

This document is received on 10 MAY 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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSK/312
	Date Received 收到日期	10 MAY 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)

三科有限公司 (TRIOTECH 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)

華東發展投資有限公司 (WAH TUNG DEVELOPMENT CO. LTD.)

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)	VARIOUS LOTS IN D.D.125 and D.D.129 and adjoining GOVERNMENT LAND, HA TSUEN, YUEN LONG. 詳細可參考附頁
(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 46,250 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 21,187.5 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)	3,640 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	洪水橋及厦村分區計劃大綱圖 (S/Hsk/2)
(e) Land use zone(s) involved 涉及的土地用途地帶	住宅(甲類)3、商業(4)、政府、機構或社區、道路
(f) Current use(s) 現時用途	臨時物流中心、臨時貯物倉庫、冷庫倉庫、露天存放貨櫃用途, 以及開設貨櫃車停車場連附屬工場(包括進行壓實及拆除包裹等工作、修補汽車輪胎) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

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

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

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

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

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

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

- ☒ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 16/11/2021 (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 12/4/2021 (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 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/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

臨時物流中心、臨時貯物倉庫、冷凍倉庫、露天石改裝搬運用途、以及開設貨櫃車停車場連附屬工場(包括進行磨寬及拆陣包裝等工作、修補汽車輪胎)及食堂用途。

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

(b) Effective period of permission applied for
 申請的許可有效期

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 26,368.5sq.m ☒ About 約
 Proposed covered land area 擬議有上蓋土地面積 1,988.5sq.m ☒ About 約
 Proposed number of buildings/structures 擬議建築物/構築物數目 36
 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 2,187.5sq.m ☐ About 約
 Proposed gross floor area 擬議總樓面面積 2,187.5sq.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)

可參考附頁

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

Private Car Parking Spaces 私家車車位 28
 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 1
 Medium Goods Vehicle Spaces 中型貨車車位 /
 Heavy Goods Vehicle Spaces 重型貨車車位 / 貨櫃車 33
 Others (Please Specify) 其他 (請列明) /

Proposed operating hours 擬議營運時間

申請地點開張時間，星期一至星期六每日早上八時至晚上十一時，星期日及公眾假期休息。

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

Yes 是

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

可經由廣廈路到達申請地點

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

No 否

(e) Impacts of Development Proposal 擬議發展計劃的影響

(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building?
擬議發展計劃是否包括現有建築物的改動？

Yes 是

☐ Please provide details 請提供詳情

No 否

☒

(ii) Does the development proposal involve the operation on the right?
擬議發展是否涉及右列的工程？

Yes 是

☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)
(請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)

☐ Diversion of stream 河道改道

☐ Filling of pond 填塘

Area of filling 填塘面積 sq.m 平方米 ☐ About 約

Depth of filling 填塘深度 m 米 ☐ About 約

☐ Filling of land 填土

Area of filling 填土面積 sq.m 平方米 ☐ About 約

Depth of filling 填土厚度 m 米 ☐ About 約

☐ Excavation of land 挖土

Area of excavation 挖土面積 sq.m 平方米 ☐ About 約

Depth of excavation 挖土深度 m 米 ☐ About 約

No 否

☒

(iii) Would the development proposal cause any adverse impacts?
擬議發展計劃會否造成不良影響？

On environment 對環境

Yes 會 ☐No 不會 ☒

On traffic 對交通

Yes 會 ☐No 不會 ☒

On water supply 對供水

Yes 會 ☐No 不會 ☒

On drainage 對排水

Yes 會 ☐No 不會 ☒

On slopes 對斜坡

Yes 會 ☐No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐No 不會 ☒

Visual Impact 構成視覺影響

Yes 會 ☐No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐No 不會 ☒

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <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： _____ _____ _____ </div> <div> Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

可參考意向書.....

8. Declaration 聲明

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

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

Signature
簽署

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

華東發展投資有限公司 WAH TUNG DEVELOPMENT CO. LTD.

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

Date 日期

23/4/2021 (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	VARIOUS LOTS IN D.D. 125 and D.D. 129 and adjoining GOVERNMENT LAND, HA TSUEN, YUEN LONG 詳細可參考附頁
Site area 地盤面積	46,250 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 3,640 sq. m 平方米 □ About 約)
Plan 圖則	洪水橋及厦村分區計劃大綱圖 (S/HSK/2)
Zoning 地帶	「住宅(甲類)3」、「商業(4)」、「政府、機構或社區」、「道路」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 □ Year(s) 年 3 □ Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 □ Year(s) 年 □ Month(s) 月
Applied use/ development 申請用途/發展	臨時物流中心、臨時貯物倉庫、冷凍倉庫、露天存放貨櫃用途、以及開設貨櫃車停車場連附屬工場(包括進行壓實及拆除包裝等工作、修補汽車輪胎)及食堂用途

(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	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 21,187.5	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.458
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	36	
(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	15 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	43 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		28 28
	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 / 貨櫃車 Others (Please Specify) 其他 (請列明) _____ _____		1 33

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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。

