

### 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)	250 PING HA ROAD, YUEN LONG  Lots No.3305RP(Part), 3306(Part), 3307RP, 3310S.A.RP(Part), 3310.S.B(Part), 3311RP, 3312S.A.(Part), 3312S.B., 3313(Part), and 3314(Part) in D.D.129 Ha Tsuen, Yuen Long.
(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 ..... 4,111 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2,701 ..... 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)	..... 0 ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	ROAD G/IC
(f) Current use(s) 現時用途	<p>Temporary Logistics Centre and Ancillary Tyre Repair Workshop</p> <p>(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)</p>

#### 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 \_\_\_\_\_ (DD/MM/YYYY)&  
於 13/04/2021 (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 \_\_\_\_\_ (DD/MM/YYYY)&  
於 13/04/2021 (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）

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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**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期☐ year(s) 年 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 .....sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積 .....sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 .....

Proposed domestic floor area 擬議住用樓面面積 .....sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 .....sq.m ☐ About 約

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

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

Private Car Parking Spaces 私家車車位 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

6

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) 沒有影响 ..... ..... ..... ..... .....
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> <b>位於鄉郊地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ HSK / 68
(b) Date of approval 獲批給許可的日期	15/6/2018 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	3/7/2021 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時物流中心連附屬輪軟維修工場
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： ..... ..... Reason(s) for non-compliance: 仍未履行的原因： ..... ..... (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 3 ..... <input type="checkbox"/> 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。

We refer to the application for permission under section 16 of the Town Planning Ordinance (CAP.131), for which the permission was approved and valid for a period 3 years until 3rd July 2021 under Ref: A/HSK/68.

During this period, we have already implemented all requirements such as the drainage facilities, run-in/out plan, landscape condition, tree maintenance and preservation condition, fire service installation and provision of fencing of site were acceptable and the captioned conditions have been complied with.

Our operation time is same as previous approved application: A/HSK/68. There is no night time operation between 11:00pm to 7:00am, no operation on Sunday and public holiday. We will follow the requirements accordingly.

Since our location is far away from residential area, we will not cause undue inconvenience or disturbance to the general public. We will continue to keep our conditions as good as previous approved application: A/HSK/68.

Therefore we would like to ask for your permission for renewal period for temporary use as "Temporary Logistics Centre and Ancillary Tyre Repair Workshop" for 3 more years.



**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

  
Cheng Hon Kit

Name in Block Letters  
姓名（請以正楷填寫）

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

Manager

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

WAH TUNG THAI LOGISTICS COMPANY LIMITED

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

Date 日期

13 APRIL 2021

..... (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 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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。)

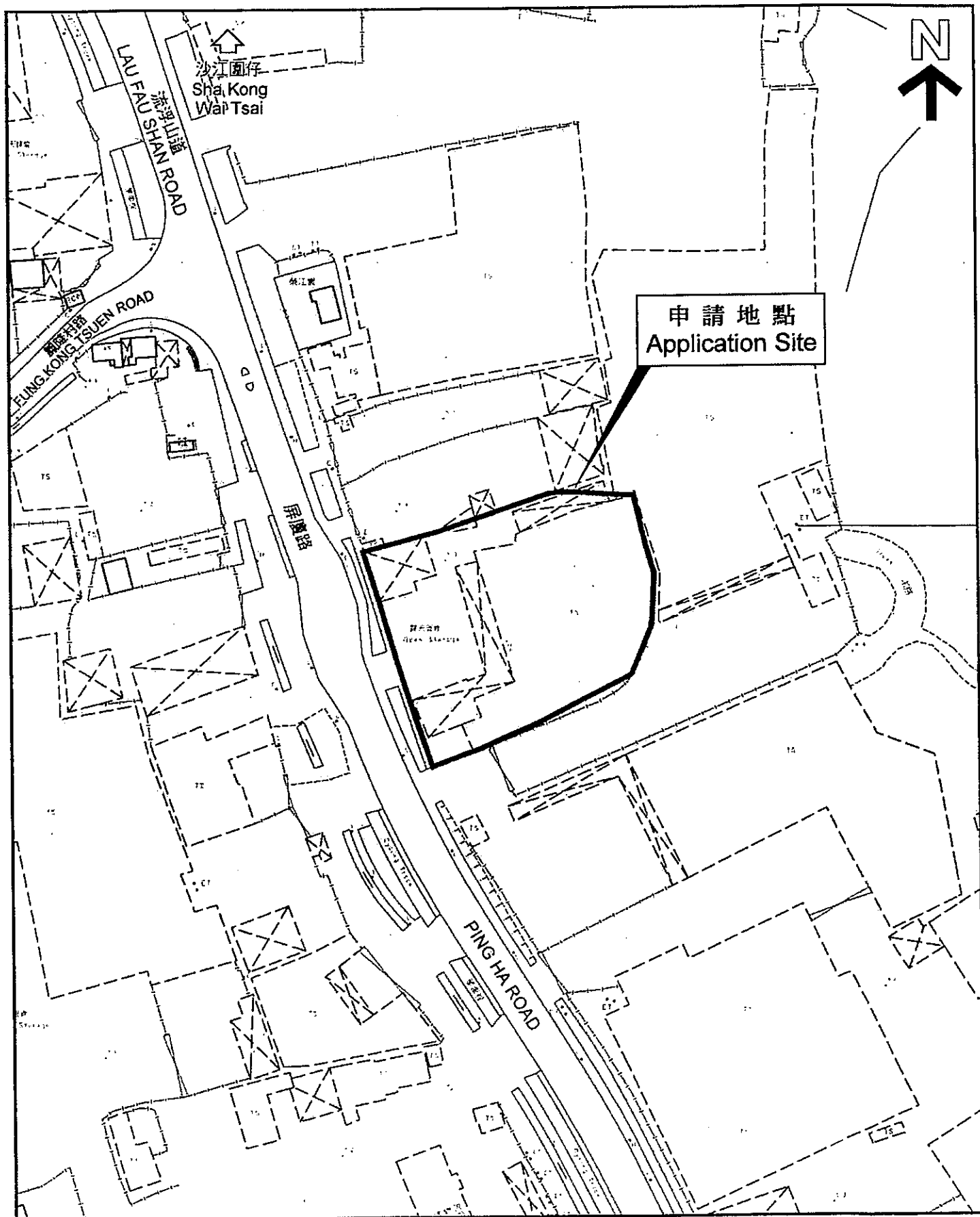
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	250, Ping Ha Road, Yuen Long  Lots No.3305RP(Part), 3306(Part), 3307RP, 3310S.A.RP(Part), 3310.S.B(Part), 3311RP, 3312S.A.(Part), 3312S.B., 3313(Part), and 3314(Part) in D.D.129 Ha Tsuen, Yuen Long.
Site area 地盤面積	4,111 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/HSK/2
Zoning 地帶	ROAD G / IC
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時物流中心連附屬輪軟維修工場 Temporary Logistics Centre and Ancillary Tyre Repair Workshop

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,701 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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) Containter Vehicle _____ _____		2  2
	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) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
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"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



