

This document is received on \_\_\_\_\_  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

## APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年  
的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

### **General Note and Annotation for the Form**

#### **填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/H/S K/319
	Date Received 收到日期	21 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)

LI CHIN HO 李展豪

### 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)

PlanPlus Consultancy Limited

### 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)	Lot Nos. 51 (Part), 57 (Part), 58 (Part), 60, 61, 62, 63 (Part), 64, 65 (Part), 66 (Part), 67 (Part), 69 (Part), 70 (Part), 71 (Part), 144 (Part), 145 (Part), 146 (Part), 147 (Part) and 148 (Part) in D.D.125, Lot Nos. 3212 RP (Part), 3220 (Part), 3221 S.A (Part), 3221 S.B (Part), 3222 (Part), 3223 (Part), 3224 (Part), 3225 S.A (Part), 3225 S.B (Part), 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3234 (Part) and 3235 (Part) in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
(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 26,983.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 18,460 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)	. . 170 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community", "Open Space" & 'Road'
(f) Current use(s) 現時用途	Logistics centre with ancillary office and parking of vehicles  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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 17/5/2021 (DD/MM/YYYY)& *Annex 1 refers*  
於 17/5/2021 (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 14/5/2021 (DD/MM/YYYY)& *Annex 2 refers*  
於 14/5/2021 (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

Proposed Temporary Logistics Centre with Ancillary Office and Parking of Vehicles

(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 ..... 8,727 .....sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 ..... 18,256.8 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 8 .....

Proposed domestic floor area 擬議住用樓面面積 ..... 0 .....sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 ..... Not more than 18,460 .....sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 ..... Not more than 18,460 .....sq.m ☒ About 約

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

Please refer to the Planning Statement.

**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 ..... 4 .....

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) ..... 8 (Container Trailer) .....

**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 ..... 4 (for both MGV &amp; HGV) .....

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

Proposed operating hours 擬議營運時間 7:00am to 9:00pm daily, from Monday to Saturday (excluding Sunday and public holidays).....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Ping Ha Road .....	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input type="checkbox"/>	
(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 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) ..... .....		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
<b>位於鄉郊地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(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>

## 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）。


Please refer to the Planning Statement.

**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

  
.....  
KENNITH CHAN  
.....

Name in Block Letters  
姓名（請以正楷填寫）

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

MANAGING DIRECTOR  
.....

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

PlanPlus Consultancy Limited  
.....



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

Date 日期

26/05/2021

..... (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	Lot Nos. 51 (Part), 57 (Part), 58 (Part), 60, 61, 62, 63 (Part), 64, 65 (Part), 66 (Part), 67 (Part), 69 (Part), 70 (Part), 71 (Part), 144 (Part), 145 (Part), 146 (Part), 147 (Part) and 148 (Part) in D.D.125, Lot Nos. 3212 RP (Part), 3220 (Part), 3221 S.A (Part), 3221 S.B (Part), 3222 (Part), 3223 (Part), 3224 (Part), 3225 S.A (Part), 3225 S.B (Part), 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3234 (Part) and 3235 (Part) in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	26,983.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 170 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	"Government, Institution or Community", "Open Space", 'Road'
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	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	18,460 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	8	
(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	11 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1-2 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	Not more than 68 % <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) Container Trailer _____ _____		12  4     8
	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) _____ _____		4     4 (for both MGV & HGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>As-built drainage plan</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



Date : 17<sup>th</sup> June 2021  
Our Ref. : PPC/PLG/10075/L002

Town Planning Board Secretariat,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong.

**Attention: The Secretary of the Town Planning Board**

**By Email**

Dear Sir/Madam,

**Re: Section 16 Application for Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years at Various Lots in D.D. 125 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

Referring to the captioned Section 16 Application submitted on 28.5.2021, we are writing to respond to comments from the TPB Secretariat and provide supplementary information to facilitate the consideration of the TPB.

- a. Please be clarified the total gross floor area ("GFA") for the proposed development should be not more than 18,460m<sup>2</sup>. Changes apply to the entire Planning Statement and all attachments.
- b. No. of storeys for all the structures have been added in **Figures 2 & 3**.

Kindly find attached the following documents for your handling and onward processing: -

- i. Replacement pages for the Planning Statement (Executive Summary & p.5); and
- ii. Revised **Figures 2 & 3** - Proposed Layout Plan and Landscape Plan.