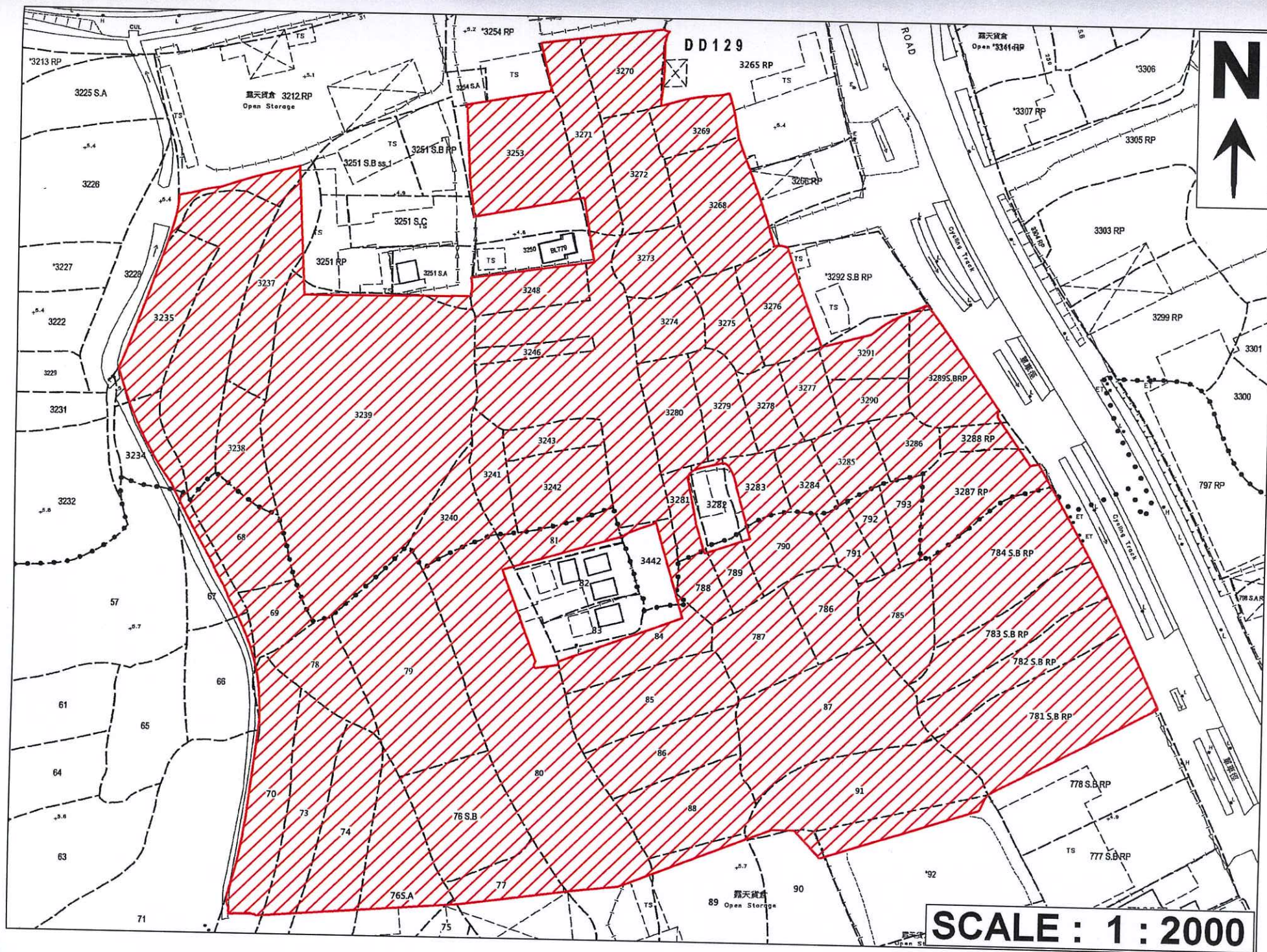
申請地點：

新界元朗廈村丈量約份第125約地段第57號(部分)、第66號(部分)、第67號(部分)、第68號、第69號、第70號(部分)、第73號(部分)、第74號(部分)、第75號(部分)、第76號A分段(部分)、第76號B分段、第77號(部分)、第78號、第79號、第80號(部分)、第81號(部分)、第84號(部分)、第85號、第86號、第87號、第88號、第89號(部分)、第90號(部分)、第91號(部分)、第92號(部分)、第781號B分段餘段、第782號B分段餘段、第783號B分段餘段、第784號B分段餘段、第785號、第786號、第787號、第788號(部分)、第789號(部分)、第790號(部分)、第791號、第792號及第793號、丈量約份第129約地段第3212號餘段(部分)、第3234號(部分)、第3235號(部分)、第3237號(部分)、第3238號、第3239號(部分)、第3240號、第3241號、第3242號、第3243號、第3246號、第3248號、第3251號A分段(部分)、第3251號餘段(部分)、第3253號(部分)、第3265號餘段(部分)、第3268號、第3269號、第3270號、第3271號(部分)、第3272號、第3273號、第3274號、第3275號、第3276號、第3277號、第3278號、第3279號、第3280號、第3281號(部分)、第3282號(部分)、第3283號(部分)、第3284號、第3285號、第3286號、第3287號餘段(部分)、第3288號餘段(部分)、第3289號B分段餘段(部分)、第3290號、第3291(部分)、第3292號B分段餘段(部分)及第3442號(部分)和毗連政府土地

上蓋物		樓高 / 高度	上蓋面積	用途
1	金屬搭建	1 層 / 最高高度約 12 米 最低高度約 10 米	約 4,833 平方米 簷蓬佔面積約 103 平方米 合共佔面積約 4,936 平方 米 樓面面積：約 4,936 平方 米	大型貯物倉庫
2	金屬搭建	2 層 / 約 5 米	約 141 平方米 樓面面積：約 282 平方米	上層臨時寫字樓/ 一般行政用途 下層消防貯水缸
3	貨櫃改建	1 層 / 約 2.6 米	約 21 平方米 樓面面積：約 21 平方米	洗手間
4	金屬搭建	1 層 / 最高高度約 12 米 最低高度約 10 米	約 1,015 平方米 簷蓬佔面積約 78 平方米 合共佔面積約 1,093 平方 米 樓面面積：約 1,093 平方 米	貯物倉庫
5	貨櫃改建	2 層 / 約 6.4 米	約 15 平方米 樓面面積：約 30 平方米	臨時寫字樓 / 一般行政用途
6	金屬搭建 (當中有兩層 300 平方米， 高 6.4 米的員 工休息室和附 連食堂及一層 20 平方米，高 2 米的保安室)	2 層 / 約 6.4 米	約 320 平方米 樓面面積：約 640 平方米	員工休息室 附連食堂及洗手 間
7	金屬搭建 (當中有兩層 150 平方米， 高 2.6 米的貨 櫃作臨時寫字 樓)	1 層 / 約 6.4 米	約 320 平方米 樓面面積：約 470 平方米	涼棚 / 汽車輪胎 及汽車維修
8	金屬搭建	1 層 / 約 3 米	約 128 平方米 樓面面積：約 128 平方米	涼棚 / 泊車
9	貨櫃改建	2 層 / 約 6.4 米	約 350 平方米 樓面面積：約 700 平方米	臨時寫字樓 / 一般行政用途
10	貨櫃改建	2 層 / 約 6.4 米	約 40 平方米 樓面面積：約 80 平方米	上層員工休息室 下層保安室

11	金屬搭建	1 層 / 約 3.3 米	約 116 平方米 樓面面積：約 116 平方米	涼棚 / 泊車
12	貨櫃改建	2 層 / 約 6.4 米	約 50 平方米 樓面面積：約 100 平方米	臨時寫字樓 / 一般行政用途
13	貨櫃改建	1 層 / 約 3 米	約 7.5 平方米 樓面面積：約 7.5 平方米	電錶房
14	貨櫃改建	2 層 / 約 6.4 米	約 42 平方米 樓面面積：約 84 平方米	臨時寫字樓 / 一般行政用途
15	貨櫃改建	2 層 / 約 6.4 米	約 150 平方米 樓面面積：約 300 平方米	臨時寫字樓 / 一般行政用途
16	貨櫃改建	1 層 / 約 2.6 米	約 20 平方米 樓面面積：約 20 平方米	貯物室
17	金屬搭建	1 層 / 約 6 米	約 110 平方米 樓面面積：約 110 平方米	涼棚
18	金屬搭建	1 層 / 約 6 米	約 300 平方米 樓面面積：約 300 平方米	涼棚
19	金屬搭建	1 層 / 約 8 米	約 1,000 平方米 樓面面積：約 1,000 平方 米	冷凍倉庫
20	貨櫃改建	1 層 / 約 2.6 米	約 15 平方米 樓面面積：約 15 平方米	臨時寫字樓 / 一般行政用途
21	貨櫃改建	1 層 / 約 3 米	約 30 平方米 樓面面積：約 30 平方米	貯物室
22	金屬搭建	1 層 / 約 6.4 米	約 235 平方米 樓面面積：約 235 平方米	涼棚 / 維修 / 物流過貨
23	水泥搭建	1 層 / 約 3 米	約 16 平方米 樓面面積：約 16 平方米	洗手間
24	水泥搭建	1 層 / 約 3 米	約 6 平方米 樓面面積：約 6 平方米	電錶房
25	金屬搭建	1 層 / 約 6 米	約 330 平方米 樓面面積：約 330 平方米	涼棚 / 儲物用途
26	金屬搭建 (當中有兩層 48 平方米，高 5.2 米的貨櫃作臨 時寫字樓)	1 層 / 約 6 米	約 300 平方米 樓面面積：約 348 平方米	涼棚 / 維修貨櫃工場
27	金屬搭建	1 層 / 約 2.6 米	約 4 平方米 樓面面積：約 4 平方米	電錶房
28	貨櫃改建	1 層 / 約 2.6 米	約 30 平方米 樓面面積：約 30 平方米	員工休息室
29	金屬搭建	1 層 / 約 2.6 米	約 6 平方米 樓面面積：約 6 平方米	電錶房

30	金屬搭建	1 層 / 最高高度約 15 米 最低高度約 12 米	約 9,390 平方米 簷蓬佔面積約 346 平方米 合共佔面積約 9,736 平方 米 樓面面積：約 9,736 平方 米	大型貯物倉庫
31	金屬搭建	1 層 / 約 2.6 米	約 4 平方米 樓面面積：約 4 平方米	電錶房
32	金屬搭建	1 層 / 約 2.6 米	約 1 平方米 樓面面積：約 1 平方米	保安室
33	金屬搭建	1 層 / 約 3 米	約 3 平方米 樓面面積：約 3 平方米	洗手間
34	金屬搭建	1 層 / 約 3 米	約 4 平方米 樓面面積：約 4 平方米	電錶房
35	金屬搭建	1 層 / 約 2.6 米	約 1 平方米 樓面面積：約 1 平方米	保安室
36	金屬搭建	1 層 / 約 2.6 米	約 1 平方米 樓面面積：約 1 平方米	電錶房