Drawing No. 圖號

1 1

Drawing Title 圖目

Project location

Scale 比例

1 : 1000

Project 項目

Temporary Logistics Centre

and Auxiliary Tyre Repair

Workshop for a Period of 3 Years

In "Comprehensive Development

Area" (CDA) zone,

Lots 330SRP(Part),

330S(Part), 330TRP,

331USARP(Part),

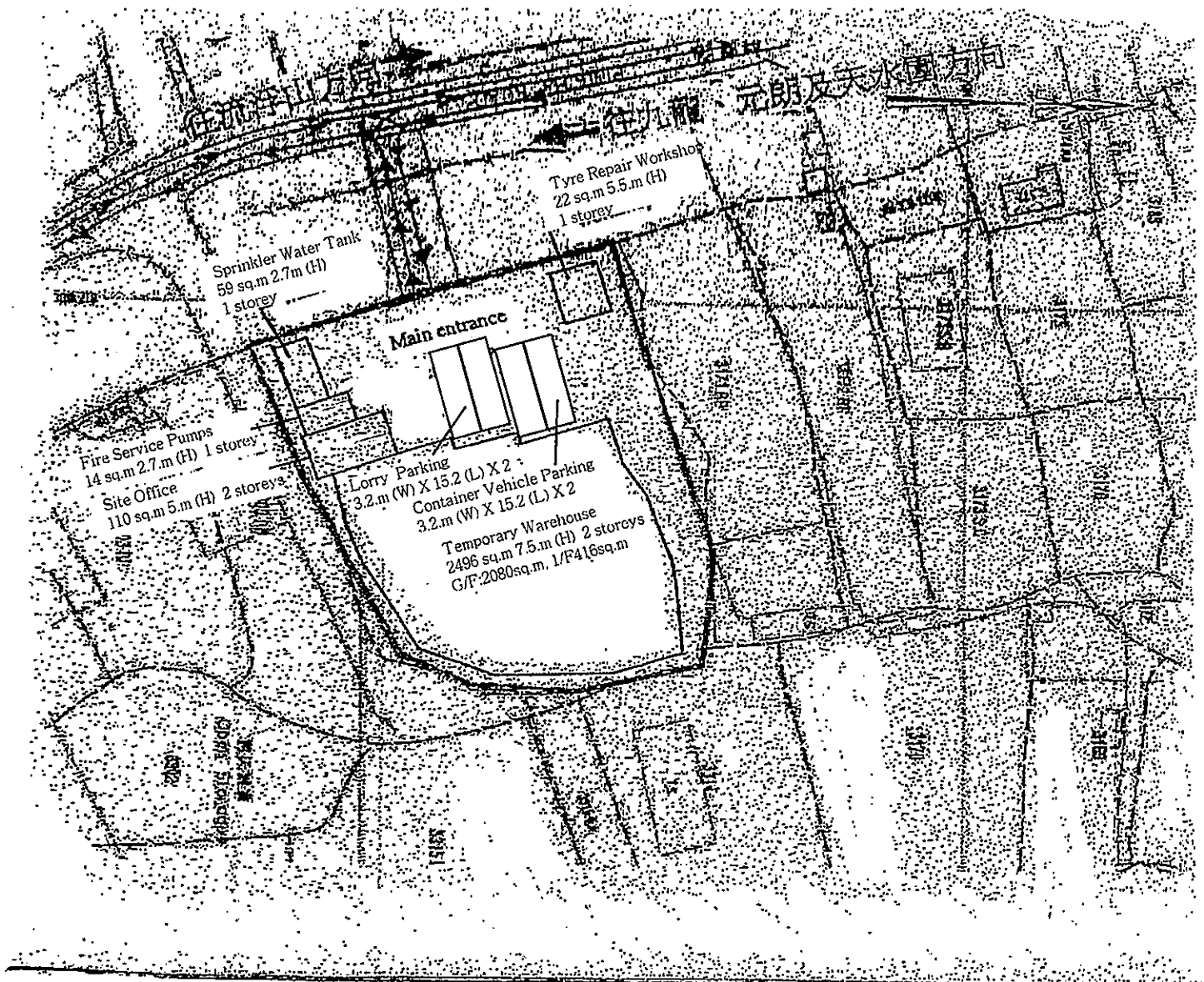
331OSB(Part), 331LRP,

331DSAP(Part), 331DSB,

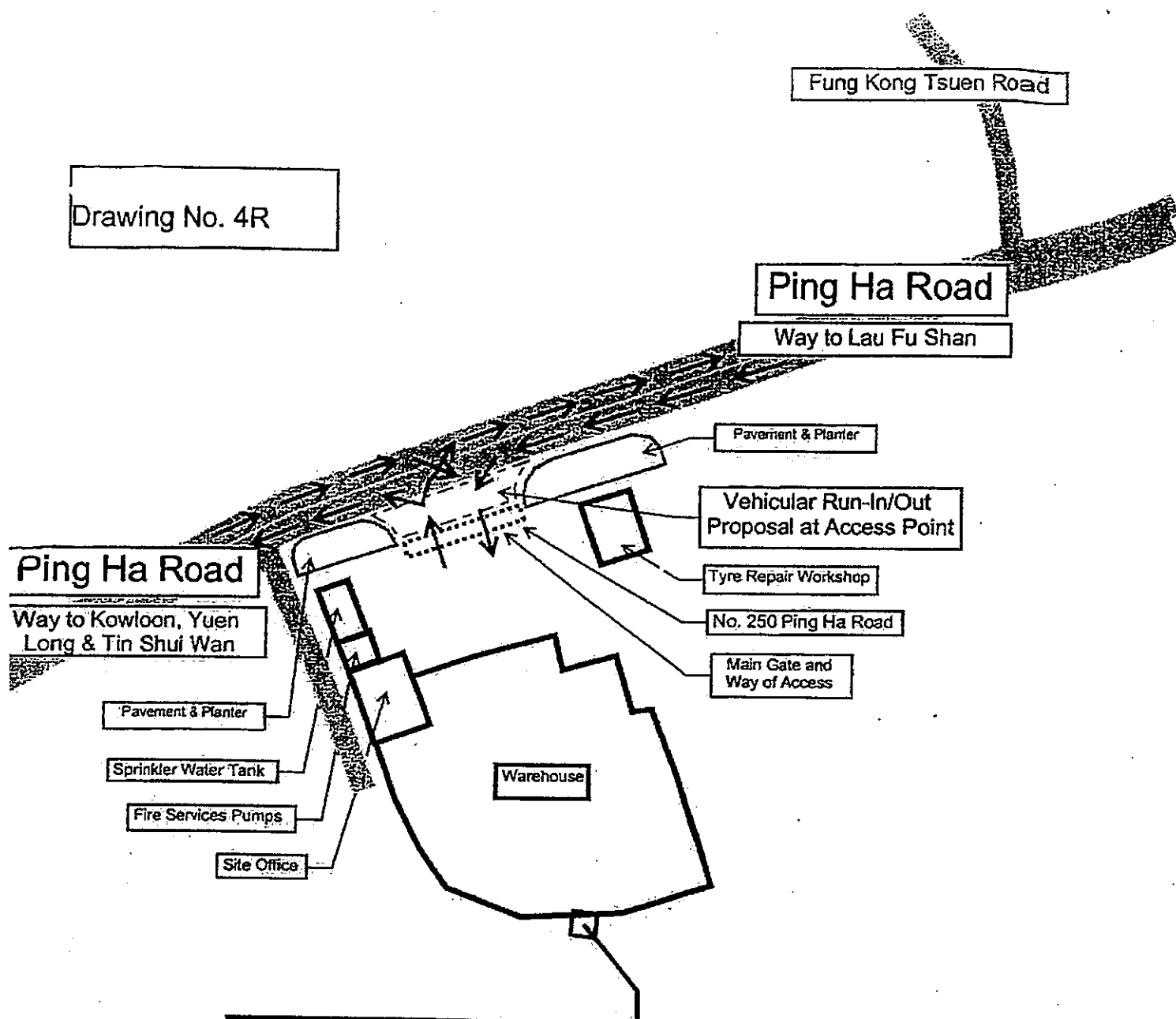
331S(Part), 331L(Part)

In D.D. 129, He Tuen, Yuen Long

Notes 備註



Drawing No. 4R



Block Plan of  
Lots No. 3305 RP (Part), 3306 (Part), 3307 RP, 3310 S.A RP (Part), 3310  
S.B (Part), 3311 RP, 3312 S.A (Part), 3312 S.B, 3313 (Part) and 3314  
(Part) in D.D. 129, Ha Tsuen, Yuen Long.

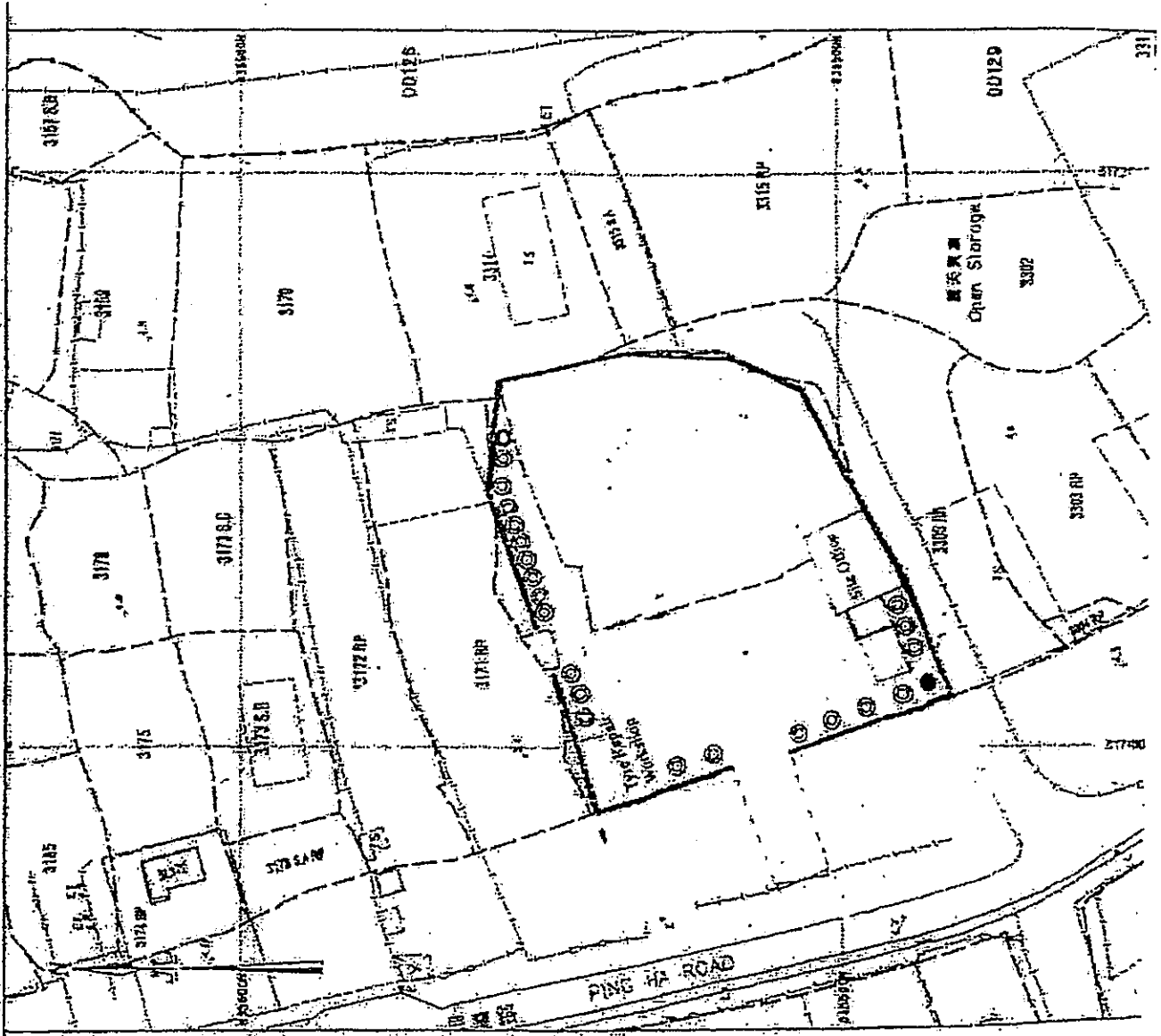
Remarks:

