

This document is received on 1 JUN 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	A1H5K / 316
	Date Received 收到日期	- 1 JUN 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)

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

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)

NIL

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)	新界元朗厦村丈量約份第125約地段第797號(餘段(部份)), 799號(部份), 800號(部份), 801號(部份), 809號(餘段(部份))及丈量約份第129約地段第3299號(餘段(部份)), 3300號(部份), 3301號, 3302號(部份), 3303號(餘段(部份)), 3304號(餘段(部份)), 3305號(餘段(部份)), 3315號(餘段(部份)), 3316號, 3317號, 3323號A分段(部份), 3323號B分段(部份), 3324號A分段等1小分段, 3324號A分段餘段, 3324號B分段等1小分段, 3324號B分段餘段, 3325號(部份), 3326號A分段, 3326號(餘段)和毗連政府土地
(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 23,180 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 17,375 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	935 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	洪水橋分區計劃大綱圖 (S/HSK/2)
(e) Land use zone(s) involved 涉及的土地用途地帶	「住宅(甲類)3」-「政府、機構或社區」-「道路」
(f) Current use(s) 現時用途	臨時物流中心及貨倉 (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 12/5/2021 (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 5/5/2021 (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

臨時物流中心及貨倉

(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 6043sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 17,137sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 22

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 17,375sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 17,375sq.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)

可參考附帶計劃文件(五)發展內容A

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 3

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 20

Others (Please Specify) 其他 (請列明) /

Proposed operating hours 擬議營運時間

星期一至五 每日上午九時至下午六時 星期六上午九時至下午一時 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	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 可由屏廈路到達申請地點
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

(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	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>

(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

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

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) ☐ 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

..... 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

..... 13/15/2021 (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	新界元朗厦村丈量約份第25約地段第797號餘段(部份)、799號(部份)、800號(部份)、801號(部份)、809號餘段(部份)及丈量約份第129約地段第3299號餘段(部份)、3300號(部份)、3301號、3302號(部份)、3303號餘段(部份)、3304號餘段(部份)、3305號餘段(部份)、3315號餘段(部份)、3316號、3317號、3323號A分段(部份)、3323號B分段(部份)、3324號A分段第1小分段、3324號A分段餘段、3324號B分段第1小分段、3324號B分段餘段、3325號(部份)、3326號A分段、3326號餘段和毗連政府土地
Site area 地盤面積	23,180 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 935 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	洪水橋分區計劃大綱圖 (S/HSK/2)
Zoning 地帶	「住宅(甲類)3」-「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 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時物流中心及貨倉

(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	17.375 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.75 <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	22	
(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	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	74 % <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) _____ _____		3
	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) _____ _____		20

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。

☐ Urgent ☒ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pub



**Fw: 華東發展投資有限公司元朗廈村丈量約份第125約地段的臨時物流中心及貨倉
修正資料01 - A/HSK/316**
01/06/2021 15:27

From: Steven OL CHAN/PLAND/HKSARG
To: Thomas Fong Tat LAI/PLAND/HKSARG@PLAND
File Ref.

----- Forwarded by Steven OL CHAN/PLAND/HKSARG on 01/06/2021 15:26 -----

From: 郭志文 [REDACTED]
To: solchan@pland.gov.hk
Date: 31/05/2021 16:00
Subject: 華東發展投資有限公司元朗廈村丈量約份第125約地段的臨時物流中心及貨倉修正資料01



修正附帶計劃文件.pdf

五. 發展內容

A. 場地設計

1. 此申請用作臨時物流中心及貨倉。發展以儲存貨物為主，設計簡單；申請地點內設二十二個上蓋物，並設上落貨車位及訪客泊車位。申請人亦會在申請地點內進行相關的附帶條件工程。（可參閱附圖 3：場地設計圖）
2. 申請地點以儲存高價物品為主。從事工作簡單整齊，不含有害廢料或污染物。
3. 申請地點共設二十二個上蓋物，編號 1 至 22。分別用作倉庫、臨時寫字樓、員工休息室、消防設施、電錶房、洗手間及保安室。二十二個上蓋物合共佔上蓋面積約 16,602 平方米，上蓋物即場地設計圖內所示，有交叉的方塊。以下是二十二個上蓋物的詳細資料：

上蓋物	樓高 / 高度	上蓋面積	用途
1 金屬搭建 當中有一個兩層高，120平方用米，高5.2米的改裝貨櫃作臨時寫字樓	金屬上蓋 1層 / 約8.5米 改裝貨櫃 2層 / 約5.2米 (附加樓面面積120平方用米)	約 3,853 平方米 樓面面積： 約 3,973 平方米	貯物倉庫 / 臨時寫字樓及洗手間
2 金屬搭建	1 層 / 約 12 米	約 6,092 平方米 樓面面積： 約 6,092 平方米	貯物倉庫
3 金屬搭建	1 層 / 約 8.5 米	約 2,065 平方米 樓面面積： 約 2,065 平方米	貯物倉庫
4 金屬及混凝土建造	1 層 / 約 2.6 米	約 40 平方米 樓面面積： 約 40 平方米	消防水缸及泵房
5 金屬搭建	1 層 / 約 12 米	約 825 平方米 樓面面積： 約 825 平方米	貯物倉庫

6	貨櫃改建	1 層 / 約 6.4 米	約 172 平方米 樓面面積： 約 172 平方米	上蓋涼棚
7	金屬搭建	1 層 / 約 12 米	約 3,138 平方米 樓面面積： 約 3,138 平方米	貯物倉庫
8	貨櫃改建	1 層 / 約 2.6 米	約 18.5 平方米 樓面面積： 約 18.5 平方米	洗手間
9	貨櫃改建	2 層 / 約 6 米 (附加樓面面積 41平方用米)	約 41 平方米 樓面面積： 約 82 平方米	上層臨時寫字樓 下層保安室
10	貨櫃改建	2 層 / 約 6.4 米 (附加樓面面積 17平方用米)	約 29 平方米 樓面面積： 約 46 平方米	上層員工休息室 下層儲物室
11	貨櫃改建	1 層 / 約 3.7 米	約 144 平方米 樓面面積： 約 144 平方米	臨時寫字樓
12	混凝土建造	1 層 / 約 2.7 米	約 4.5 平方米 樓面面積： 約 4.5 平方米	電錶房
13	貨櫃改建	1 層 / 約 2.8 米	約 3.4 平方米 樓面面積： 約 3.4 平方米	保安室
14	貨櫃改建	2 層 / 約 5.2 米 (附加樓面面積 60平方用米)	約 60 平方米 樓面面積： 約 120 平方米	臨時寫字樓
15	金屬搭建及貨 櫃改建	1 層 / 約 2.8 米	約 17 平方米 樓面面積： 約 17 平方米	洗手間
16	貨櫃改建	1 層 / 約 2.8 米	約 4.5 平方米 樓面面積： 約 4.5 平方米	保安室
17	金屬搭建	1 層 / 約 2.1 米	約 5 平方米 樓面面積： 約 5 平方米	消防水缸及泵房
18	貨櫃改建	1 層 / 約 2.6 米	約 5 平方米 樓面面積： 約 5 平方米	電錶房
19	貨櫃改建	1 層 / 約 2.5 米	約 4.6 平方米 樓面面積： 約 4.6 平方米	電錶房