Should you have any queries, please do not hesitate to contact our Robin Chan at [REDACTED].

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**



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Kennith Chan  
Managing Director

Encl. As above  
c.c. The Applicant

## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This Planning Statement is submitted to the Town Planning Board (“**the Board**”) in support of a Section 16 planning application for Temporary Logistics Centre with Ancillary Office and Parking of Vehicles (“**the Subject Development**”) for a Period of 3 Years at Lot Nos. 51 (Part), 57 (Part), 58 (Part), 60, 61, 62, 63 (Part), 64, 65 (Part), 66 (Part), 67 (Part), 69 (Part), 70 (Part), 71 (Part), 144 (Part), 145 (Part), 146 (Part), 147 (Part) and 148 (Part) in D.D.125, Lot Nos. 3212 RP (Part), 3220 (Part), 3221 S.A (Part), 3221 S.B (Part), 3222 (Part), 3223 (Part), 3224 (Part), 3225 S.A (Part), 3225 S.B (Part), 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3234 (Part) and 3235 (Part) in D.D.129, and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories (“**the Application Site**”).

The Application Site straddles two land-use zonings, namely “Government, Institution or Community” (“**G/IC**”) zone and “Open Space” (“**O**”) zone as well as an area shown as ‘Road’ under the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 (“**OZP**”). According to the Schedule of Uses of “G/IC” and “O” zones in the OZP, Logistics Centre is neither a Column 1 use nor a Column 2 use. Under the Covering Notes of the OZP, “*Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission*”. The Covering Notes also stated all uses or developments, unless specified elsewhere, in any area shown as ‘Road’ require permission from the Board. Therefore, the current temporary use planning application is submitted.

The Application Site covers a total land area of about 26,983.8m<sup>2</sup> (including government land of about 170m<sup>2</sup>) and can be accessed by Ping Ha Road via a local track. The Application Site is accessible via a local track leading from Ping Ha Road to its southeast. The Subject Development has a building height of not more than 11m, GFA of not more than 18,460 m<sup>2</sup>, plot ratio of not more than 0.7, and a total of 8 structures including 2 logistics centres with ancillary offices and facilities building height not exceeding 11m. 16 vehicle parking and loading/unloading spaces are provided in total.

The suitability of the Subject Development has been fully demonstrated with justified planning criteria as follows:

- Temporary nature not to be jeopardised by the long-term development of HSK NDA;
- The Subject Development is compatible with the surrounding land uses;
- There is genuine need for logistics centre in the area;
- Approval of the applied use will not set undesirable precedent; and
- No adverse impact anticipated from the applied use.

On the basis of the above justifications, we sincerely wish that the Board can give favourable consideration to this application.

## 內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，懇請城市規劃委員會（下稱「**城規會**」）批准位於新界元朗唐人新村丈量約份第 125 約地段第 51 號（部分）、第 57 號（部分）、第 58 號（部分）、第 60 號、第 61 號、第 62 號、第 63 號（部分）、第 64 號、第 65 號（部分）、第 66 號（部分）、第 67 號（部分）、第 69 號（部分）、第 70 號（部分）、第 71 號（部分）、第 144 號（部分）、第 145 號（部分）、第 146 號（部分）、第 147 號（部分）及第 148 號（部分）和丈量約份第 129 約地段第 3212 號餘段（部分）、第 3220 號（部分）、第 3221 號 A 分段（部分）、第 3221 號 B 分段（部分）、第 3222 號（部分）、第 3223 號（部分）、第 3224 號（部分）、第 3225 號 A 分段（部分）、第 3225 號 B 分段（部分）、第 3226 號、第 3227 號、第 3228 號、第 3229 號、第 3230 號、第 3231 號、第 3232 號、第 3234 號（部分）及第 3235 號（部分）以及毗連政府土地，作臨時物流中心連附屬辦公室及停泊車輛用途，為期三年。

申請地盤位於《洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2》（下稱「**核准圖**」）上劃作「政府、機構或社區」和「休憩用地」以及在核准圖上顯示為「道路」的地帶。根據核准圖對「政府、機構或社區」及「休憩用地」地帶的註釋，「物流中心」並不屬註釋中的第一欄或第二欄用途。然而註釋中訂明「對於有關用途或發展，即使圖則沒有作出規定，城市規劃委員會仍可批給或拒絕批給許可，規劃許可的有效期限最長為三年；若城市規劃委員會批給許可，可能附加或不附加條件。」註釋亦訂明在核准圖圖上顯示為「道路」的地方，除非另有列明者，所有其他用途或發展必須向城規會申請許可。申請人遂向城規會遞交是次規劃申請。