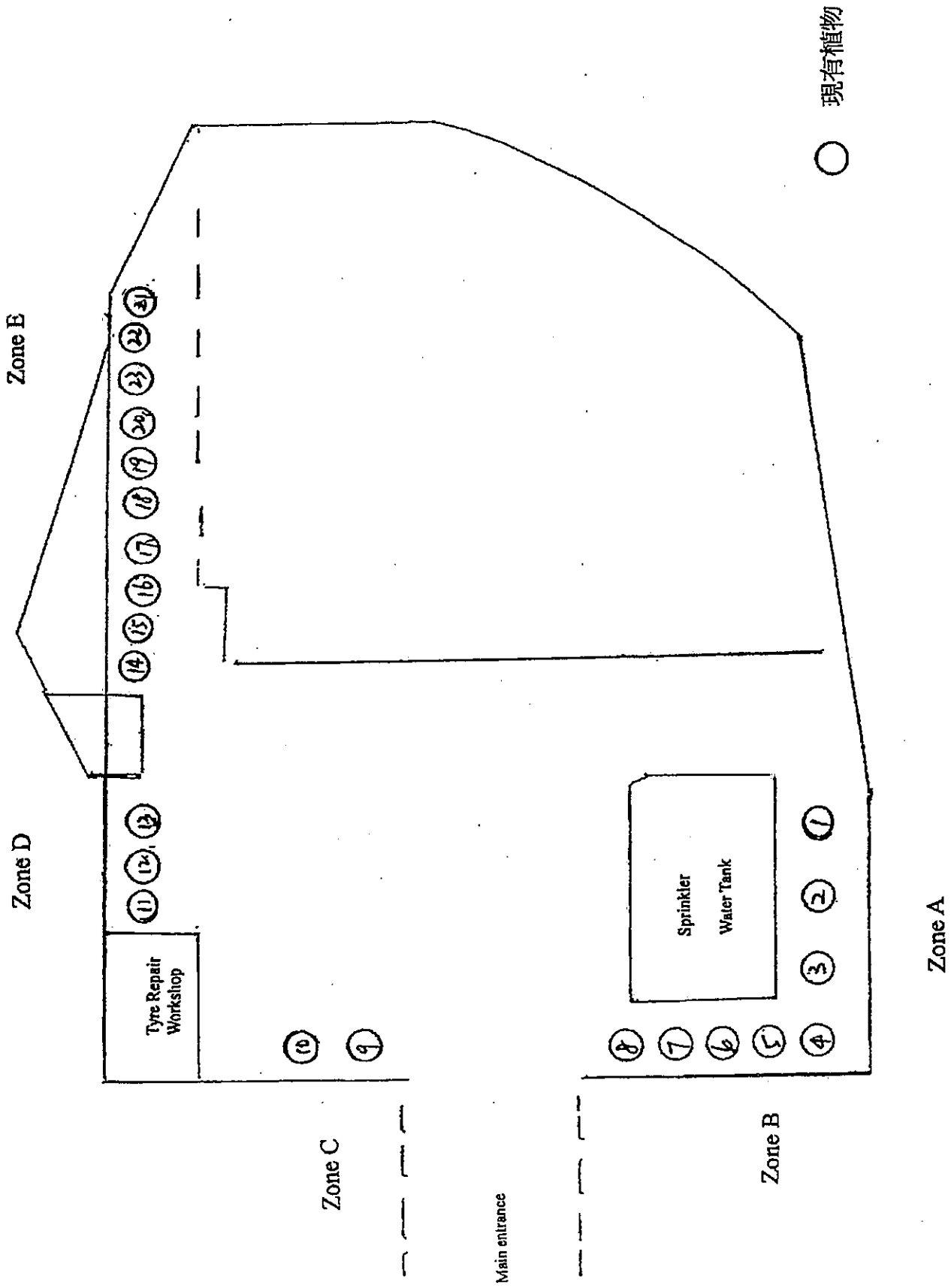
The Run-In/Out at the road near Ping Ha Road is according to the latest version of Highways Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.





Drawing No. 5	5
Drawing Title	圖白
Scale	比例尺
Project Name	1 : 1000
Landscape Condition	<p>有關方面之圖則及圖則 129 及 130 號 (圖則) 3104 (圖則) 3107, 3110 (圖則), 3111 (圖則) 3112, 3113 (圖則), 3114 (圖則) 3115 (圖則) 及 3116 (圖則) 之土地</p> <p>有關方面之圖則及圖則 129 及 130 號 (圖則) 3104 (圖則) 3107, 3110 (圖則), 3111 (圖則) 3112, 3113 (圖則), 3114 (圖則) 3115 (圖則) 及 3116 (圖則) 之土地</p> <p>有關方面之圖則及圖則 129 及 130 號 (圖則) 3104 (圖則) 3107, 3110 (圖則), 3111 (圖則) 3112, 3113 (圖則), 3114 (圖則) 3115 (圖則) 及 3116 (圖則) 之土地</p>
Notes	<p>現行圖則</p> <p>有關方面之圖則及圖則 129 及 130 號 (圖則) 3104 (圖則) 3107, 3110 (圖則), 3111 (圖則) 3112, 3113 (圖則), 3114 (圖則) 3115 (圖則) 及 3116 (圖則) 之土地</p>







改變土地用途補充資料 case ref. - A/HSK/30730/04/2021 10:21

From: "Angus Cheng (WTT)" <[REDACTED]>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "ocykan@pland.gov.hk" <ocykan@pland.gov.hk>  
Cc: katrine cheung <[REDACTED]>  
File Ref:

**12 Attachments**



天水圍平面圖210419.pdf ATT00001.htm 251 Form.pdf ATT00002.htm



Traffic Surveys Data Wah Tung Thai Logistics Company Limited.pdf ATT00003.htm



FS-02 A3.pdf ATT00004.htm 0297\_001.pdf ATT00005.htm FS-01 A3.pdf ATT00006.htm

To : Planning Department - Mr Kan,

Attached please find the supporting documents for the application.

Thanks and Regards,

Angus Cheng

Wah Tung Thai Logistics Company Limited

Tel: [REDACTED]

Dear Sir/Madam,

We refer to the application for permission under section 16 of the Town Planning Ordinance

(CAP.131), for which the permission was approved and valid for a period 3 years until 3rd July 2021 under Ref: A/HSK/68.

During this period, we have already implemented all requirements such as the drainage facilities, run-in/out plan, landscape condition, tree maintenance and preservation condition, fire service installation and provision of fencing of site were acceptable and the captioned conditions have been complied with.

Our operation time is same as previous approved application: A/HSK/68. There is no nighttime operation between 11:00pm to 7:00am, no operation on Sunday and public holiday. We will follow the requirements accordingly.

Our layout plan and user are same as previous approved application: A/HSK/68.

Since our location is far away from residential area, we will not cause undue inconvenience or disturbance to the general public. We will continue to keep our conditions as good as previous approved application: A/HSK/68.

Therefore we would like to ask for your permission for renewal period for temporary use as "Temporary Logistics Centre and Ancillary Tyre Repair Workshop" for 3 more years.