附 帶 計 劃 文 件

三科有限公司 Triotech Limited

按城市規劃條例 / 第 16 條提出申請

二零二一年四月

檔案編號：A/HSK/312

敬啟者：

申請地點內有兩處地方，並非申請範圍。該兩處地方被申請地點包圍。申請人按規劃署的意見修正，詳細如下：

為免整個申請地點內有某些地方不屬於申請範圍，申請人會空出部份範圍，令前述的兩處地方不再被申請地點包圍。該空出的部份，會設定為一條兩米的行人通道，供在前述兩處地方生活的人士使用。(修正之處可參閱新修正的場地位置圖及場地設計圖)

修正之後，申請面積會減少約 350 平方米。申請地點面積即由約 46,250 平方米，修正為約 45,900。減少了約 1%的土地。

經過修正，申請地點涉及的地段，亦需作調整。元朗廈村丈量約份第 125 約地段第 791 號、第 792 號及第 793 號地段，需修正為第 791 號(部分)、第 792 號(部分)及第 793 號(部分)。元朗廈村丈量約份第 129 約地段第 3284 號及第 3285 號，需修正為第 3284 號(部分)及第 3285 號(部分)。經修正後，申請地點涉及地段如下：

新界元朗廈村丈量約份第 125 約地段第 57 號(部分)、第 66 號(部分)、第 67 號(部分)、第 68 號、第 69 號、第 70 號(部分)、第 73 號(部分)、第 74 號(部分)、第 75 號(部分)、第 76 號 A 分段(部分)、第 76 號 B 分段、第 77 號(部分)、第 78 號、第 79 號、第 80 號(部分)、第 81 號(部分)、第 84 號(部分)、第 85 號、第 86 號、第 87 號、第 88 號、第 89 號(部分)、第 90 號(部分)、第 91 號(部分)、第 92 號(部分)、第 781 號 B 分段餘段、第 782 號 B 分段餘段、第 783 號 B 分段餘段、第 784 號 B 分段餘段、第 785 號、第 786 號、第 787 號、第 788 號(部分)、第 789 號(部分)、第 790 號(部分)、第 791 號(部分)、第 792 號(部分)及第 793 號(部分)、丈量約份第 129 約地段第 3212 號餘段(部分)、第 3234 號(部分)、第 3235 號(部分)、第 3237 號(部分)、第 3238 號、第 3239 號(部分)、第 3240 號、第 3241 號、第 3242 號、第 3243 號、第 3246 號、第 3248 號、第 3251 號 A 分段(部分)、第 3251 號餘段(部分)、第 3253 號(部分)、第 3265 號餘段(部分)、第 3268 號、第 3269 號、第 3270 號、第 3271 號(部分)、第 3272 號、第 3273 號、第 3274

號、第 3275 號、第 3276 號、第 3277 號、第 3278 號、第 3279 號、第 3280 號、第 3281 號(部分)、第 3282 號(部分)、第 3283 號(部分)、第 3284 號(部分)、第 3285 號(部分)、第 3286 號、第 3287 號餘段(部分)、第 3288 號餘段(部分)、第 3289 號 B 分段餘段(部分)、第 3290 號、第 3291(部分)、第 3292 號 B 分段餘段(部分)及第 3442 號(部分)和毗連政府土地。

申請地點原有的車路，一如以往，日後仍可供在前述兩處地方生活的人士使用。

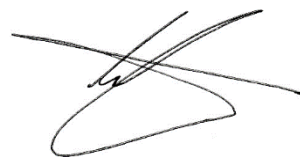
申請地點由檔案編號：A/HSK/63 及 A/HSK/163 組成，兩個前申請都已在過去取得規劃許可時鋪設了邊界圍板。原有的邊界圍板會保留，申請人會繼續保留。

是次申請改動，修正的比例不多於 1%。除此之外，並無任何改變。敬希 貴署及有關方面能體諒，並接受此安排。隨函附上新修正的各項圖則以便有關方面了解情況。如有任何疑問，歡迎致電與郭先生聯絡。