申請地盤面積約 26,983.8 平方米（包括毗連政府土地約 170 平方米），可經現有車路通往屏廈路。擬議發展，總樓面面積不多於 18,460 平方米，地積比率為不多於 0.7，共有 8 座不多於 11 米的構築物，包括 2 個物流中心及附屬設施，並提供共 16 個停車位及上落客貨車位。

擬議發展有充分的理由支持，包括以下規劃考量因素：

- 擬議發展的臨時性質不會影響洪水橋的長期發展；
- 擬議發展與周邊環境協調；
- 該區有設立物流中心的需要；
- 先前已批准的同類型申請不會造成不良的先例；及
- 擬議發展不會構成負面影響。

擬議發展符合所有的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Development Scheme and Design

- 4.1.1 The indicative layout plan of the Subject Development is shown in **Figure 2**. The Subject Development has a total of 8 structures with a building height of no more than 11m, including 2 logistics centres with ancillary offices and control room, offices, pump room, guard room, transformer room, water tanks and toilet. A total of 16 vehicle parking and loading/unloading spaces will be provided including 4 parking spaces for private cars, 8 parking spaces for container trailer, and 4 loading/unloading spaces for heavy goods vehicle ("HGV") or medium goods vehicle ("MGV"). **Table 2** shows the major development parameters of the Subject Development.

**Table 2 Major Development Parameters**

Major Development Parameters	
<b>Site Area</b>	About 26,983.8m <sup>2</sup> (including adjoining government land of about 170m <sup>2</sup> )
<b>Gross Floor Area (GFA)</b>	Not more than 18,460 m <sup>2</sup>
<b>Site Coverage</b>	Not more than 68%
<b>Building Height</b>	Not more than 11m
<b>No. of Structures</b>	8
<b>No. of Parking Spaces</b>	12
Private Car (2.5m x 5.0m)	4
Container Trailer (3.5m x 16.0m)	8
<b>No. of Loading/unloading Spaces for HGV &amp; MGV (3.5m x 11.0m)</b>	4

- 4.1.2 The Application Site is currently fenced off with metal panels which will be retained and maintained upon approval of the Subject Development.

### 4.2 Operational Arrangement

- 4.2.1 The Subject Development will operate from 7:00am to 9:00pm from Monday to Saturday, there will be no operations on Sunday and public holidays). The Subject Development is solely for logistics uses and vehicle parking. No dismantling, maintenance, repairing, cleaning, painting-spraying or workshop-related activity will be carried out within the Application Site. Noise impact is not anticipated as the applied use is within enclosed structures.

### 4.3 Landscape Arrangement

- 4.3.1 Existing trees provided along most of the boundary of the Application Site will be maintained to create a green buffer to the surroundings. Wheel stop for the tree protection has been proposed along the trees planted on the eastern boundary and will be implemented upon approval of the current application. Additional tree planting was not proposed as the Application Site will be resumed for the implementation of the HSK NDA in the long term and planted new trees will likely be removed.

### Structure 1

Logistics Centre 1

Covered land area: Not more than 8,732.5 sq.m

GFA: Not more than 8,884.1 sq.m

(including Logistics Centre & 2 Site offices at G/F with total GFA of 8,732.5 sq.m; and

Site Office at 1/F with GFA of 151.6 sq.m)

Height: Not more than 11m

No. of storey: G/F (Logistics Centre & Site Offices)  
1/F (Site Office)



### Structure 3

Sprinkler Water Tank

& Water Tank

Height: 3m

Area = 79.7 sq.m

No. of storey: 1

### Structure 4

Pump Room

Height: 6m

Covered Area = 15.3 sq.m

GFA = 30.6 sq.m

No. of storey: 2

### Structure 6

Toilet (western)

Height: 3.3m

Area = 15.0 sq.m

No. of storey: 1

4 HGV & MGW

Loading/Unloading Spaces  
(11.0m x 3.5m)