20	貨櫃改建	1 層 / 約 2.6 米	約 5.5 平方米 樓面面積： 約 5.5 平方米	電錶房
21	貨櫃改建	1 層 / 約 2.6 米	約 60 平方米 樓面面積： 約 60 平方米	臨時寫字樓
22	貨櫃改建	1 層 / 約 2.6 米	約 15 平方米 樓面面積： 約 15 平方米	洗手間

4. 上蓋物 1、2、3 及 7 均設簷蓬，簷蓬只作遮擋陽光和避雨之用。幾處簷蓬合共佔面積約 756 平方米，簷蓬即場地設計圖內所示，灰色的方塊。
5. 有上蓋土地的面積(上蓋物總面積約16,602平方米 + 簷蓬面積約756平方米 - 上蓋物8及9(在簷蓬之內)的面積約59.5平方米 - 上蓋物14、15、16、17、21及22(在另一個上蓋物之內)的面積約161.5平方米) 合共約17,137平方米，佔申請地點約74%土地。總樓面積，即約17,137平方米 + 約238平方米(所有上蓋物第二層面積) = 約17,375平方米。
6. 泊車位分為上落貨車位及訪客泊車位兩個類別。上落貨車位共有 20 個，分設於三個地點(位於上蓋物 2 及 3 延伸簷蓬之下和西北面上蓋物外邊)，供申請地點所屬的貨櫃車輪候及上落貨之用。上落貨車位共佔面積約 1,200 平方米(每個車位 12 米 X 5 米)，佔申請地點約 5%土地。訪客泊車位即場地設計圖內，空白的方塊部份。訪客泊車位共有 3 個，供訪客及員工泊私家車使用。訪客泊車位共佔面積約 37.5 平方米(每個車位 2.5 米 X 5 米)。訪客泊車位即場地設計圖內，位於上蓋物 1 的延伸簷蓬之內的空白的方塊部份。
7. 附帶條件工程範圍的工作，包括：植樹、鋪設渠道、保養鋅鐵圍板及消防設施用地。附帶條件工程範圍以涉及地面面積計算(露天範圍)，佔面積約 1,300 平方米，佔申請地點約 5.5%土地。附帶條件工程，會以貼近申請地點邊界形式進行。附帶條件工程範圍即場地設計圖所示，申請地點內靠近邊界的綠色範圍。(可參閱附件 1：美化環境及保護樹木建議計劃、附件 2：渠務建議計劃及附件 3：紓緩環境建議計劃)

附 帶 計 劃 文 件

華東發展投資有限公司

Wah Tung Development Co. Ltd.

按城市規劃條例 / 第 16 條提出申請

二零二一年五月

申請地點： 新界元朗廈村丈量約份第 125 約地段第 797 號餘段(部分)、799 號(部分)、800 號(部分)、801 號(部分)、809 號餘段(部分)及丈量約份第 129 約地段第 3299 號餘段(部分)、3300 號(部分)、3301 號、3302 號(部分)、3303 號餘段(部分)、3304 號餘段(部分)、3305 號餘段(部分)、3315 號餘段(部分)、3316 號、3317 號、3323 號 A 分段(部分)、3323 號 B 分段(部分)、3324 號 A 分段第 1 小分段、3324 號 A 分段餘段、3324 號 B 分段第 1 小分段、3324 號 B 分段餘段、3325 號(部分)、3326 號 A 分段、3326 號餘段和毗連政府土地

敬啟者：

就上述申請，由於規劃署提醒，上落貨車位供貨櫃車使得，面積應為 16 米 X 3.5 米。有見及此，申請人有以下修訂：

在意向書中提及的上落貨車位共有 20 個，分設於三個地點（位於上蓋物 2 及 3 延伸簷蓬之下和西北面上蓋物外邊），供申請地點所屬的貨櫃車輪候及上落貨之用。上落貨車位共佔面積約 1,120 平方米（每個車位 16 米 X 3.5 米），佔申請地點約 5% 土地。

特致函修正，除此之外，其他資料維持不變。如有任何疑問，歡迎致電與郭先生聯絡。不便之處，敬請原諒。

此致

城市規劃委員會

規劃署 / 元朗西 / 簡先生

申請代理人



郭志文
3/6/2021

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

臨時物流中心及貨倉

(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 6043sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 17,137sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 22

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 17,375sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 17,375sq.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)

可參考附帶計劃文件：五.發展內容A

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 3

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) 貨櫃車車位 20

(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	17.375 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.75 <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	22	
(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	12 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	74 % <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) _____		3
	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) 貨櫃車車位 _____		20



s.16 Planning Application No. A/HSK/316 提交補充資料修正24/06/2021 15:54

From: 郭志文 <[REDACTED]>

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

File Ref:

1 Attachment



補充資料24-6-2021.pdf

今天較早前的資料有少許錯誤,現以此電郵的附件作作取代

檔案編號：A/HSK/316

敬啟者：

就上述檔案，申請人現就運輸署的意見，提交進一步資料作支持理據。申請地點的交通流量預算，詳細如下：

A/HSK/316 的車輛流量預算							每小時車輛 出入次數
	星期一至五						
	貨櫃車		貨車		私家車		
	入	出	入	出	入	出	
09:00 - 10:00	6	0	6	0	2	0	14
10:00 - 11:00	6	6	6	6	0	0	24
11:00 - 12:00	6	6	6	6	1	0	25
12:00 - 13:00	0	6	0	6	0	3	15
13:00 - 14:00	0	0	0	0	2	0	2
14:00 - 15:00	6	0	6	0	0	0	12
15:00 - 16:00	6	6	6	6	0	0	24
16:00 - 17:00	0	6	0	6	0	0	12
17:00 - 18:00	0	0	0	0	0	2	2
18:00 - 19:00	0	0	0	0	0	0	0