此致

規劃署 / 屯門及元朗 / 簡先生

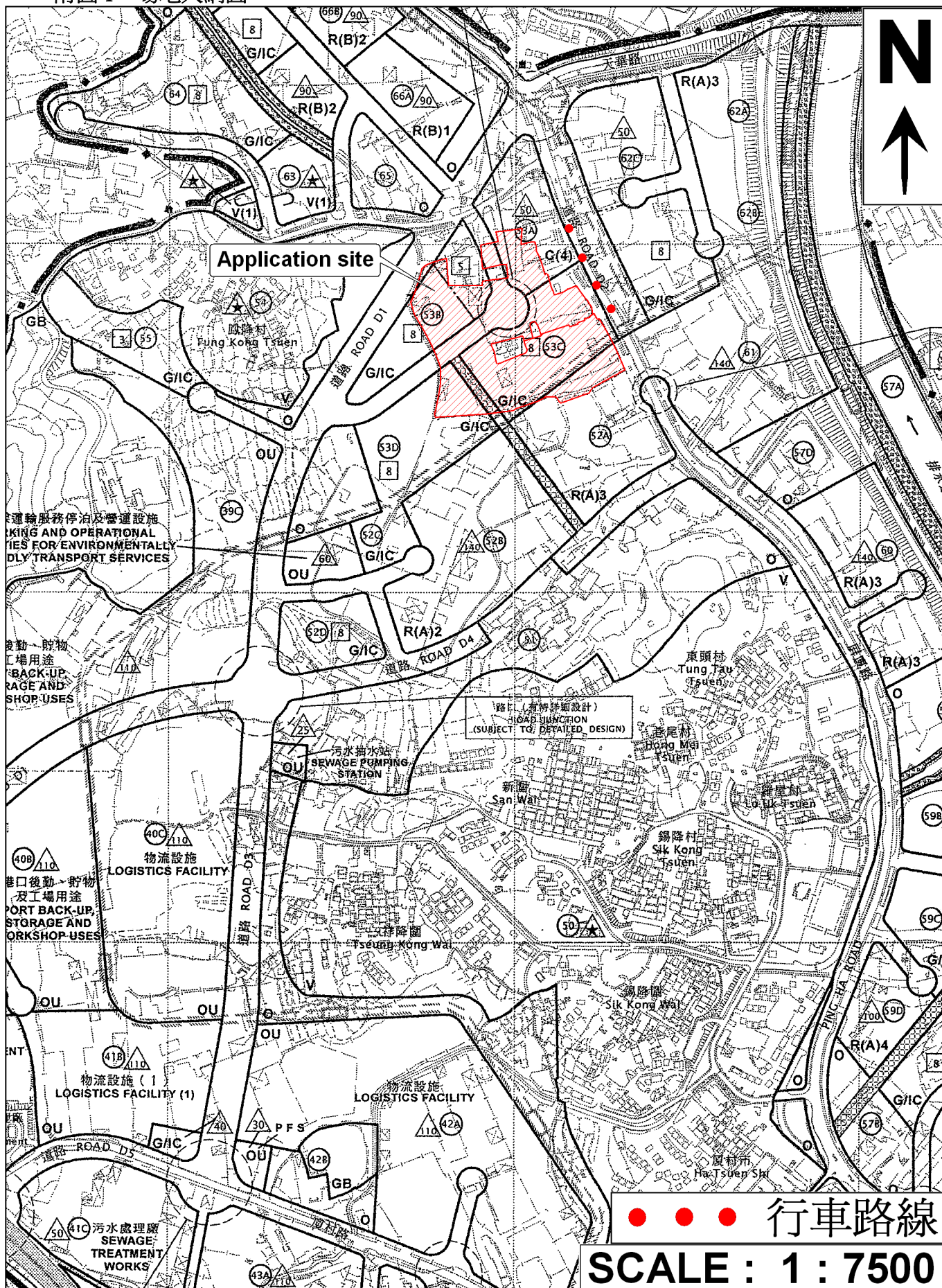
申請代理人

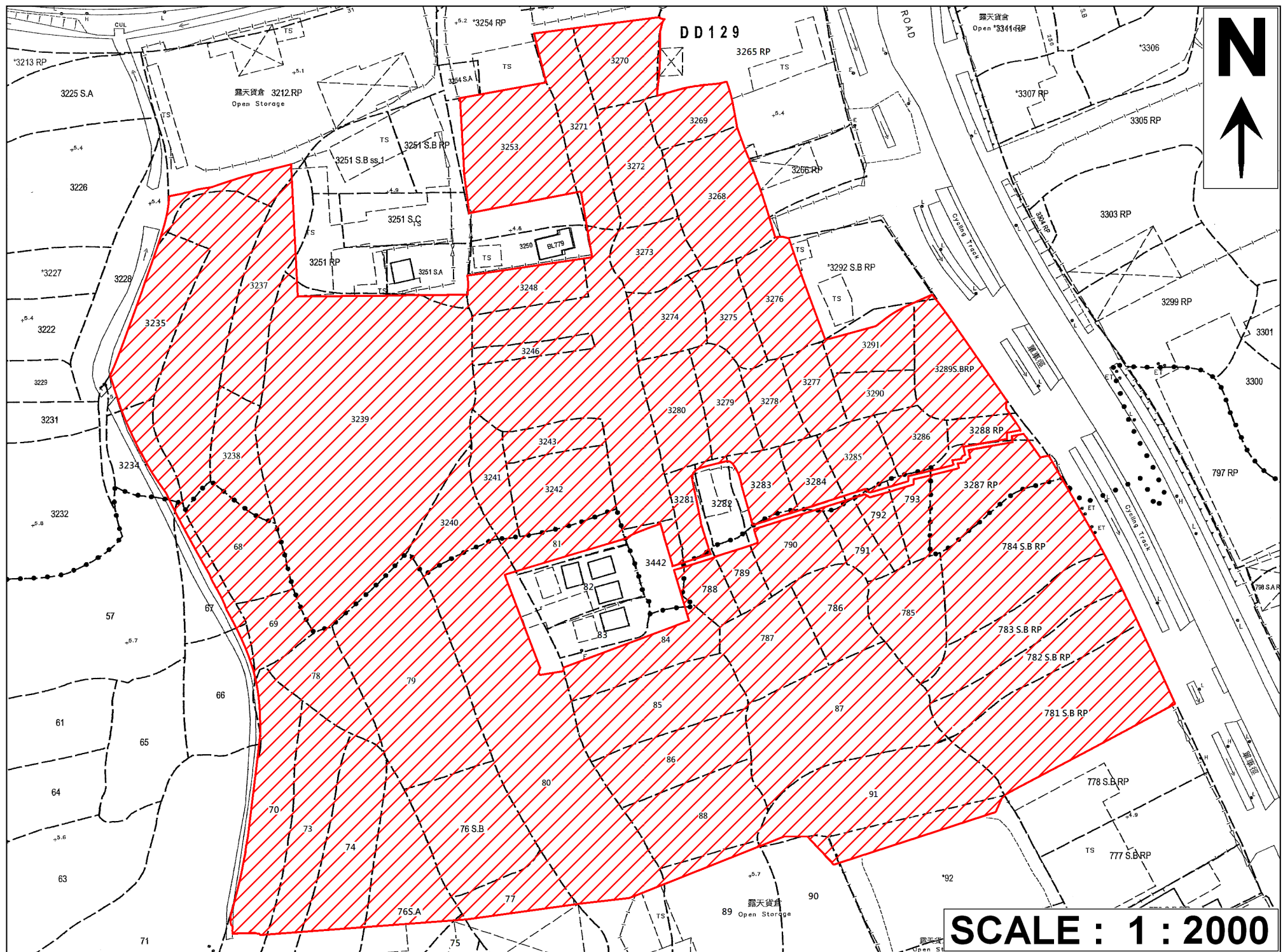
A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized, somewhat abstract shape.