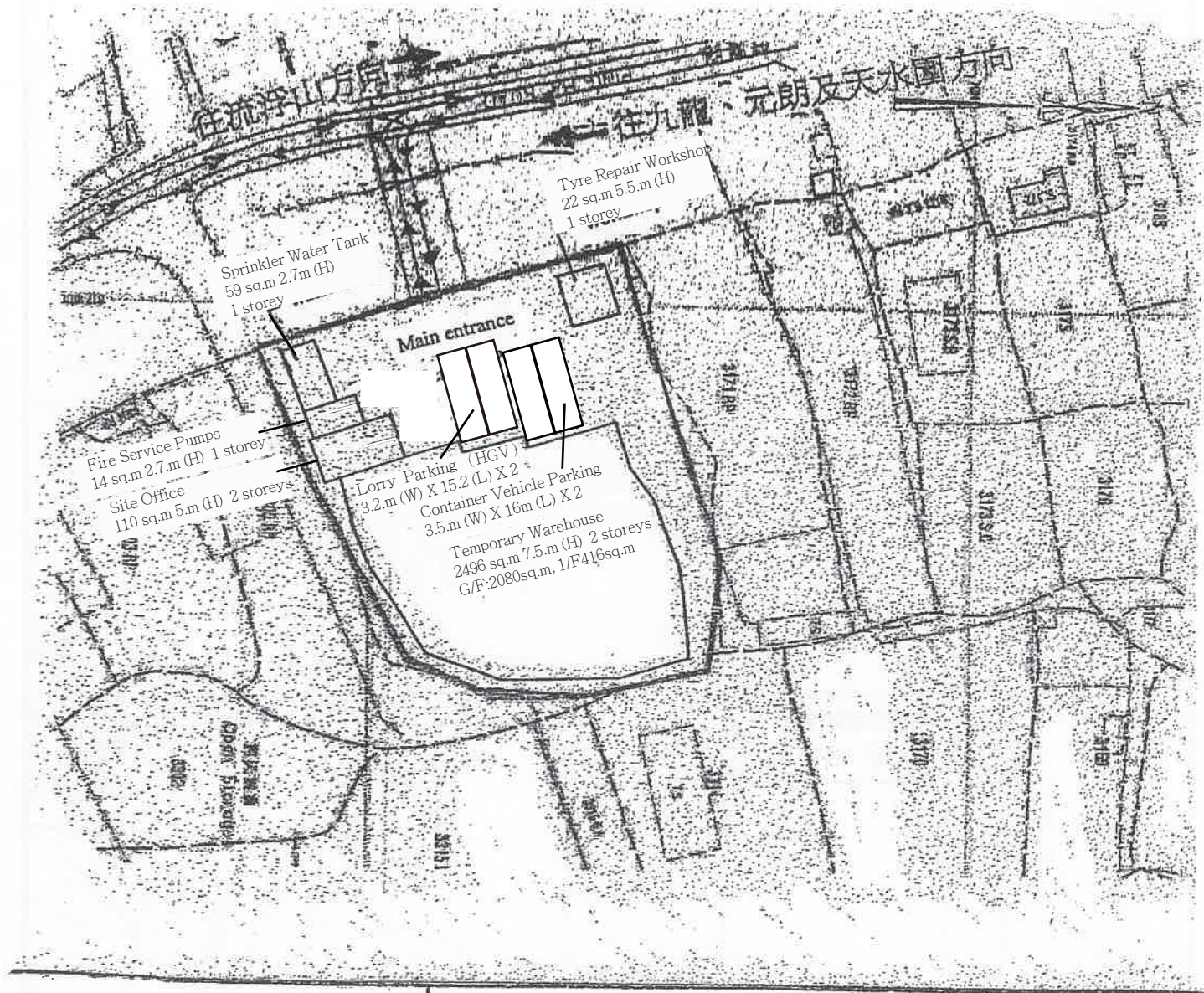
Yours faithfully,



Wah Tung Thai Logistics Company Limited



Temporary Logistics Centre  
and Ancillary Tyre Repair  
Workshop for a Period of 3 Years  
in "Comprehensive Development  
Area" (CDA) zone,  
Lots 3303RP(Part),  
3306(Part), 3307RP,  
3310S.ARP(Part),  
3310S.B(Part), 3311RP,  
3312S.A(Part), 3312S.B,  
3313(Part), 3314(Part)  
In D.D. 129, He Tuen, Yuen Long



# Wah Tung Thai Logistics Company Limited

Traffic Surveys Data for the existing usage:

Operating hours	Container Vehicle	Lorry (HGV)
08:00 – 09:00	1	2
09:00 – 10:00	2	3
10:00 – 11:00	2	2
11:00 – 12:00	1	2
12:00 – 13:00	1	1
13:00 – 14:00	2	1
14:00 – 15:00	1	2
15:00 – 16:00	1	3
16:00 – 17:00	2	2
17:00 – 18:30	1	2
Average:	1.3	2

The Logistics Center's general operating hours are from 08:00am to 06:30pm from Monday to Saturday. No nighttime operation between 11:00pm to 07:00am and no operation on Sundays and Public holidays.





LEGEND:

- NEW 68°C SPRINKLER HEAD UNDER STRUCTURE CEILING
- ⊗ NEW 68°C SPRINKLER HEAD UNDER FALSE CEILING
- ⊙ NEW 68°C SPRINKLER HEAD UNDER PLATFORM
- SPRINKLER PIPE UNDER STRUCTURE CEILING
- SPRINKLER PIPE UNDER PLATFORM

HR FIRE HOSE REEL

Fire Alarm Bell

BREAKGLASS

EMERGENCY LIGHT

EXIT SPRINKLER PIPE UNDER

● 5KG CO2 FE

● 9L FOAM FE

● 5KG DRY POWER FE

● 9L WATER CO2 FE

GENERAL NOTES:

1. ALL PIPE SHOULD BE 32mm DIAMETER G.I. PIPE EXCEPT OTHERWISE STATED.
2. THE ERECTION OF ALL FIRE SERVICES INSTALLATION SHALL BE CARRIED OUT BY A REGISTERED FSI CONTRACTOR. THE CONTRACTOR / F.S. CONTRACTOR / MEANS THE PERSON ORGANIZATION WHO WILL BE RESPONSIBLE FOR CARRYING OUT THE F.S. INSTALLATION.
3. ALL EXISTING INSTALLATION SHOULD BE RETAINED UNLESS OTHERWISE STATED.

DATE	DESCRIPTION	REV.

F.S. CONTRACTOR:



專業消防有限公司

*F.S. Fire Engineering Co., Ltd.*

九龍旺角上海街四十五號四樓華泰中心樓上 字樓B 號

BLK B, 12/F., 45B-45B SHANGHAI ST., MONG KOK, KLN.

TEL: (852) 2384 2066 FAX: (852) 2770 5182 EMAIL: fireeng@gmail.com

PROJECT TITLE:

FIRE SERVICES INSTALLATION –  
250 PING HA ROAD, LAU FAU SHAU  
N.T.  
WAH TONG PAPER GROUP LTD.

DRAWING TITLE:

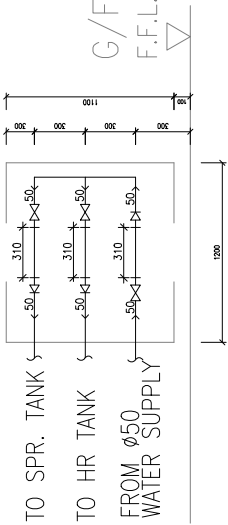
FIRE SERVICE LAYOUT PLAN  
GROUND FLOOR

	NAME	DATE
DRAWN	KEN	01/06/19
CHECKED	–	–
DRAWING NO.:	SCALE: A1 SIZE 1:150	
	FS-02	
	REVISION: –	
CAD REF.:	–	

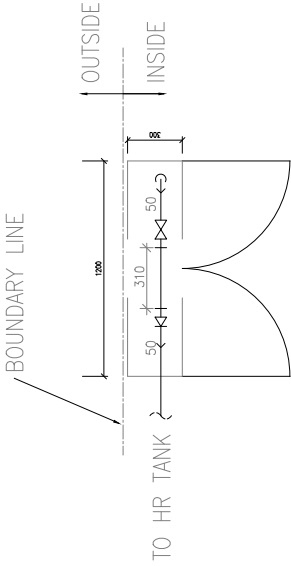


PART PLAN (UNDER PLATFORM LEVEL)

CHECK METRE CABINET  
MAKE BY WIRE-MESHES  
DOORFRONT C/W PADLOCK  
[SIZE: 1200mm(L) x 1100mm(H) x 300mm(W)]



DETAIL OF F.S. CHECK METER (VIEW "A")  
(N.T.S.)



DETAIL OF F.S. CHECK METER (TOP VIEW)  
(N.T.S.)