1.以上數字為最高的車輛進出場地記錄，實際數量會比預算為低。
2.以上數字假設當天附近地區沒有交通事故，進出場地車輛數量正常。

A/HSK/316 的車輛流量預算							每小時車輛 出入次數
	星期六						
	貨櫃車		貨車		私家車		
	入	出	入	出	入	出	
09:00 - 10:00	6	0	6	0	2	0	14
10:00 - 11:00	6	6	6	6	1	0	25
11:00 - 12:00	6	6	6	6	0	0	24
12:00 - 13:00	0	6	0	6	0	3	15
13:00 - 14:00	0	0	0	0	0	0	0
14:00 - 15:00	0	0	0	0	0	0	0
15:00 - 16:00	0	0	0	0	0	0	0
16:00 - 17:00	0	0	0	0	0	0	0
17:00 - 18:00	0	0	0	0	0	0	0
18:00 - 19:00	0	0	0	0	0	0	0
1.以上數字為最高的車輛進出場地記錄，實際數量會比預算為低。							
2.以上數字假設當天附近地區沒有交通事故，進出場地車輛數量正常。							

1. 申請地點開放時間，為星期一至星期五每日早上九時至下午六時，星期六早上九時至下午一時，星期日及公眾假期休息。每日早上九時至晚上五時為產生交通流量的時間。由於進出申請地點的車輛數目極為穩定，只有約十二輛貨車，故申請地點的車輛流量都可在預計之內。
2. 一如以往，申請地點設有 20 個上落貨車位（16 米 X 3.5 米），供駐場貨櫃車或貨車使用。同時騰空了部份土地作流動空間。按現時記錄，申請地點最多只會有十二輛貨櫃車或貨車使用，而且都各有泊車位，確保不會出現車輛輪候的情況。

3. 申請地點可以完全控制貨物交收的運送時間，進入申請地點裝卸的貨櫃車，都會在進場前由職員預約。申請地點儲存物品貴重，基於保安考慮。場地不歡迎閒雜車輛進入。進入申請地點輪候及裝卸的貨車，數目會控制在十二輛之內。
4. 申請地點內有足夠空間供車輛轉動，不會出現車輛輪候或阻塞交通的情況，不會對附近交通構成負面影響。事實證明，這樣的交通安排效果令人滿意。盡管如此，申請地點亦會嚴格規定，所有車輛不得在公共道路排隊等候，或以倒車方式進出公共道路。
5. 申請地點用作臨時物流中心及貨倉用途。發展以貯物為主，會涉及小量物流工作。物流工作主要將部份貨物分類，由貨車運走，分發予各處。上蓋倉庫裝卸一輛貨車的時間，約需四十五分鐘至一小時。按現時情況，申請地點所有上蓋倉庫每小時合共會處理十二輛貨車的裝卸量。這十二輛貨車會有上落貨車位提供。另外八個上落貨車位，供貨車或貨櫃車輪候上落貨。在繁忙時間，一小時內最多亦只有二十四輛貨車的汽車架次。加上申請地點可以完全控制貨物交收時間，避過繁忙時間，不會對附近交通構成影響，更不會為周圍交通帶來壓力。
6. 除了上述關於標題發展涉及的運輸工作外，申請地點會有員工代步車輛及偶爾會有外訪車輛短暫停泊（停泊約一至兩小時）。員工代步車輛與外訪車輛都屬私家車。員工上下班及午餐時間都會使用汽車，申請地點已設有 3 個訪客泊車位，以便員工使用及外訪車輛短暫停泊，員工代步車輛及外訪車輛普遍在上下班及外出午膳時使用，早上上班約 2 駕次，外出午膳來回外 4 駕次，晚上下班 2 駕次，一天共 8 駕次。另外外訪車輛每天約有 1 駕次，一天共 2 駕次往來申請地點。全是估計約有 10 駕次的私家車經主要出入口進出申請地點。員工使用車輛流量不高，對附近交通不會構成影響。
7. 申請地點已設有足夠的上落貨車位，加上騰空了約 17% 土地作流動空間。申請地點可完全控制貨櫃及貨物交收的運送時間，加上有足夠的停車及輪候設施；自二零零八年取得許可發展以來，在良好的管理下，一直未有出現任何交通問題，效果令人滿意，未有對廈村區交通構成影響。


如有任何疑問，歡迎致電與郭先生聯絡。不便之處，敬請原諒。

此致

城市規劃委員會

規劃署 / 元朗西 / 簡先生

申請代理人

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

郭志文
24/6/2021



Fwd: 316規劃申請草圖06/07/2021 12:37

From: 郭志文 <[REDACTED]>

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

File Ref:

3 Attachments

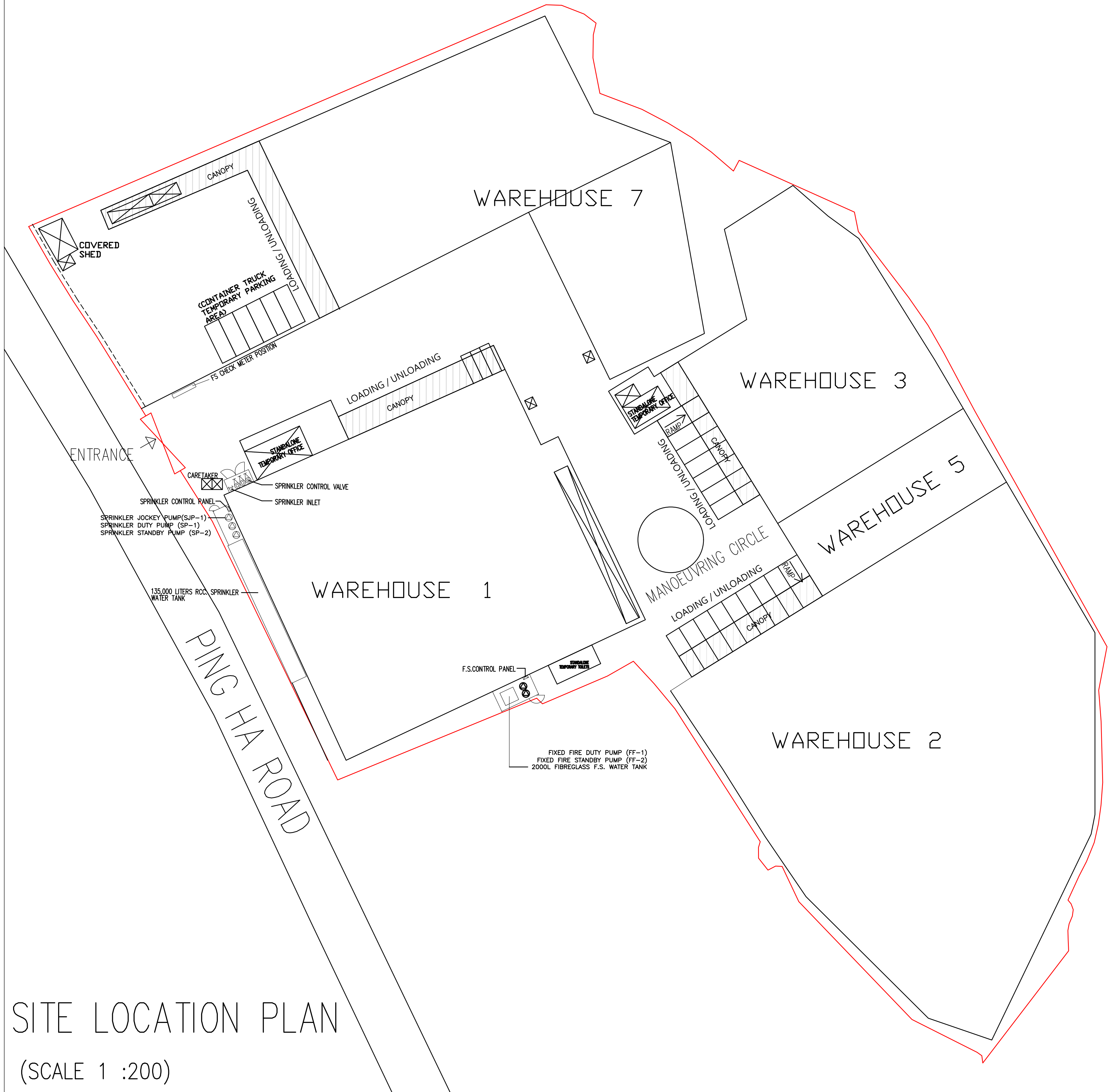


316-FS03.pdf 316-FS02.pdf 316-FS01.pdf

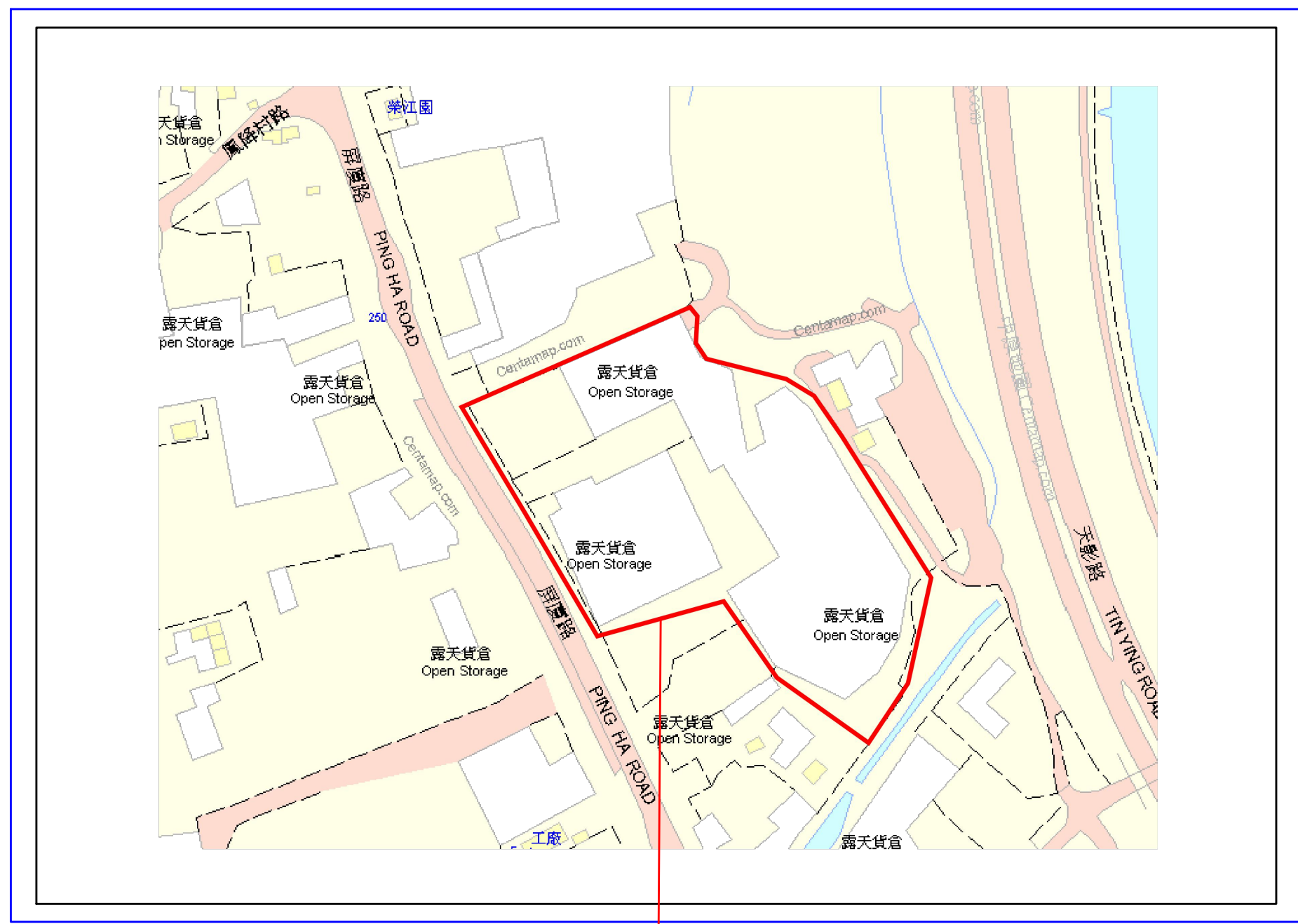
A/HSK/316提交消防裝置建議計劃

FIRE SERVICE NOTES :