郭志文

11/6/2021

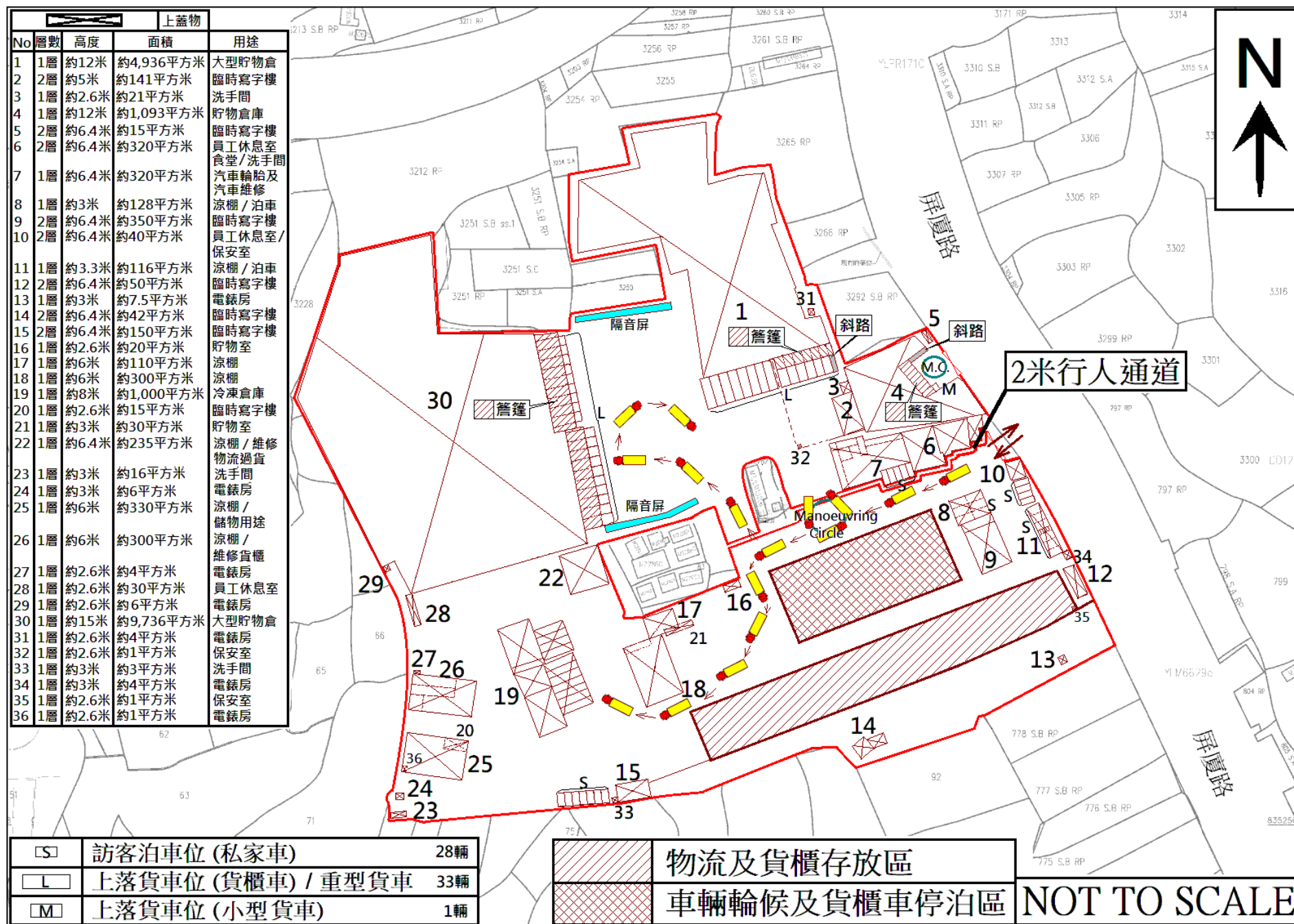
附圖 1：場地大綱圖



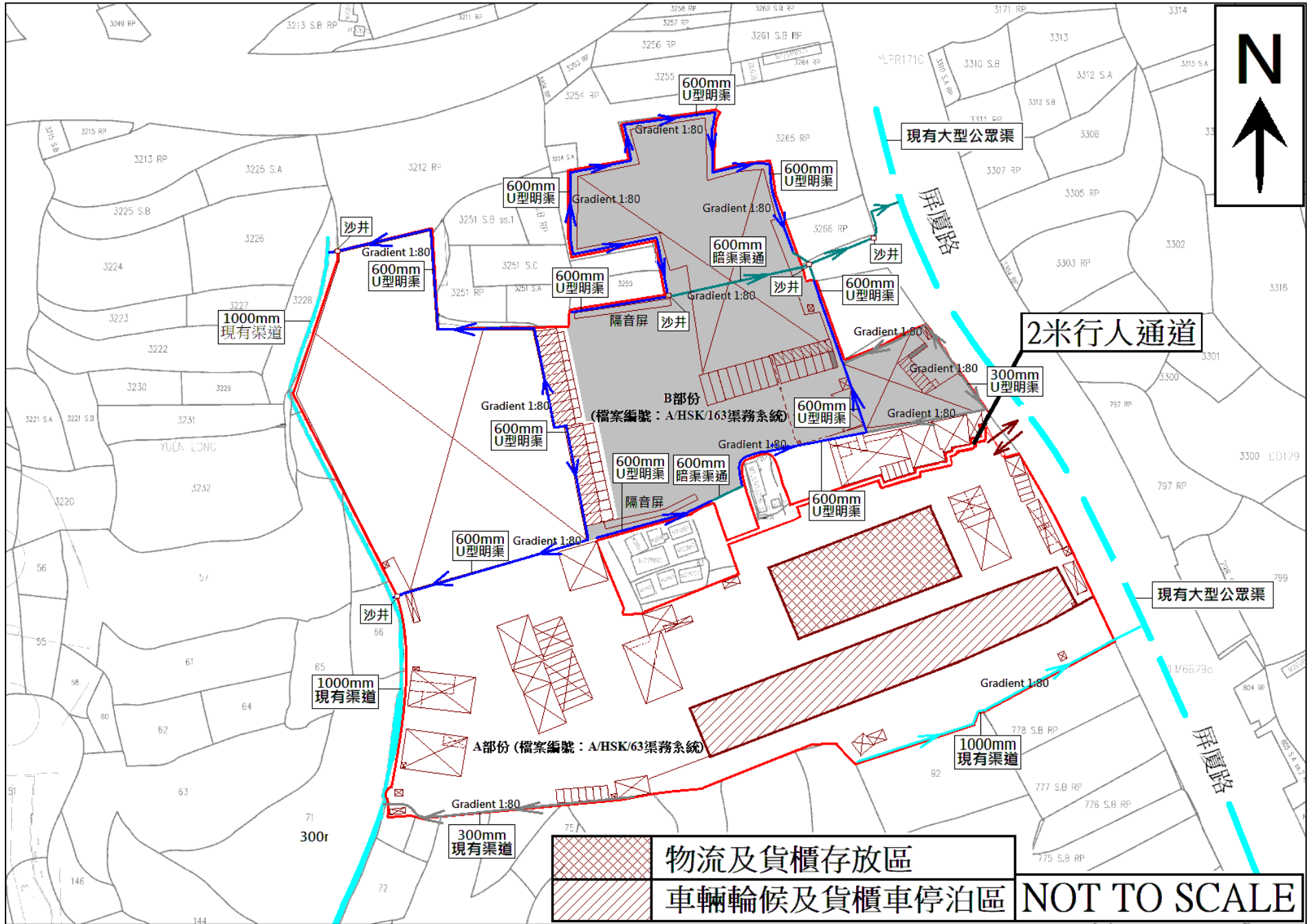


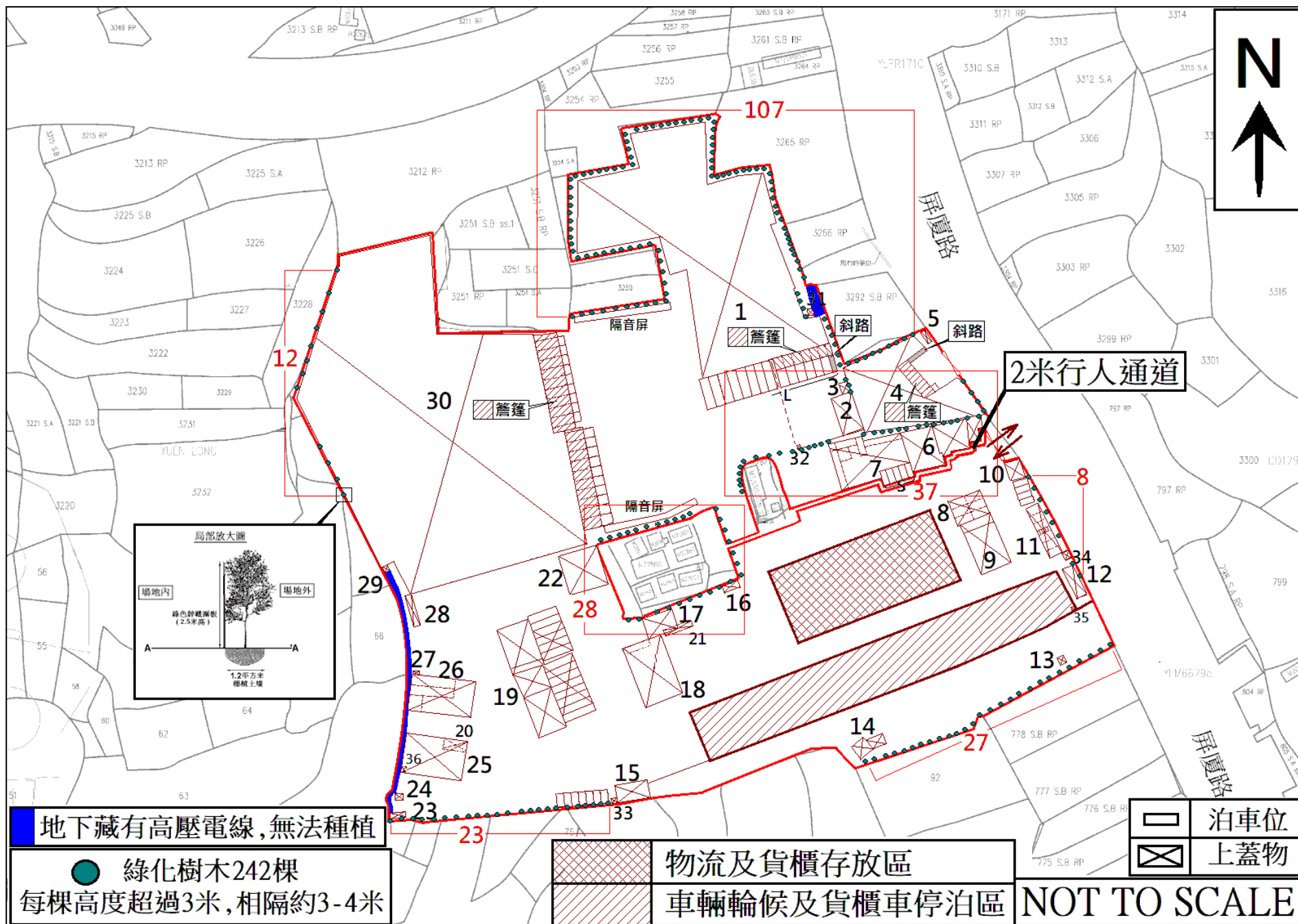
附圖 2：場地位置圖

附圖 3：場地設計圖



渠務建議計劃圖





地下藏有高壓電線, 無法種植

● 綠化樹木242棵
每棵高度超過3米, 相隔約3-4米

物流及貨櫃存放區

車輛輪候及貨櫃車停泊區

泊車位

上蓋物

NOT TO SCALE

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

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for New Development Areas:
 - (a) The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
 - (b) For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
 - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
 - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/YL-HT/35	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/1	Temporary Open Storage of Containers (12 months)	24.10.1997 (12 months)	4, 6, 13
2.	A/YL-HT/95	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/3	Temporary Open Storage of Construction Machinery and Materials with Maintenance Workshop (12 months)	27.8.1999 (12 months)	4, 6, 13, 14
3.	A/YL-HT/100	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/3	Temporary Open Storage of Construction Materials and Container Trailer Repair Workshop with Parking of Trailers (12 months)	10.9.1999 (12 months)	6, 10, 13, 14
4.	A/YL-HT/176	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Construction Materials and Container Trailer Repair Workshop with Parking of Trailer (3 years)	24.11.2000 (3 years)	4, 6, 12, 13
5.	A/YL-HT/177	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Construction Machinery with Maintenance Workshop (3 years)	8.12.2000 (3 years)	4, 6, 12, 13, 14
6.	A/YL-HT/256	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary open storage of construction machinery with maintenance workshop (minor amendment to the A/YL-HT/177) (3 years)	24.6.2002 (up to 8.12.2003)	10, 13, 14
7.	A/YL-HT/363	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Construction Materials, Container Vehicle Park with Ancillary Repair Workshop (3 years)	19.11.2004 (3 years)	3, 6, 8, 13, 14
8.	A/YL-HT/365	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Construction Machinery and Construction Materials with Ancillary Repair Workshop (3 years)	3.12.2004 (3 years) (revoked on 3.12.2005)	4, 5, 6, 12, 13

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
9.	A/YL-HT/437	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/7	Temporary Open Storage of Construction Machinery and Construction Materials with Ancillary Repair Workshop (3 years)	28.4.2006 (3 years)	1, 6, 4, 5, 7, 12, 13
10.	A/YL-HT/513	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/8	Temporary Open Storage of Construction Materials, Container Vehicle Park with Ancillary Repair Workshop (3 years)	2.11.2007 (3 years) (revoked on 2.2.2009)	1, 3, 6, 7, 12, 13, 15
11.	A/YL-HT/597	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Construction Materials, Construction Machinery and Scrap Metals and Container Vehicle Park with Ancillary Repair Workshop (3 years)	27.3.2009 (3 years) (revoked on 27.3.2010)	1, 4, 6, 7, 12, 13, 15, 16
12.	A/YL-HT/605	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Construction Materials with Ancillary Repair Workshop (3 years)	17.4.2009 (3 years) (revoked on 17.4.2011)	1, 3, 5, 6, 7, 12, 13, 15
13.	A/YL-HT/616	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Containers, Container Vehicle Park and Logistics Yard (3 years)	5.6.2009 (3 years) (revoked on 13.4.2010)	1, 4, 5, 6, 7, 11, 12, 13, 15, 17
14.	A/YL-HT/689	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Logistics Yard, Open Storage of Containers, Container Vehicle Park with Ancillary Workshop (For Works Including Repairing of Tyre, Compacting and Dismantling) (3 years)	28.1.2011 (3 years) (revoked on 28.4.2013)	1, 4, 5, 6, 7, 10, 12, 13, 18, 19, 20
15.	A/YL-HT/735	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Construction Materials (3 years)	22.7.2011 (3 years) (revoked on 22.4.2013)	1, 3, 5, 6, 7, 12, 13, 15

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