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8645154

FSD Ref.:  
消防處檔號

Name of Client:

顧客姓名

Wah Tung Thai Logistics Company Ltd

Name of Building:

樓宇名稱

Temporary Logistics Centre &amp; Ancillary Tyre Repair Workshop

Street No./Town Lot:

門牌號數/市地段

No. 250

Street/Road/Estate Name:

街道/屋苑名稱

Ping Ha Road

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK  
香港☐ K  
九龍☒ NT  
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	1 no. 5kg Dry Powder type F.E.	G/F	To replace	Conforms with FSD requirements.	14-11-2020
24	1 no. 9Lit Foam type F.E.	G/F	To replace	Conforms with FSD requirements.	14-11-2020
24	1 no. 9Lit W/Co2 type F.E.	G/F	To replace	Conforms with FSD requirements. (Defect FS251 No: A8749856)	14-11-2020

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:  
受權人簽署

Name:  
姓名

FSD/RC No.:  
消防處註冊號碼

Company Name:  
公司名稱

Telephone:  
聯絡電話

Date:  
日期

Chan Ka Kit

RC3/545

Li's Fire Eng. Co., Ltd.

14-11-2020

For FSD  
use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:  
消防處檔號

A 8514264

Name of Client:

顧客姓名

Wah Tung Thai Logistics Company Ltd

Name of Building:

樓宇名稱

Temporary Logistics Centre &amp; Ancillary Tyre Repair Workshop

Street No./Town Lot:

門牌號數/市地段

No. 250

Street/Road/Estate Name:

街道/屋苑名稱

Ping Ha Road

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
11	Emergency Lighting	Warehouse	To replace 2 nos. Emergency Lighting "Auto Source AELED-21"	Conforms with FSD requirements.	14-11-2020
12	Exit Sign	Site Office & Warehouse	To replace 1 no. Exit Sign "Auto Source AELED-B320"	Conforms with FSD requirements. (Defect FS251 No: A9639996)	14-11-2020

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:  
授權人簽署

Name:  
姓名

FSD/RC No.  
消防處註冊號碼

Company Name:  
公司名稱

Telephone:  
聯絡電話

Date:  
日期

Keung Fung Kwan

RC1/74 RC2/164

Li's Fire Eng. Co., Ltd.

14-11-2020

For FSD  
use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:  
消防處編號

A 8514265

Name of Client:

顧客姓名

Wah Tung Thai Logistics Company Ltd

Name of Building:

樓宇名稱

Temporary Logistics Centre &amp; Ancillary Tyre Repair Workshop

Street No./Town Lot:

門牌號數/市地段

No. 250

Street/Road/Estate Name:

街道/屋苑名稱

Ping Ha Road

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK  
香港☐ K  
九龍☒ NT  
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
28	Sprinkler Systems	G/F	To replace 1 no. module for sprinkler pump	Conforms with FSD requirements.	14-11-2020
13 & 16 & 28	Fire Alarm Systems & FH/HR System & Sprinkler Systems	G/F	To replace 1 lot F.S. Panel	Conforms with FSD requirements.	14-11-2020
				(Defect FS251 No: A9639997)	

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:  
授權人簽署

Name:  
姓名

FSD/RC No.  
消防處註冊號碼

Company Name:  
公司名稱

Telephone:  
聯絡電話

Date:  
日期

Keung Fung Kwan

RC1/74 RC2/164

Li's Fire Eng. Co., Ltd.

14-11-2020

For FSD use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8639996

FSD Ref.:

消防處編號

Name of Client:

顧客姓名

Wah Tung Thai Logistics Company Ltd

Name of Building:

樓宇名稱

Temporary Logistics Centre &amp; Ancillary Tyre Repair Workshop

Street No./Town Lot:

門牌號數/市地段

No. 250

Street/Road/Estate Name:

街道/屋苑名稱

Ping Ha Road

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK  
香港☐ K  
九龍☒ NT  
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	32 nos. Emergency Lighting.	Site Office & Warehouse	Conforms with FSD requirements.	25-09-2020	24-09-2021
12	2 nos. Exit Signs.	"	"	"	"
12	1 no. Directional sign.	Warehouse	"	"	"
11	2 nos. Emergency Lighting.	Warehouse	(Defects see part 3)	25-09-2020	24-09-2021
12	1 no. Exit Signs.	Warehouse	"	"	"

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
11	2 nos. Emergency Lighting.	Warehouse	Damage	Need to replace
12	1 no. Exit Signs.	Site Office & Warehouse	"	"

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:  
受權人簽署

Name:

姓名

Keung Fung Kwan

FSD/RC No.:

消防處註冊號碼

RC1/74 RC2/164

Company Name:

公司名稱

Li's Fire Eng. Co., Ltd.

Telephone:

聯絡電話

Date:

日期

25-09-2020

For FSD use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:  
消防處檔號

A 8639997

Name of Client:

顧客姓名

Wah Tung Thai Logistics Company Ltd

Name of Building:

樓宇名稱

Temporary Logistics Centre &amp; Ancillary Tyre Repair Workshop

Street No./Town Lot:

門牌號數/市地段

No. 250

Street/Road/Estate Name:

街道/屋苑名稱

Ping Ha Road

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
13	Fire Alarm Systems	G/F Site Office, warehouse & Tyre Repair Workshop	Conforms with FSD requirements. (Defects see part 3)	25-09-2020	24-09-2021
16	FH/HR System.	"	"	"	"
28	Sprinkler Systems	Warehouse	"	"	"

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
28	Sprinkler Systems	G/F	1 no. module for sprinkler pump (Damage)	Need to replace
13 & 16 & 28	Fire Alarm Systems & FH/HR System & Sprinkler Systems	G/F	1 no. panel (fault)	Need to check

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:  
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD  
use only

Inspected

Key-in

Verified

Keung Fung Kwan

RC1/74 RC2/164

Li's Fire Eng. Co., Ltd.

25-09-2020

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8749856

FSD Ref.:

消防處檔號

Name of Client:

顧客姓名

Wah Tung Thai Logistics Company Ltd

Name of Building:

樓宇名稱

Temporary Logistics Centre &amp; Ancillary Tyre Repair Workshop

Street No./Town Lot:

門牌號數/市地段

No. 250

Street/Road/Estate Name:

街道/屋苑名稱

Ping Ha Road

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	6 nos. 5kg Co2 type F.E.	G/F	Conforms with FSD requirements.	25-09-2020	24-09-2021
24	9 nos. 5kg Dry Powder type F.E.	G/F x6, M/F x3	"	"	"
24	6 nos. 9Lit W/Co2 type F.E.	G/F	"	"	"
24	1 no. 5kg Dry Powder type F.E.	G/F	(Defects see part 3)	25-09-2020	"
24	1 no. 9Lit Foam type F.E.	G/F	"	"	"
24	1 no. 9Lit W/Co2 type F.E.	G/F	"	"	"

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
24	1 no. 5kg Dry Powder type F.E.	G/F	Damage	Need to replace
24	1 no. 9Lit Foam type F.E.	G/F	Missing	Need to supply
24	1 no. 9Lit W/Co2 type F.E.	G/F	Missing	Need to supply

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

授權人簽署

Name:

姓名

Chan Ka Kit

FSD/RC No.:

消防處註冊號碼

RC3/545

Company Name:

公司名稱

Li's Fire Eng. Co., Ltd.

Telephone:

聯絡電話

Date:

日期

25-09-2020

For FSD use only:

Inspected

Key-in

Verified



Re: 改變土地用途補充資料 case ref. - A/HSK/30730/04/2021 17:21  
From: "Angus Cheng (WTT)" <[REDACTED]>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "ocykan@pland.gov.hk" <ocykan@pland.gov.hk>  
Cc: katrine cheung <[REDACTED]>  
File Ref:

2 Attachments



天水圍平面圖210429R1.pdf ATT00001.htm

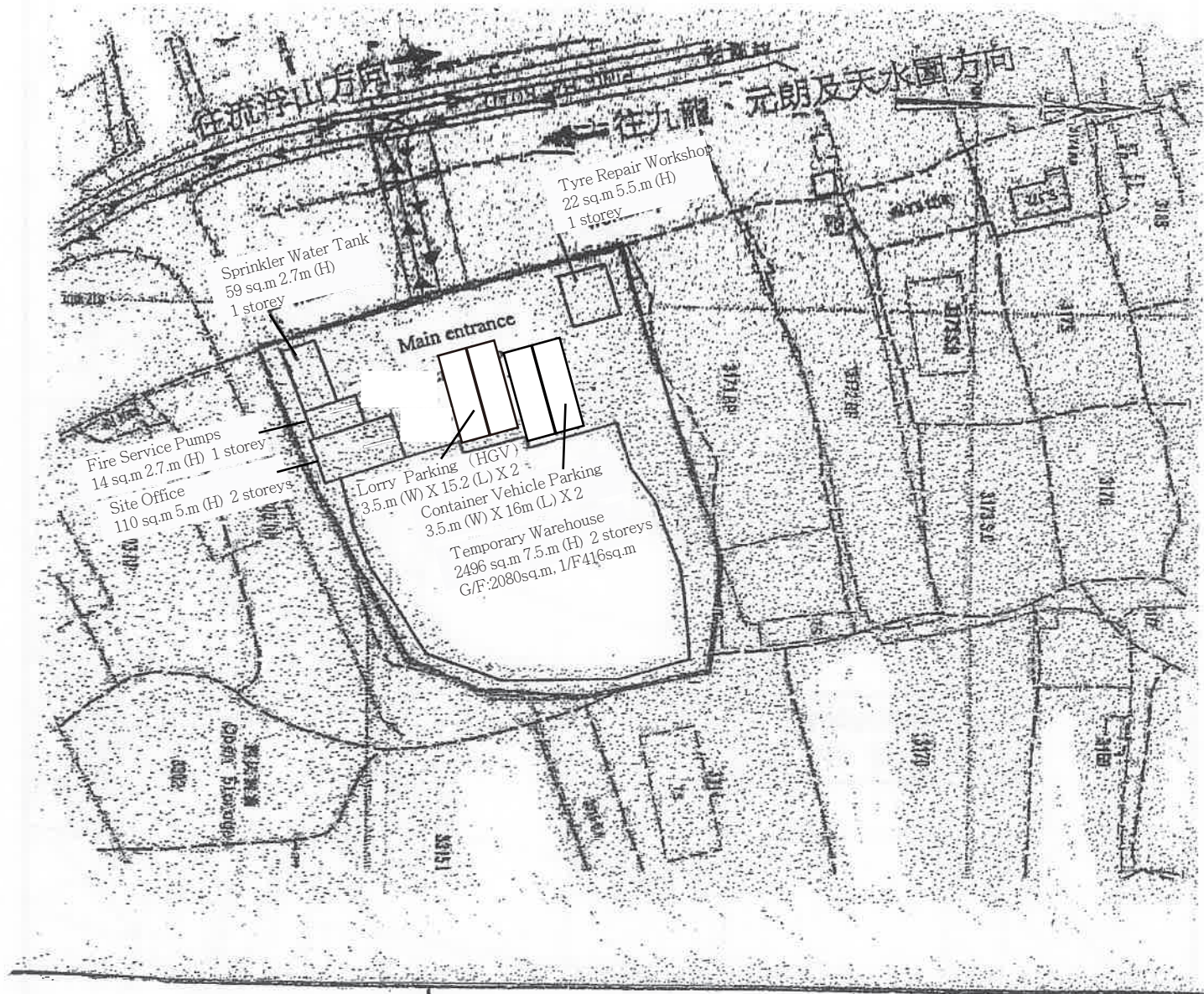
Dear Mr kan,

Attached please find updated floor plan 天水圍平面圖210429R1.pdf to replace 天水圍平面圖210429.pdf.

Thanks and Regards,  
Angus Cheng  
Wah Tung Thai Logistics Company Limited  
Tel: [REDACTED]



Temporary Logistics Centre  
and Ancillary Tyre Repair  
Workshop for a Period of 3 Years  
in "Comprehensive Development  
Area" (CDA) zone,  
Lots 3303RP(Part),  
3306(Part), 3307RP,  
3310S.ARP(Part),  
3310S.B(Part), 3311RP,  
3312S.A(Part), 3312S.B,  
3313(Part), 3314(Part)  
In D.D. 129, He Tuen, Yuen Long







Re: 華通泰改變土地用途補充資料ref. - A/HSK/30709/06/2021 09:24  
From: "Angus Cheng (WTT)" <[REDACTED]>  
To: "ocykan@pland.gov.hk" <ocykan@pland.gov.hk>  
Cc: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

4 Attachments



(2021-06-01) FS-02.pdf ATT00001.htm Letter from WTT.pdf ATT00002.htm

Dear Mr.Kan,

Please find the attached document to replace 7 Jun 2021's email .

Thanks and Regards,  
Angus Cheng  
Wah Tung Thai Logistics Company Limited  
Tel: [REDACTED]

華 通 泰 物 流 有 限 公 司  
WAH TUNG THAI LOGISTICS COMPANY LIMITED

香港九龍觀塘鴻圖道 45 號宏光工業大廈 1 樓 B-C 室  
Room B-C, 1/F, Wang Kwong Industrial Building,  
45 Hung To Road, Kwun Tong, Kowloon, Hong Kong  
[REDACTED]

To : Planning Department

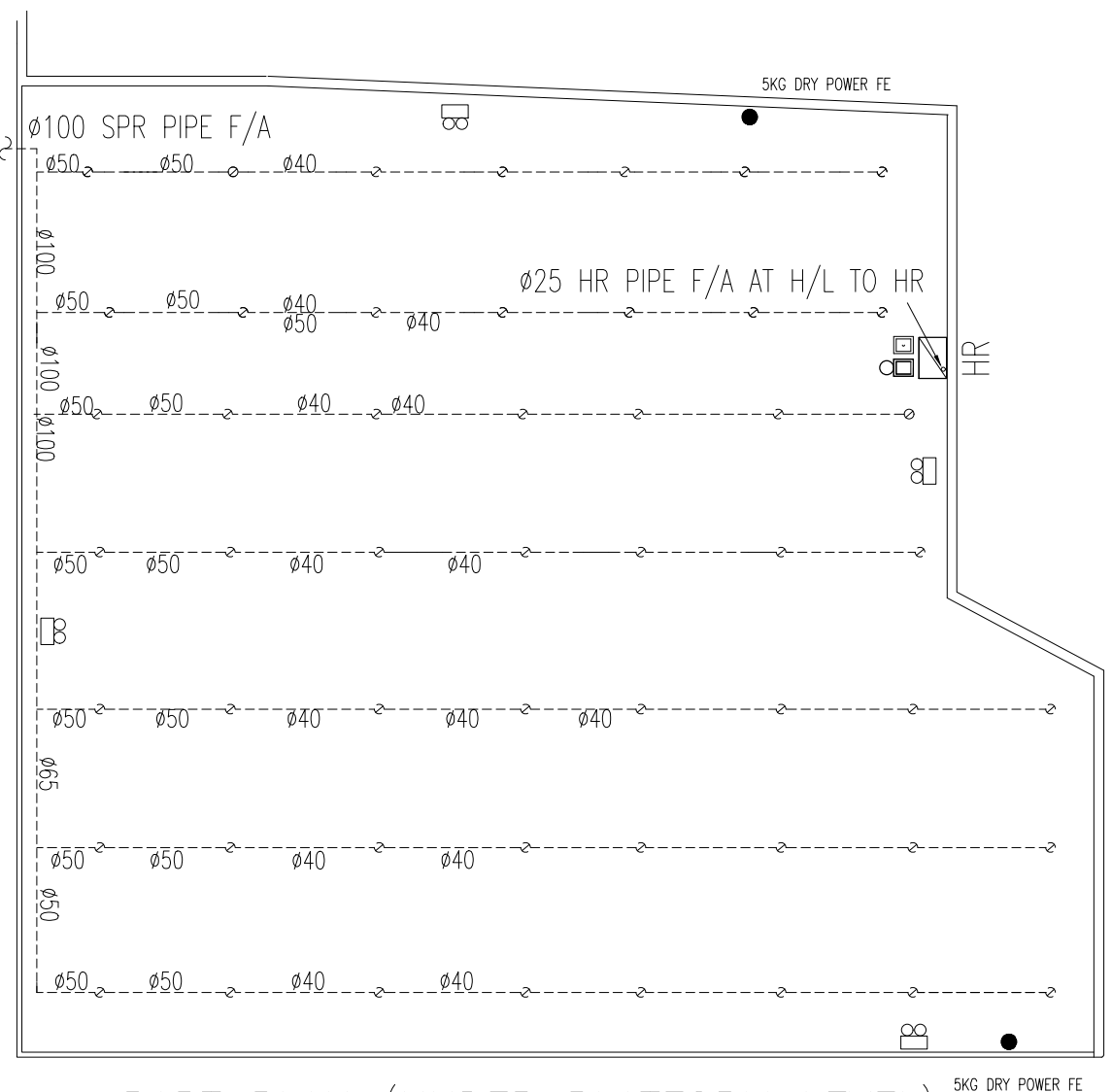
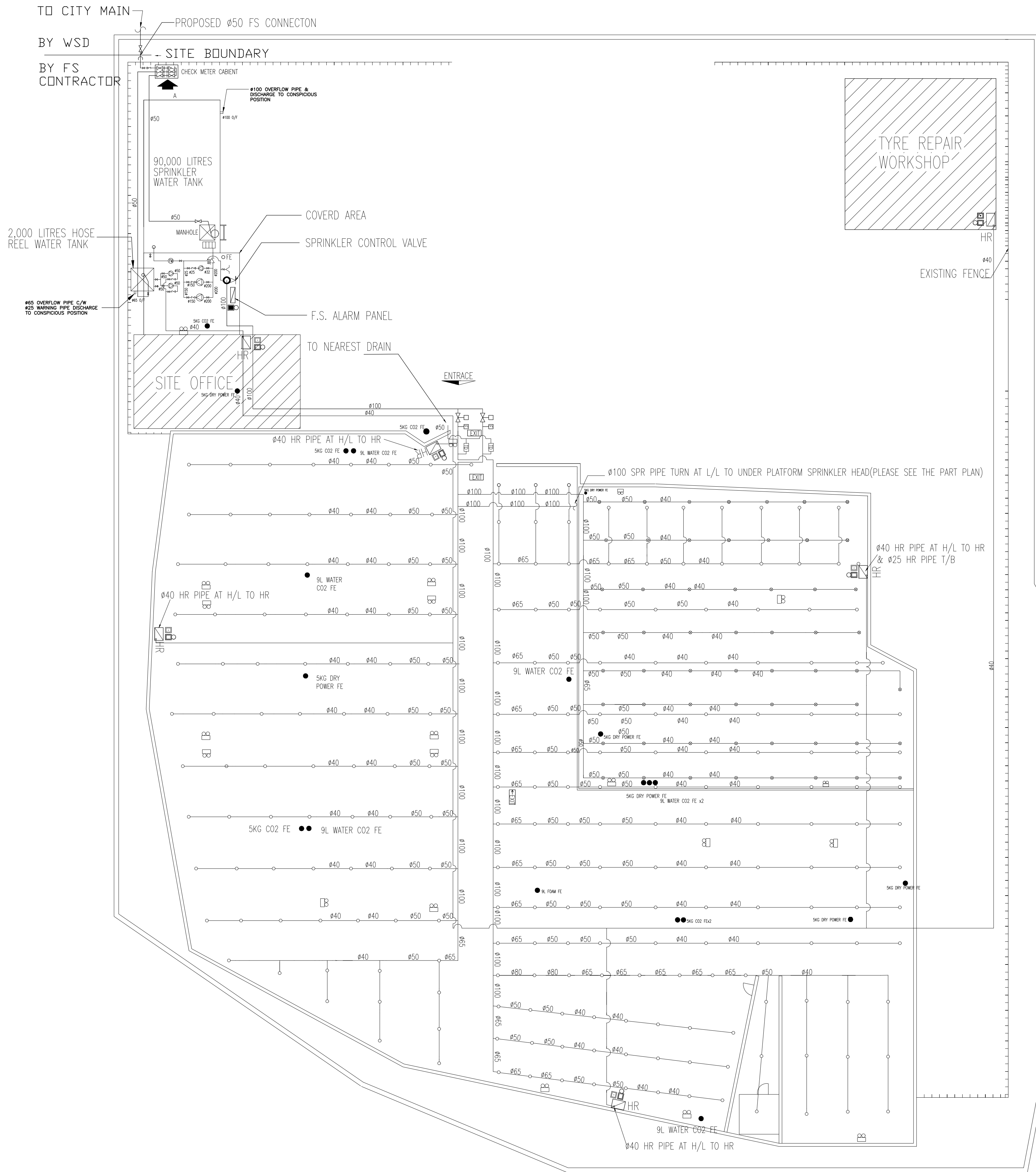
Refer to the new permission application : A/HSK/307, we confirm that the layout ,  
development parameters and the use of new application is the same as pervious  
permission : A/HSK/68.