1. A MODIFIED HOSE REEL SYSTEM WITH A 2,000 L F.S. TANK SHALL BE PROVIDED TO THE SUBJECT BUILDINGS IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012. HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDINGS WHERE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 NO FIRE SERVICE INLET TO BE PROVIDED FOR MODIFIED HOSE REEL SYSTEM.
- 1.3 TWO FIXED FIRE PUMPS (DUTY/STANDY) TO BE PROVIDED.
2. FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010 & 2/2012. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL ALARM SIGNALS TO BE PROVIDED. ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARNING DEVICE INITIATION.
- 2.1 FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE F.S. PUMP ROOM.
3. SUFFICIENT EMERGENCY LIGHTING WITH 2 HOURS BACK UP BATTERY TO BE PROVIDED TO THE BUILDINGS IN ACCORDANCE WITH BS 5266 : PART 1 AND BS EN 1838.
4. SUFFICIENT EXIT SIGN / DIRECTIONAL SIGN TO BE PROVIDED IN ACCORDANCE WITH BS 5266 : PART 1 AND FSD CIRCULAR LETTER NO. 5/2008.
5. FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON PLANS.
6. WHEN A VENTILATION/AIR CONDITIONING CONTROL SYSTEM TO THE AREAS/BUILDING IS REQUIRED TO BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
7. AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN 12845 : 2015 AND FSD CIRCULAR LETTER 5/2020 EXCEPT E&M PLANT ROOMS. SPRINKLER SHALL NOT BE PROVIDED TO STANDALONE TEMPORARY TOILETS / STANDALONE TEMPORARY OFFICES / STANDALONE WORKSHOP WHERE TOTAL FLOOR AREAS LESS THAN 230 SQUARE METRES. SPRINKLER SHALL NOT BE PROVIDED TO COVERED SHEDS AS THOSE ARE METAL STRUCTURE WITH 3 SIDES OPENING.
- 7.1 HAZARD CLASSIFICATION : OH3
- 7.2 STORED PRODUCTS AND CATEGORIES : CATEGORY (1)
- 7.3 STORAGE CONFIGURATION : FREE STANDING (ST1) & POST-PALLET STORAGE (ST2)
- 7.4 STORAGE HEIGHT NOT EXCEEDING : 4M & 3.5M
- 7.5 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50 SQ M. IN PLAN AREA FOR CATEGORY I.
- 7.6 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE.
- 7.7 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 7.8 SPRINKLER PUMPS, SPRINKLER CONTROL VALVES AND SPRINKLER INLETS SHALL BE PROVIDED AS INDICATED ON PLANS.
8. SECONDARY SOURCE OF POWER SUPPLY FOR FIRE SERVICE INSTALLATIONS TO BE PROVIDED BY CONNECTION BEFORE THE MAIN SWITCH WITH AUTOMATIC CHANGE-OVER DEVICE AND SATISFACTION OF THE DIRECTOR OF FIRE SERVICES.
9. SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED WHEREAS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT IN WAREHOUSES.



SITE LOCATION PLAN
(SCALE 1 :200)



BLOCK PLAN
(NOT TO SCALE)

LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316,3317,3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SBss1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN , YUEN LONG, NEW TERRITORIES.

LEGEND

- COVERED SHED
- METAL GATE
- FIRE ALARM BELL
- VISUAL FIRE ALARM
- MANUAL FIRE ALARM CALL POINT (BREAK GLASS TYPE)
- EXIT SIGN
- SLIDING DOOR
- HOSE REEL SET
- FIXED FIRE PUMP/SPRINKLER PUMP
- SPRINKLER CONTROL VALVE
- SPRINKLER INLET
- 5KG CO2 FIRE EXTINGUISHER
- 9L W/ CO2 FIRE EXTINGUISHER
- F.S.CONTROL PANEL

FOR PlanD SUBMISSION

FSI CONSULTANT:

GLOBAL ENG CONSULTANTS LTD
ROOM 802,9/F,SILICON TOWER,
88 LARCH STREET,TAI KOK TSUI,KLN.
Email:globalconhk@gmail.com
Tel:31881924 Fax:31862946