16.	A/YL-HT/737	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Proposed Temporary Container Vehicle Park (3 years)	22.7.2011 (3 years)	1, 3, 6, 7, 12, 13, 21
17.	A/YL-HT/871	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	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 (3 years)	17.1.2014 (12 months)	1, 2, 3, 5, 6, 7, 8, 9, 12, 13, 15, 20, 22
18.	A/YL-HT/946	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	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 (3 years)	27.3.2015 (3 years)	1, 2, 3, 5, 6, 7, 9, 12, 13, 15, 20, 22
19.	A/YL-HT/959	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Proposed Temporary Logistics Centre (3 years)	18.9.2015 (3 years) (revoked on 18.3.2016)	1, 2, 3, 4, 7, 10, 11, 12, 13
20.	A/YL-HT/1049	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Warehouse and Logistics Centre (3 years)	14.10.2016 (3 years) (revoked on 14.3.2019)	1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13
21.	A/HSK/63	“R(A)2”, “G/IC” & 'Road' on the draft Hung Shui Kiu & Ha Tsuen OZP No. S/HSK/1	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 (3 years)	4.5.2018 (3 years) (revoked on 4.10.2020)	1, 2, 3, 7, 8, 9, 12, 13, 15, 20, 22
22.	A/HSK/163	“G/IC”, “C(4)” & 'Road' on the approved Hung Shui Kiu & Ha Tsuen OZP No. S/HSK/2	Temporary Warehouse and Logistics Centre (3 years)	19.7.2019 (3 years)	1, 2, 3, 7, 9, 11, 12

Approval Conditions:

1. No night time operation and no operation on Sundays and public holidays.
2. No vehicle is allowed to queue back to or reverse onto/from the public road.
3. The submission of condition record of existing drainage facilities on site and/or maintenance of implemented/existing drainage facilities.
4. The submission and/or implementation of drainage proposal/DIA.
5. The submission and/or implementation of run-in/out proposal.
6. The submission and/or implementation of tree preservation and landscape proposal.
7. The submission and/or implementation of fire service installations proposal.
8. The provision of fire extinguisher(s) and/or the submission of a valid fire certificate (FS 251).
9. The maintenance of existing and/or implemented fencing/trees/landscape planting.
10. The provision of fencing/drainage facilities.
11. No cutting, dismantling, cleansing, repairing, compaction, unpacking, re-packing, tyre repair, vehicle repair, container repair and workshop will be allowed on site.
12. Revocation clause.
13. Reinstatement clause.
14. The paving of the site.
15. The stacking height of materials stored within 5m of the periphery of the site should not exceed the height of the boundary fence.
16. Only container vehicles with valid licence/registration were allowed to be parked on the site.
17. The stacking height of containers stored on the site at any other location should not exceed 7 units.
18. No paint-spraying, cutting, dismantling, crushing, cleansing and grinding activity was allowed on site.
19. The maintenance of noise barrier in the form of a fixed row of 2-unit high container stack along the northern boundary of the site.
20. The stacking height of containers stored within 2.5m to 10m of the northern periphery of the site should not exceed 3 units, and/or the stacking height of containers stored at any other location within the site should not exceed 8 units.
21. No vehicle without valid licence issued under the Traffic Regulations was allowed to be parked/stored on the site.
22. No workshop activities other than tyre repairing, compacting and dismantling is allowed on site.

Rejected Application

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Reason(s) for Rejection</u>
1.	A/YL-HT/693	"CDA" on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Metals and Construction Materials with Vehicle Repair Workshop (3 years)	24.9.2010	1

Reason for Rejection:

1. The development would be subject to fire risks and would have adverse drainage, environmental and landscape impacts on the surrounding areas, and the submitted information could not demonstrate that the fire risks and adverse drainage, environmental and landscape impacts could be mitigated.