Enclose please find the FS-02 Fire Services Installation Proposal.



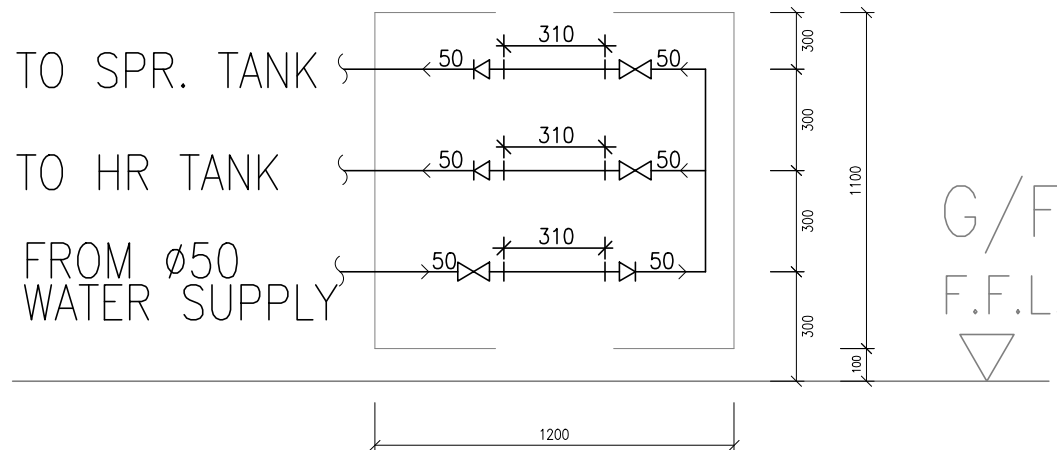
Wah Tung Thai Logistics Company Limited

8 June 2021

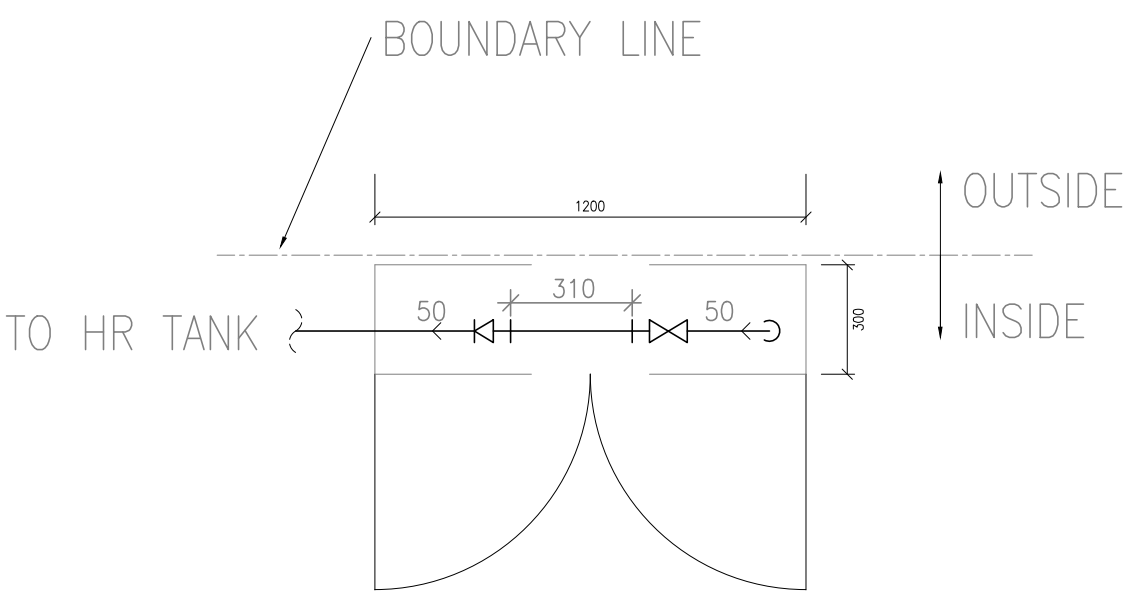


PART PLAN (UNDER PLATFORM LEVEL)

CHECK METRE CABINET  
MAKE BY WIRE-MESHES  
DOORFRONT C/W PADLOCK  
[SIZE: 1200mm(L) x 1100mm(H) x 300mm(W)]



DETAIL OF F.S. CHECK METER (VIEW "A")  
(N.T.S.)



DETAIL OF F.S. CHECK METER (TOP VIEW)  
(N.T.S.)

LEGEND:

- NEW 68°C SPRINKLER HEAD UNDER STRUCTURE CEILING
- ⊗ NEW 68°C SPRINKLER HEAD UNDER FALSE CEILING
- ⊙ NEW 68°C SPRINKLER HEAD UNDER PLATFORM
- SPRINKLER PIPE UNDER STRUCTURE CEILING
- - - SPRINKLER PIPE UNDER PLATFORM
- HR FIRE HOSE REEL
- Fire Alarm Bell
- BREAKGLASS
- EMERGENCY LIGHT
- EXIT SPRINKLER PIPE UNDER
- 5KG CO2 FE
- 9L FOAM FE
- 5KG DRY POWER FE
- 9L WATER CO2 FE

- GENERAL NOTES:
1. ALL PIPE SHOULD BE 32mm DIAMETER G.I. PIPE EXCEPT OTHERWISE STATED.
  2. THE ERECTION OF ALL FIRE SERVICES INSTALLATION SHALL BE CARRIED OUT BY A REGISTERED FSI CONTRACTOR. THE CONTRACTOR / F.S. CONTRACTOR / MEANS THE PERSON ORGANIZATION WHO WILL BE RESPONSIBLE FOR CARRYING OUT THE F.S. INSTALLATION.
  3. ALL EXISTING INSTALLATION SHOULD BE RETAINED UNLESS OTHERWISE STATED.

DATE	DESCRIPTION	REV.

F.S. CONTRACTOR:

**IFE 專業消防有限公司**  
*Li's Fire Engineering Co., Ltd.*

經 香 港 消 防 事 務 處 註 冊  
Authorized by the Fire Services & Waterworks Department  
九龍旺角上海街四五零至四五四號華商大廈十二字樓B 座  
BLK. B, 12/F., HING WAH COMM. BLDG., 450-454 SHANGHAI ST., MONG KOK, KLN.