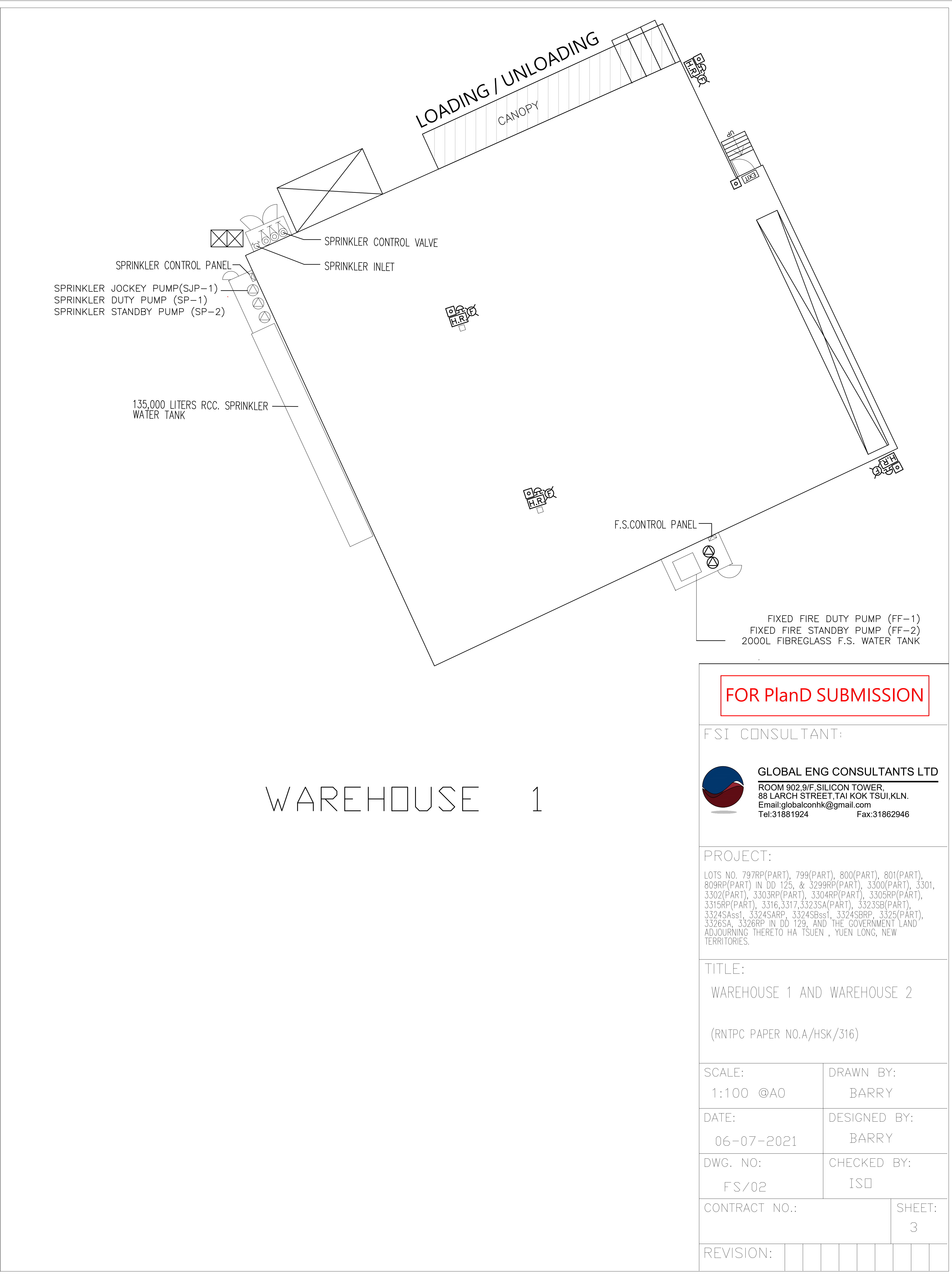
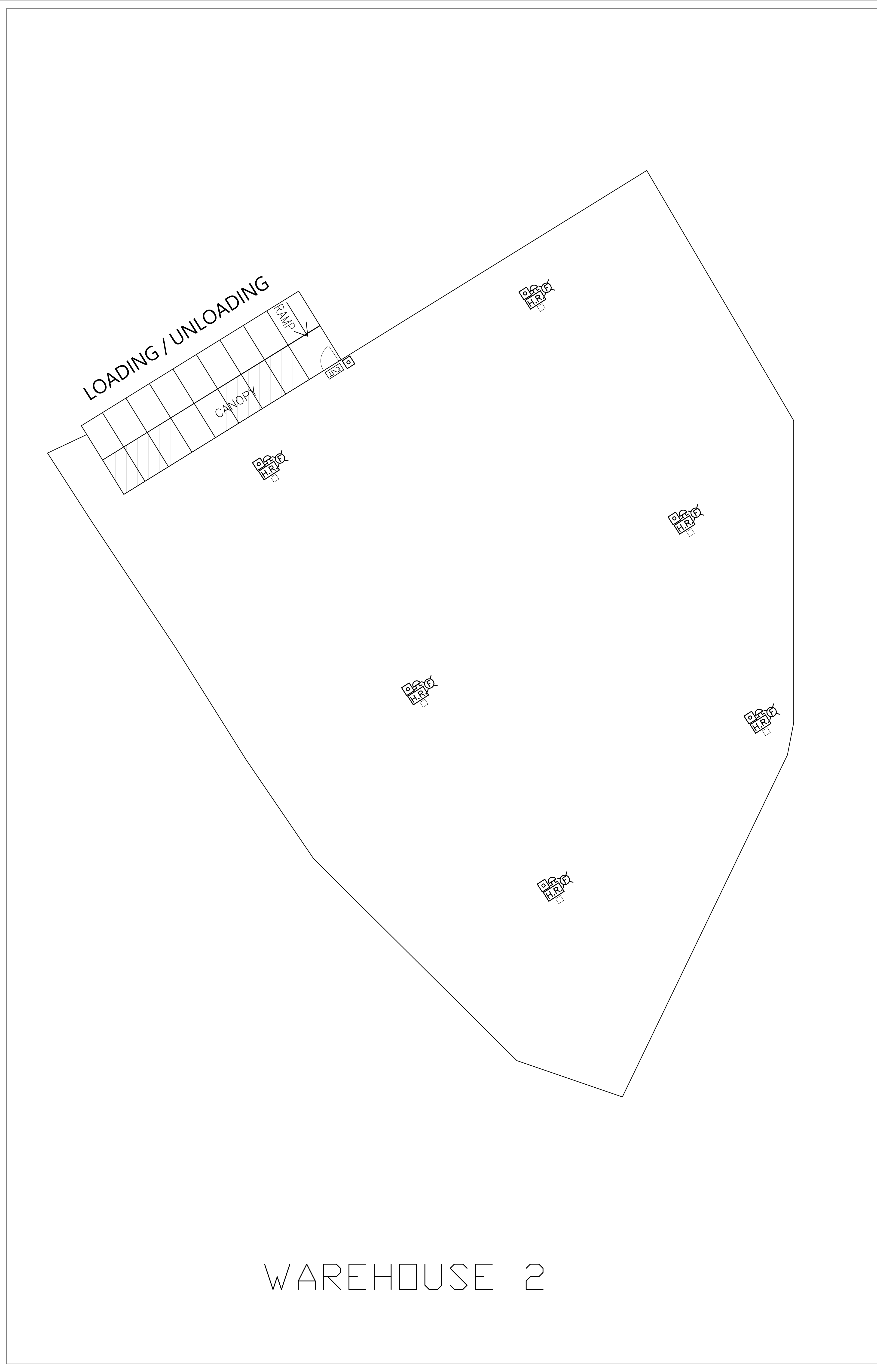
PROJECT:

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TITLE:

FS NOTES BLOCK PLAN,LEGEND AND LOCATION PLAN
(RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: BARRY
DATE: 06-07-2021	DESIGNED BY: BARRY
DWG. NO: FS/01	CHECKED BY: ISD
CONTRACT NO.:	SHEET: 3
REVISION:	



FOR PlanD SUBMISSION

FSI CONSULTANT:



GLOBAL ENG CONSULTANTS LTD
ROOM 802,9/F,SILICON TOWER,
88 LARCH STREET,TAI KOK TSUI,KLN.
Email:globalconhk@gmail.com
Tel:31881924 Fax:31862946

PROJECT:

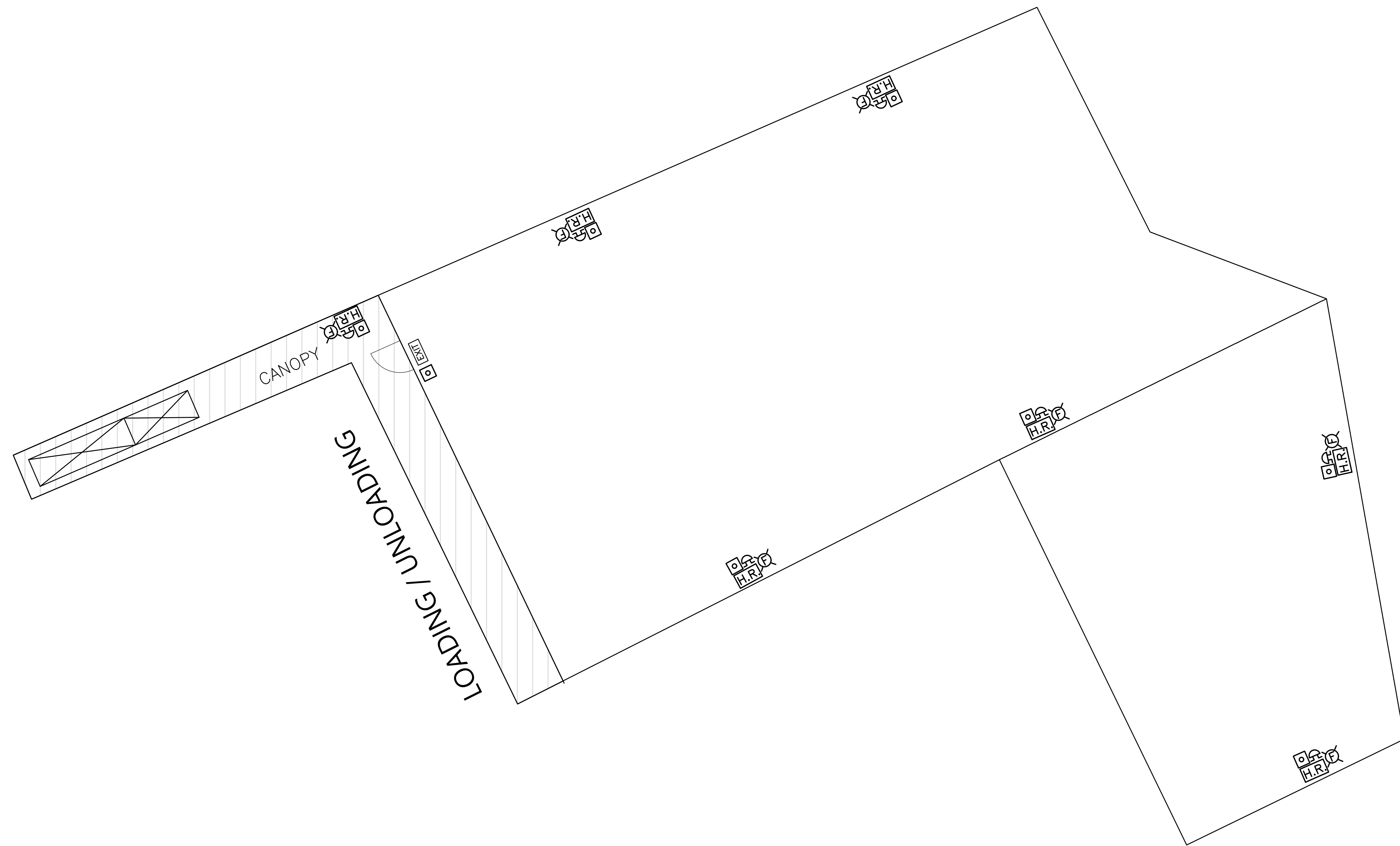
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TITLE:

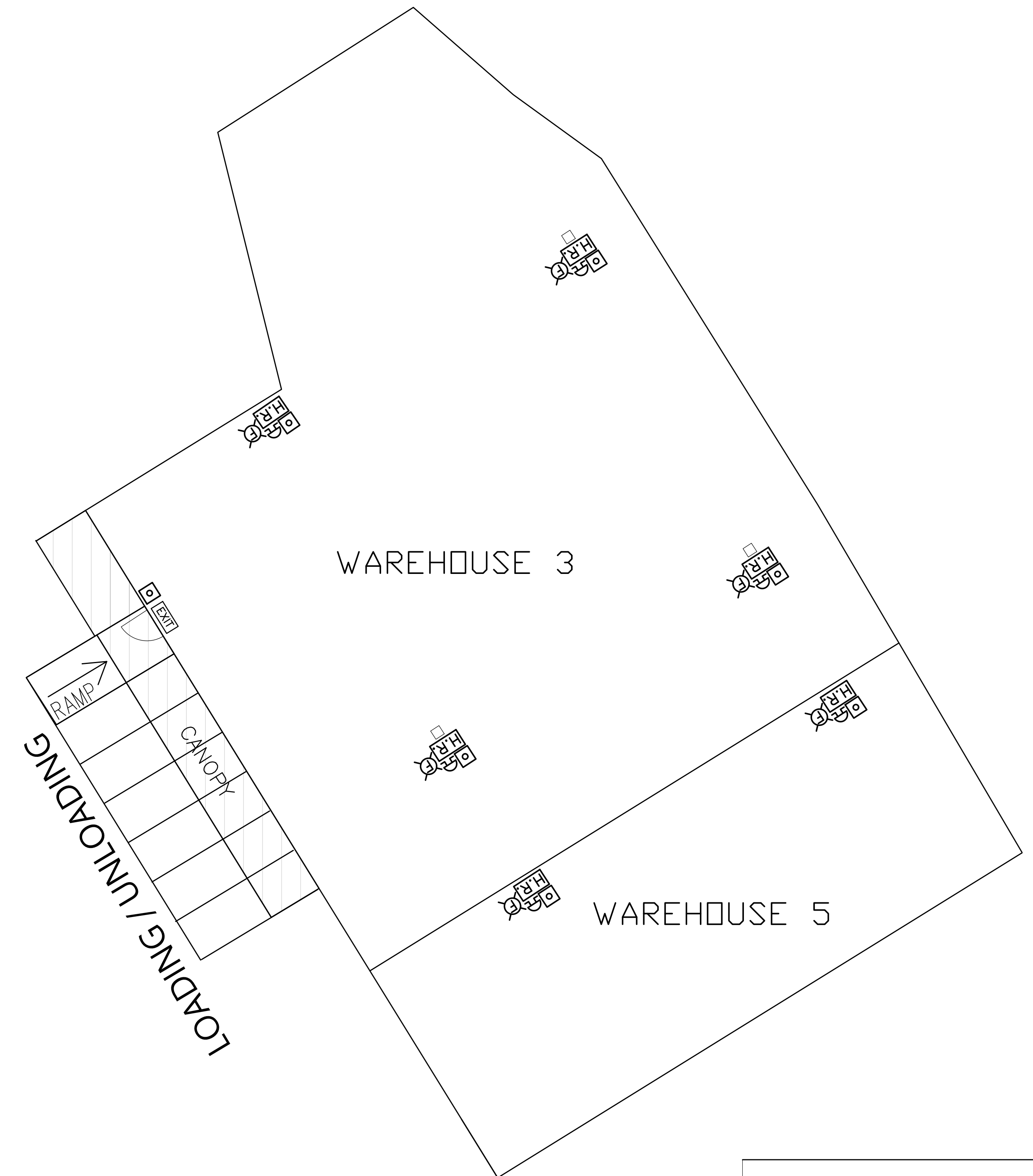
WAREHOUSE 1 AND WAREHOUSE 2

(RNTPC PAPER NO.A/HSK/316)

SCALE:	DRAWN BY:	
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DATE:	DESIGNED BY:	
06-07-2021	BARRY	
DWG. NO:	CHECKED BY:	
FS/02	ISO	
CONTRACT NO.:		SHEET:
		3
REVISION:		



WAREHOUSE 7



WAREHOUSE 3 AND
WAREHOUSE 5

FOR PlanD SUBMISSION

FSI CONSULTANT:



GLOBAL ENG CONSULTANTS LTD
ROOM 802,9/F,SILICON TOWER,
88 LARCH STREET,TAI KOK TSUI,KLN.
Email:globalconhk@gmail.com
Tel:31881924 Fax:31862946

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316,3317,3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SBss1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN , YUEN LONG, NEW TERRITORIES.