Similar Applications Within the same “G/IC”, “C(4)” & “R(A)3” zones

Approved Applications

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	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, Container 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, 4, 5, 6, 7, 9, 10, 11, 13, 15, 16
2.	A/HSK/43	“O”, “G/IC” & ‘Road’ on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle (3 years)	9.2.2018 (3 years) (revoked on 9.7.2020)	1, 2, 3, 5, 6, 9, 10, 11, 12, 15, 16
3.	A/HSK/47	“R(A)3” & ‘Road’ on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Open Storage of Scrap Metal and Logistics Centre (3 years)	9.2.2018 (3 years)	1, 2, 3, 6, 7, 8, 10, 11, 12
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) (revoked on 3.1.2021)	1, 2, 3, 6, 8, 10, 11, 12
5.	A/HSK/86	“R(A)3” & ‘Road’ on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Logistics Centre (3 years)	3.8.2018 (3 years) (revoked on 3.1.2021)	1, 2, 3, 6, 8, 10, 11, 12
6.	A/HSK/94	“R(A)3”, “G/IC” & ‘Road’ on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Logistic Centre and Warehouse (3 years)	21.9.2018 (3 years) (revoked on 21.1.2021)	1, 2, 3, 6, 8, 9, 10, 11, 12, 14
7.	A/HSK/99	“R(A)2”, “R(A)3” & ‘Road’ on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Logistics Centre with Storage of Recyclable Materials (Plastic, Metal and Paper) (3 years)	19.10.2018 (3 years) (revoked on 19.1.2021)	1, 2, 3, 5, 6, 9, 10, 12

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
8.	A/HSK/135	“R(A)3”, “G/IC” & ‘Road’ on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Open Storage of Containers and Logistics Centre (3 years)	12.4.2019 (3 years)	1, 2, 3, 6, 7, 8, 10, 12, 13
9.	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, 6, 7, 8, 10, 13, 17
10.	A/HSK/189	“C(4)” & ‘Road’ on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Open Storage of Containers and Repair Workshop with Ancillary Staff Canteen (3 years)	1.11.2019 (3 years)	1, 3, 6, 7, 10
11.	A/HSK/219	“R(A)3”, “O” & ‘Road’ on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Site Office (3 years)	12.6.2020 (3 years)	1, 2, 8, 3, 10
12.	A/HSK/223	“R(A)3”, “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, 6, 7, 8, 10, 13, 17
13.	A/HSK/264	“R(A)3” & ‘Road’ on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Open Storage of Scrap Metal and Logistics Centre (3 years)	4.12.2020 (3 years)	1, 2, 3, 6, 7, 8, 10, 12
14.	A/HSK/289	“G/IC”, “R(A)2”, “O”, “OU(POFEFTS)” & ‘Road’ on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	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)	12.3.2021 (3 years)	1, 2, 3, 6, 7, 8, 10, 13, 16

Approval Conditions:

1. No night time operation and/or no operation on Sundays and public holidays.
2. No vehicle is allowed to queue back to or reverse onto/from the public road.
3. The submission of condition record of existing drainage facilities and/or the maintenance of implemented/existing drainage facilities.
4. The submission and/or implementation of drainage proposal/DIA.
5. The submission and/or implementation of tree preservation and landscape proposal.
6. The submission and/or implementation of fire service installations (FSIs) proposal.
7. The provision of fire extinguisher(s) and/or the submission of a valid fire certificate (FS 251).
8. The maintenance of implemented/existing fencing/landscape planting/FSIs.
9. The provision of fencing.
10. Revocation clause.
11. Reinstatement clause.
12. No recycling, repairing, cleaning, dismantling and/or no workshop activity is allowed.
13. The stacking height of containers stored shall not exceed 8 units.
14. No material is allowed to be stored/dumped and no vehicle is allowed to be parked within 1m of any tree on the site.
15. No handling/storage of recyclable materials is allowed.
16. 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 is allowed.
17. 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

		消防車輛 內部通道 Internal Access for Fire Appliances	地段界線 (淨闊度) Lot Boundaries (Clear Width)	貯存物品 地點與 臨時構築物 之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品 地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品 或有限數量的易燃物品 Open Storage of Non-Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

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.

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

參考編號

Reference Number:

210524-162327-63145

提交限期

Deadline for submission:

08/06/2021

提交日期及時間

Date and time of submission:

24/05/2021 16:23:27

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/312

「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，鄉郊設臨時物流中心、貯物倉庫、冷凍倉庫、露天存放貨櫃及貨櫃車停車場連附屬工場(包括進行壓實及拆除包裝和修補汽車輪胎)及食堂必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。

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

參考編號

Reference Number:

210608-143933-01487

提交限期

Deadline for submission:

08/06/2021

提交日期及時間

Date and time of submission:

08/06/2021 14:39:33

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/312

「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，鄉郊設停車場必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。

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年06月06日星期日 5:07
收件者: tpbpd
主旨: A/HSK/312 22 125 and 129 Ha Tsuen GIC
附件: Fung Kong Tsuen - Google Maps.pdf

A/YL-HT/959

Lots No. 3241, 3242, 3243, 3246, 3248, 3253, 3265 RP, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276 (Part), 3277, 3278, 3279, 3280 in D.D.129 and Adjoining Government Land, Ha Tsuen

Site area : About 13,930.00m² Includes Government Land of about 2,390.00m²

Zoning : "Comprehensive Development Area"

Applied Use : Logistics Centre / 9 Vehicle Parking

Approved 18/9/2015 Revoked 18/3/2016 : applicant had failed to comply with conditions (e), (g), (h) & (j)

A/YL-HT/1049

Lots 80 (Part) and 81 (Part) in D.D. 125, Lots 3239 (Part), 3240 (Part), 3241 (Part), 3242, 3243, 3246, 3248, 3251 S.A (Part), 3253 (Part), 3265 RP (Part), 3268, 3269, 3270, 3271 (Part), 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281 (Part), 3282 (Part), 3283 (Part), 3284 (Part), 3285 (Part), 3286 (Part), 3289 S.B RP (Part), 3290, 3291 (Part), 3292 S.B RP (Part) and 3442 (Part) in D.D. 129, and Adjoining Government Land, Ha Tsuen

Site area: About 12,850 m² Includes Government Land of about 2,190m²

Zoning : "Comprehensive Development Area"

Applied Use : Logistics Centre / 9 Vehicle Parking / 57 Vehicle Parking

Approved 14/10/2016 Revoked 14/3/19 after TEN Extensions of Time : had failed to comply with condition (m) fire service installations

A/HSK/63 Wah Tung Development

Lots 57 (Part), 66 (Part), 67 (Part), 68, 69, 70 (Part), 73 (Part), 74 (Part), 75 (Part), 76 S.A (Part), 76 S.B, 77 (Part), 78, 79, 80 (Part), 84 (Part), 85, 86, 87, 88, 89 (Part), 91 (Part), 781 S.B RP, 782 S.B RP, 783 S.B RP, 784 S.B RP, 785, 786, 787, 788, 789, 790, 791, 792 and 793 in D.D. 125, Lots 3212 RP (Part), 3234 (Part), 3235 (Part), 3237 (Part), 3238, 3239 (Part), 3240 (Part), 3241 (Part), 3251 RP (Part), 3281 (Part), 3282 (Part), 3283 (Part), 3284 (Part), 3285 (Part), 3286 (Part), 3287 RP (Part), 3288 RP (Part), 3289 S.B RP (Part) and 3442 (Part) in D.D.129 and Adjoining Government Land, Ha Tsuen

Site area: About 33,300 m² Includes Government Land of about 1,450m²

Zoning : "Res (Group A) 3", "GIC" and "Road"

Applied Use : Logistics Centre / 21 Vehicle Parking

Approved 4/5/18 Revoked 14/10/20 after NINE Extensions of Time had failed to comply with condition (m) fire service installations

A/HSK/163 Ocean Master Logistics

Various Lots in D.D. 125 and D.D.129 and Adjoining Government Land, Hung Shui Kiu

Site area: About 12,850 m² Includes Government Land of about 2,190m²

Zoning : "GIC", "Commercial 4" and "Road"

Applied Use : Logistics Centre / 57 Vehicle Parking

Approved 19/7/19 EIGHT Extensions of Time to date DESPITE PLEDGE

Approval conditions had almost been complied with under previous planning permission No. A/YL-HT/1049 except the implementation of FSIs proposal. A FSIs proposal is included in the present submission and the applicant will endeavour to comply with this condition should the subject application be approved

A/HSK/312

Various Lots in D.D. 125 and D.D. 129 and Adjoining Government Land, Ha Tsuen

Site area : About 46,250sq.m Includes Government Land of about 3,640sq.m

Zoning : "GIC", "Commercial 4", : "Res (Group A) 3" and "Road"

Applied Use : Logistics Centre / 62 Vehicle Parking

Dear TPB Members,

So two operators that are not prepared to comply with conditions are teaming up.