PROJECT TITLE:

FIRE SERVICES INSTALLATION –  
250 PING HA ROAD, LAU FAU SHAU  
N.T.  
WAH TONG PAPER GROUP LTD.

DRAWING TITLE:

FIRE SERVICE LAYOUT PLAN  
GROUND FLOOR

	NAME	DATE
DRAWN	KEN	01-06-21
CHECKED	-	-

DRAWING NO.:	SCALE:
FS-02	A1 SIZE 1:150
	REVISION:
	-

CAD REF.: -

**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.

**Extract of Town Planning Board Guidelines  
on Renewal of Planning Approval  
and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development**  
**(TPB PG-No. 34C)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.

Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous Applications Covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1.	A/YL-HT/399	“CDA” on the draft Ha Tsuen OZP No. S/YL-HT/6	Temporary Warehouse for Storage of Paper Rolls (3 years)	15.7.2005 (3 years)  (revoked on 15.1.2006)	1, 2, 3, 4, 5, 7, 8
2.	A/YL-HT/440	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/7	Temporary Warehouse of Paper Rolls (3 years)	28.4.2006 (3 years)  (revoked on 28.4.2008)	1, 2, 3, 5, 6, 7, 8
3.	A/YL-HT/564	“CDA” on the draft Ha Tsuen OZP No. S/YL-HT/9	Temporary Warehouse of Electronic Parts, Paper Products and Non-flammable Materials and Ancillary Tyre Repair Workshop (3 years)	7.11.2008 (3 years)  (revoked on 7.2.2009)	1, 5, 7, 8, 9, 10, 11
4.	A/YL-HT/607	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Warehouse of Electronic Parts, Paper Products and Non-flammable Materials and Ancillary Tyre Repair Workshop (3 years)	8.5.2009 (3 years)  (revoked on 8.4.2012)	1, 5, 7, 8, 9, 10, 11
5.	A/YL-HT/808	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Logistics Centre and Ancillary Tyre Repair Workshop (3 years)	19.4.2013 (1 year)	1, 5, 6, 7, 8, 9, 10, 11, 12, 13
6.	A/YL-HT/898	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Logistics Centre and Ancillary Tyre Repair Workshop (3 years)	23.5.2014 (3 years)  (revoked on 23.11.2014)	1, 5, 6, 7, 8, 9, 10, 11, 12
7.	A/YL-HT/958	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Logistics Centre and Ancillary Tyre Repair Workshop (3 years)	3.7.2015 (3 years)	1, 2, 5, 6, 7, 8, 9, 10, 11, 12
8.	A/HSK/68	“G/IC” & 'Road' on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Renewal of Planning Approval for Temporary Logistic Centre and Ancillary Tyre Repair Workshop (3 years)	15.6.2018 (3 years)	1, 2, 3, 5, 7, 8, 9, 10, 11, 12

**Approval Conditions:**

1. The submission and/or implementation of landscaping proposals/maintenance of existing trees.
2. The submission and/or implementation of DIA/ drainage proposal.

3. The provision and/or maintenance of paving/ fencing.
4. The setting back of the site boundary to avoid encroaching upon the public works project limit.
5. The submission and/or implementation of fire service installations proposal.
6. The submission and/or implementation of run-in/run-out proposal.
7. Revocation clause.
8. Reinstatement clause.
9. No night-time operation and/or no operation on Sundays and public holidays.
10. The submission of a condition record of the existing drainage facilities and maintenance of the existing/implemented drainage facilities.
11. No cutting, dismantling, repairing, melting, cleansing or workshop activities shall be permitted at the site.
12. No vehicle queuing was allowed back to public road or vehicle reversing onto/from the public road.
13. No material was allowed to be stored/dumped within 1m of any tree on the site.

**Similar Applications Within the Same “G/IC” Zone**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1.	A/HSK/40	“G/IC” & '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)	26.1.2018 (3 years) (revoked on 26.2.2020)	1, 2, 3, 4, 5, 6, 7, 8, 9
2.	A/HSK/69	“G/IC” & 'Road' on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Renewal of Planning Approval for Temporary Shop for Construction Machinery Parts with Ancillary Workshop, Logistics Warehouse and Logistics Vehicles Back -up Centre, Office, Guard Room, and Staff Canteen (3 years)	15.6.2018 (3 years) (revoked on 20.11.2020)	1, 2, 3, 5, 6, 7, 8, 10, 11
3.	A/HSK/94	“R(A)3”, “G/IC” & 'Road' on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Logistics Centre and Warehouse (3 years)	21.9.2018 (3 years) (revoked on 21.2.2021)	1, 2, 3, 5, 6, 7, 8, 9, 11, 12
4.	A/HSK/173	“G/IC” & 'Road' on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Renewal of Planning Approval for Temporary Logistics Centre (3 years)	16.8.2019 (3 years)	1, 2, 3, 5, 6, 7, 9
5.	A/HSK/227	“G/IC” & 'Road' on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Logistics Centre and Ancillary Parking of Vehicle (3 years)	26.6.2020 (3 years)	1, 2, 3, 4, 5, 6, 7

**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 of condition record of the existing drainage facilities.
4. The submission and/or implementation of tree preservation and landscape proposal.
5. The submission and/or implementation of fire service installations (FSIs) proposal.
6. The maintenance of existing fencing/ drainage facilities/ trees and landscape planting.
7. Revocation clause.
8. Reinstatement clause.
9. No repairing/ recycling/ cleaning/ dismantling/ workshop activities is allowed.
10. No cutting, dismantling, repairing, melting, compaction, cleansing activity is allowed on the site, except within the workshops.
11. No material and/or vehicle is allowed to be stored/dumped within 1m of any tree.
12. The provision of fencing.



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

參考編號

Reference Number:

210507-150301-60750

提交限期

Deadline for submission:

25/05/2021

提交日期及時間

Date and time of submission:

07/05/2021 15:03:01

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/307

「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，住屋過於密集地方設臨時物流中心及附屬輪胎維修工場活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數

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

參考編號

Reference Number:

210524-161611-89140

提交限期

Deadline for submission:

25/05/2021

提交日期及時間

Date and time of submission:

24/05/2021 16:16:11

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/307

「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，住屋過於密集地方設臨時物流中心及附屬輪胎維修工場商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

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



**A/HSK/307 DD 120 Ha Tsuen GIC**  
24/05/2021 03:12

From:

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

FileRef:

**A/HSK/307**

Lots 3305 RP (Part), 3306 (Part), 3307 RP, 3310 S.A RP (Part), 3310 S.B (Part), 3311 RP, 3312 S.A (Part), 3312 S.B, 3313 (Part) and 3314 (Part) in D.D. 129, Ha Tsuen

Site area : About 4,111sq.m

Zoning : "GIC" and area shown as 'Road'

Applied use : Logistics Centre / 6 Vehicle Parking

Dear TPB Members,

PlanD can no longer trot out 'the implementation programme for this part of the Hung Shui Kiu New Development Area (HSK NDA) was still being formulated"

26/06/2020

Finance Committee of Legislative Council approved the funding application of the following items:

787CL – Hung Shui Kiu/Ha Tsuen New Development Area advance works – site formation and engineering infrastructure

796CL – Hung Shui Kiu/Ha Tsuen New Development Area stage 1 works – site formation and engineering infrastructure

829CL – Hung Shui Kiu/Ha Tsuen New Development Area stage 2 works – site formation and engineering infrastructure

38CA – Special Ex-gratia Cash Allowance for the First Phase development for the Hung Shui Kiu/Ha Tsuen New Development Area

CE has pledged full steam ahead. Mistakes made with 'City of Sadness', Tin Shui Wai, cannot be repeated. The GIC facilities must be developed in tandem with residential towers so that when residents start to move in community services are in place and functioning.

Logistic operations should be co-operating with others in the trade to develop high rise, state of the art, automated facilities.

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) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lot 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 covered by Short Term Waivers (STWs) in the Site are listed below:

<b><u>Lot(s) Nos. in D.D. 129</u></b>	<b><u>STWs Nos.</u></b>	<b><u>Purposes</u></b>
3306	3904	Temporary Logistics Centre and Ancillary Tyre Repair Workshop
3307 RP		
3310 S.A RP		
3310 S.B		
3311 RP		
3312 S.A		
3312 S.B		
3313	3905	
3305 RP	4588	Temporary Logiscitcs Centre and Warehouse (Storage of Paper)
3314	4959	Temporary Logistics Centre

The STW holders will need to immediately apply to his office for modification of the STW conditions where appropriate. 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;

- (d) to note the comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD) that sufficient manoeuvring space shall be provided within the Site;
- (e) 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;
- (f) 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;

- (g) 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;
- (h) 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; and
- (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 granted by the Building Authority for the existing structures at the Site. If the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on leased land in the Site, prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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. 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.