TITLE:
WAREHOUSE 3,WAREHOUSE 5 AND
WAREHOUSE 7
(RNTPC PAPER NO.A/HSK/316)

SCALE: 1:100 @A0	DRAWN BY: BARRY
DATE: 06-07-2021	DESIGNED BY: BARRY
DWG. NO: FS/03	CHECKED BY: ISD
CONTRACT NO.:	SHEET: 3
REVISION:	

**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/563	“CDA” on the draft Ha Tsuen OZP No. S/YL-HT/9	Temporary Warehouse (Storage of Paper) (3 years)	5.9.2008 (3 years)	1, 3, 4, 5, 6, 9, 10, 11
2.	A/YL-HT/758	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Warehouse (Storage of Paper) (3 years)	16.12.2011 (3 years)	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
3.	A/YL-HT/962	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Logistic Centre and Warehouse (Storage of Paper) (3 years)	3.7.2015 (3 years)	1-12
4.	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 21.2.2021)	1, 2, 3, 6, 7, 8, 9, 10, 11, 12

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 and/or implementation of drainage proposal/DIA and/or the submission of condition record of existing drainage facilities.
4. The submission and/or implementation of tree preservation and landscape proposal.
5. The submission and/or implementation of run-in/out proposal.
6. The submission and/or implementation of fire service installations (FSIs) proposal.
7. The provision of fencing.
8. The maintenance of existing and/or implemented drainage facilities/trees and landscape planting.
9. Revocation clause.
10. Reinstatement clause.
11. No cutting, dismantling, cleansing, repairing, compaction, unpacking, re-packing and/or workshop activity is allowed.
12. No material is allowed to be stored/dumped and/or no vehicle is allowed to be parked within 1m of any tree.

Similar Applications Within the Same “R(A)3” & “G/IC” 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/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, 7, 8, 9, 10
2.	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, 5, 6, 7, 8, 9, 10
3.	A/HSK/63	“R(A)3”, “G/IC” & 'Road' on the draft Hung Shui Kiu and 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, 5, 6, 7, 8, 9, 11, 12, 13
4.	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 Type Repair Workshop (3 years)	15.6.2018 (3 years)	1, 2, 3, 5, 7, 8, 9, 11
5.	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, 5, 7, 8, 9, 10
6.	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, 4, 5, 7, 8, 9, 10
7.	A/HSK99	“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, 4, 5, 7, 8, 10, 14
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, 5, 6, 7, 8, 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/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, 7, 8, 10
10	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, 3, 7, 8
11	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 Vehicles (3 years)	26.6.2020 (3 years)	1, 2, 3, 4, 5, 7, 8
12	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, 5, 6, 7, 8, 10
13	A/HSK/295	“R(A)2”, “R(A)3” & 'Road' on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Logistics Centre with Storage of Recyclable Materials (Plastics, Metal and Paper) (3 years)	26.3.2021 (3 years)	1, 2, 3, 5, 7, 8

Approval Conditions:

1. No night-time operation and/or no operation on Sundays and public holidays.
2. No vehicle queuing is allowed back to public road or vehicle reversing onto/from the public road.
3. The submission and/or implementation of drainage proposal and/or 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 provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251).
7. The maintenance of existing and/or implemented fencing/drainage facilities/landscape planting/FSIs.
8. Revocation clause.
9. Reinstatement clause.
10. No cutting, dismantling, cleansing, recycling, repairing and/or workshop activity is allowed.
11. No workshop activities other than tyre repairing, compacting and dismantling is allowed.
12. No storage of container within 5m of the periphery of the site is allowed.
13. The stacking height of containers stored within the site shall not exceed 8 units.
14. 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:

210608-144502-65977

提交限期

Deadline for submission:

29/06/2021

提交日期及時間

Date and time of submission:

08/06/2021 14:45:02

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/316

「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及貨倉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。

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



A/YL-HSK/316 DD 125 & 129 Ha Tsuen GIC
28/06/2021 03:11

From:

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

FileRef:

A/YL-HSK/316

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

Site area : About 23,180sq.m Includes Government Land of about 935sq.m

Zoning : "Res (Group A) 3", "GIC" and d area shown as 'Road'

Applied use : Logistics Centre / 23 Vehicle Parking

Dear TPB Members,

This ongoing business has failed to fulfill the Fire condition. It is located at the heart of a node of Res and GIC intended to be a core section of the planned new town development.

CE has pledged full speed ahead with the provision of housing in this district. It is time for operations like this to move to appropriately zoned lots. The district was rezoned some time ago so there has been sufficient notice that a move is inevitable.

TPB can play its part in freeing up brownfield sites by terminating the auto roll over process to accelerate the redevelopment.

Mary Mulvihill

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development on the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs 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. Two portions of GL in the Site are covered by a Short Term Tenancy (STT) with No. 1989 for the purposes of “Storage and Repair of Container Boxes”. No permission is given for the occupation of the remaining GL (about 355 m² subject to verification) included in the Site. The act of occupation of GL without Government’s prior approval is not allowed. The private lots covered by Short Term Wavers (STWs) in the Site are listed below:

<u>Lots Nos. In D.D. 125</u>	<u>STWs Nos.</u>	<u>Purposes</u>
797 RP	2211	Vehicle Repair Workshop (Excluding Paint-spraying)
799	2213	
800	4581	Temporary Logistics Centre and Warehouse (Storage of Paper)
801	4582	
809 RP	5107	Temporary Logistics Centre with Ancillary Centre Site Office

<u>Lots Nos. In D.D. 129</u>	<u>STWs Nos.</u>	<u>Purposes</u>
3301, 3323 S.A, 3325	4582	Temporary Logistics Centre and Warehouse (Storage of Paper)
3299 RP	4583	
3300	4584	
3302	4585	
3303 RP	4586	
3304 RP	4587	
3305 RP	4588	
3315 RP	4589	
3316	4590	
3317	4591	

The STT/STW holder(s) should immediately apply to his office for modification of the STT/STW conditions where appropriate. The owner(s) of the lots without STW should apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Also, the applicant has to either exclude the GL without STT from the Site or apply for a formal approval prior to the actual occupation of the above GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among

others the payment of rent or fee, as may be imposed by LandsD;

- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site.
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Ping Ha Road;
- (g) to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize any potential environmental nuisances;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/ manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site. If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BA, they are unauthorized building works (UBW) under the 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 the 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. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under BO will be carried out at building plan submission stage;
- (j) to note the comments of the Director of Fire Services (D of FS) that relevant layout plans incorporated with the proposed fire service installations (FSIs) should be submitted to his Department 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 applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building

plans; and

- (k) 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.