Unfortunately I do not have the time to delve into the ownership of these companies but it is about time that established operators walk the walk and conform with local legislation by adopting the highest standards. Failure to comply with fire conditions is a serious matter, particularly in a densely populated city like Hong Kong.

Government depts should name and shame those companies that put lives at risk.

TPB members can no longer accept statements like ***will endeavour to comply***. It is a clear indication of the unfairness of our society that individuals can be locked up without bail for indefinite periods for undetermined reasons while companies and their executives that refuse to comply with regulations are allowed to flaunt the regulations for decades.

And what are the plans for the logistic parks to accommodate these brownfields so that the long overdue construction of new towns can commence?

Mary Mulvihill



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寄件者:
寄件日期: 2021年06月06日星期日 5:09
收件者: tpbpd
主旨: A/HSK/312 DD 125 and 129 Ha Tsuen GIC
附件: Fung Kong Tsuen - Google Maps.pdf

Correction

A/YL-HT/959

Lots No. 3241, 3242, 3243, 3246, 3248, 3253, 3265 RP, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276 (Part), 3277, 3278, 3279, 3280 in D.D.129 and Adjoining Government Land, Ha Tsuen

Site area : About 13,930.00m² Includes Government Land of about 2,390.00m²

Zoning : "Comprehensive Development Area"

Applied Use : Logistics Centre / 9 Vehicle Parking

Approved 18/9/2015 Revoked 18/3/2016 : applicant had failed to comply with conditions (e), (g), (h) & (j)

A/YL-HT/1049

Lots 80 (Part) and 81 (Part) in D.D. 125, Lots 3239 (Part), 3240 (Part), 3241 (Part), 3242, 3243, 3246, 3248, 3251 S.A (Part), 3253 (Part), 3265 RP (Part), 3268, 3269, 3270, 3271 (Part), 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281 (Part), 3282 (Part), 3283 (Part), 3284 (Part), 3285 (Part), 3286 (Part), 3289 S.B RP (Part), 3290, 3291 (Part), 3292 S.B RP (Part) and 3442 (Part) in D.D. 129, and Adjoining Government Land, Ha Tsuen

Site area: About 12,850 m² Includes Government Land of about 2,190m²

Zoning : "Comprehensive Development Area"

Applied Use : Logistics Centre / 9 Vehicle Parking / 57 Vehicle Parking

Approved 14/10/2016 Revoked 14/3/19 after TEN Extensions of Time : had failed to comply with condition (m) fire service installations

A/HSK/63 Wah Tung Development

Lots 57 (Part), 66 (Part), 67 (Part), 68, 69, 70 (Part), 73 (Part), 74 (Part), 75 (Part), 76 S.A (Part), 76 S.B, 77 (Part), 78, 79, 80 (Part), 84 (Part), 85, 86, 87, 88, 89 (Part), 91 (Part), 781 S.B RP, 782 S.B RP, 783 S.B RP, 784 S.B RP, 785, 786, 787, 788, 789, 790, 791, 792 and 793 in D.D. 125, Lots 3212 RP (Part), 3234 (Part), 3235 (Part), 3237 (Part), 3238, 3239 (Part), 3240 (Part), 3241 (Part), 3251 RP (Part), 3281 (Part), 3282 (Part), 3283 (Part), 3284 (Part), 3285 (Part), 3286 (Part), 3287 RP (Part), 3288 RP (Part), 3289 S.B RP (Part) and 3442 (Part) in D.D.129 and Adjoining Government Land, Ha Tsuen

Site area: About 33,300 m² Includes Government Land of about 1,450m²

Zoning : "Res (Group A) 3", "GIC" and "Road"

Applied Use : Logistics Centre / 21 Vehicle Parking

Approved 4/5/18 Revoked 14/10/20 after NINE Extensions of Time had failed to comply with condition (m) fire service installations

A/HSK/163 Ocean Master Logistics

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A/HSK/312

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Mary Mulvihill



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Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the 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 Lot No. 3442 in D.D. 129 in the application site is held under New Grant No. 635 for agriculture purpose only and no structure shall be erected on the lot. The remaining lots in the application site are Old Scheduled Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government. The Government Land (GL) in the application site is covered by the following Short Term Tenancies (STT):
 - (i) STT No. 2651 for the purpose of “Container Vehicle Park”; and
 - (ii) STT No. 2860 for the purposes of “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”.

The private lots covered by Short Term Waivers (STWs) are listed below:

Lot No(s). in D.D.125	STW No.	Purposes
68, 79	4016	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	
76 S.B., 86, 793	4020	
77	4021	
78	4022	
85	4023	
783 S.B RP, 784 S.B RP	4024	
74	4019	Temporary Open Storage of Construction Materials, Container with Container Vehicle Park, Logistics Yard and Ancillary Workshop (Including Compacting and Unpacking Workshop)
	4339	
75	4109	
76 S.A	4110	
57, 66	4325	Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material with Ancillary Office and Parking of Vehicle
90	4594	Temporary Open Storage of Containers and Logistics Centre
69, 73, 80	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
Lot No(s). in D.D.129	STWs No.	Purposes
3286	4020	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
3237	4021	
3212 RP	4025	
3238	4028	
3239	4029	
3240	4030	
3287 RP	4031	
3288 RP	4032	
3253	4716	Temporary Logistics Centre and Warehouse
3268, 3270, 3274, 3275, 3277, 3278	4717	
3269, 3271	4718	
3272	4719	
3273	4720	
3276	4721	
3285	4722	
3289 S.BRP, 3290, 3291	4723	
3234	4335	Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material with Ancillary Office and Parking of Vehicle
3251 S.A	1497	Private Residential
3292 S.B RP	2186	Vehicle Repair Workshop

The STT/STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lots without STW will need to immediately apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any, or to waive the user restriction as stipulated in the lease conditions. 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/NT) that sufficient manoeuvring spaces shall be provided within the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the access arrangement of the Site should be commented by TD. 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 Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant should approach relevant authority/ government department(s) direct to obtain the necessary approval on tree works where appropriate;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under BO will be carried out at building plan submission stage;
- (k) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to D of FS for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans. The good practice guidelines for open storage should be adhered to. 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. Also, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (l) 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/NT 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 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

- (m) To note the comments of the Director of Food and Environmental Hygiene (DFEH) that If the proposal involves any commercial/trading activities, no environmental nuisances should be generated to the surroundings. Also for any waste generated from the commercial/trading activities, the applicant should handle on their own /at their expenses. Proper license/permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any catering services/activities regulated by DFEH under the Public Health and Municipal Services ordinance (Cap.132) and other relevant legislation for the public:
- (i) If the operator intends to operate a restaurant business in the territory, a general restaurant/light refreshment restaurant license should be obtained from FEHD in accordance with the Public Health and Municipal Services ordinance (Cap.132). The application for restaurant license, if acceptable by FEHD, will be referred to relevant government departments, such as Buildings Department, Fire Services Department, Planning Department, Lands Department (if necessary) for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the license will be issued upon compliance of all the requirements;
 - (ii) In accordance with Section 4 of Food Business Regulation, Cap132X, the expression 'food business' means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machines but does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business license from FEHD. However, the applicant should be reminded to apply for relevant food business license /permit from FEHD should any food business fall under Cap. 132X be conducted within the mentioned location;
 - (iii) A cold store license must be obtained from DEFH for the food business which involves the storage of articles of food under refrigeration in any warehouse in the territory before commencement of such business. Regarding the cold storage of the subject applicant, it depends on the actual mode of operation in the Cold Storage, the following license may be involved: (1) Cold Store License for storage of food under refrigeration before delivery to other outlets; (2) Fresh Provision Shop License in case sale of fresh, chilled or frozen beef, mutton, pork, retiles (include live reptiles), fish (including live fish) or poultry) (including wholesale and retail) is involved and (3) Food Factory License if processing of food products (such as cutting, repackaging, etc.) will be carried on. If only storage of food under refrigeration in the cold storage without involving any sale of fresh commodities nor processing of food, a Cold Store License is sufficient; and
 - (iv) The operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.