Ingress/egress  
8m

### Structure 7

Transformer Room

Height: 2.8m

Area = 4.8 sq.m

No. of storey: 1

Site Offices (2-storey)

Total Site Area:  
26,983.8 sq.m (about)  
(Including Government Land:  
170 sq.m)

LOGISTICS CENTRE 1

Site Offices (G/F)

Site Office (1/F)

Ramp

33m  
Manoeuvring  
Circle

Ramp

(a)

(b)

LOGISTICS CENTRE 2

### Structure 5

Toilet (eastern)

Height: 2.6m

Area = 15.3 sq.m

No. of storey: 1

4 Carparking Spaces  
(2.5m x 5.0m)

8 Container Trailer  
Parking Spaces  
(3.5m x 16.0m)

Control Room  
No. of storey: 1

### Structure 8

Guard Room

Height: 2.2m

Area = 3.6 sq.m

No. of storey: 1

Ingress/egress  
10m

### Structure 2

Logistics Centre 2

Covered land area: Not more than 9,390.60 sq.m

GFA: Not more than 9,419.40sq.m

(including Logistics Centre, Control Room &  
2 Site Offices at G/F with total GFA of 9,390.60 sq.m;  
Site Offices at 1/F with GFA of 28.80 sq.m)

Height: Not more than 11m

No. of storey: G/F (Logistics Centre)  
1/F (2 Site offices)

**Tree Type:**  
Existing *Ficus microcarpa*  
**Approximate Height:**  
About 3m to 5m  
**Spacing:** About 4m

**Structure 1**  
Logistics Centre 1  
Covered land area: Not more than 8,732.5 sq.m  
GFA: Not more than 8,884.1 sq.m  
(including Logistics Centre & 2 Site offices at G/F with total GFA of 8,732.5 sq.m;  
Site Office at 1/F with GFA of 151.6 sq.m)  
Height: Not more than 11m  
No. of storey: G/F (Logistics Centre)  
1/F (Site Office)



**Structure 3**  
Sprinkler Water Tank  
& Water Tank  
Height: 3m  
Area = 79.7 sq.m  
No. of storey: 1

**Structure 4**  
Pump Room  
Height: 6m  
Covered Area = 15.3 sq.m  
GFA = 30.6 sq.m  
No. of storey: 2

**Structure 6**  
Toilet (western)  
Height: 3.3m  
Area = 15.0 sq.m  
No. of storey: 1

4 HGV & MGW  
Loading/Unloading Spaces  
(11.0m x 3.5m)

Ingress/egress  
8m

**Structure 7**  
Transformer Room  
Height: 2.8m  
Area = 4.8 sq.m  
No. of storey: 1

Site Offices (2-storey)

Total Site Area:  
26,983.8 sq.m(about)  
(Including Government Land:  
170 sq.m)

LOGISTICS CENTRE 1

Existing tree

**Structure 5**  
Toilet (eastern)  
Height: 2.6m  
Area = 15.3 sq.m  
No. of storey: 1

4 Carparking Spaces  
(2.5m x 5.0m)

Wheel Stop for  
Tree Protection

8 Container Trailer  
Parking Spaces  
(3.5m x 16.0m)

Control Room  
No. of storey: 1

**Structure 8**  
Guard Room  
Height: 2.2m  
Area = 3.6 sq.m  
No. of storey: 1

Ingress/egress  
10m

Wheel Stop for  
Tree Protection

LOGISTICS CENTRE 2

**Structure 2**  
Logistics Centre 2  
Covered land area: Not more than 9,390.60 sq.m  
GFA: Not more than 9,419.40sq.m  
(including Logistics Centre, Control Room &  
2 Site Offices at G/F with total GFA of 9,390.60 sq.m;  
Site Offices at 1/F with GFA of 28.80 sq.m)  
Height: Not more than 11m  
No. of storey: G/F (Logistics Centre)  
1/F (2 Site offices)



Title: Landscape Plan

Project No.: PPC-PLG-10075

Drawing No.: N/A

Project:

Section 16 Application for Temporary Logistics  
Centre with Ancillary Office and Parking of Vehicles  
for a Period of 3 Years at Various Lots in D.D. 125  
and D.D. 129 and Adjoining Government Land, Ha  
Tsuen, Yuen Long, New Territories

Figure: 3  
Scale: 1:1500 (A4)  
Date: June 2021



**Section 16 Application for Temporary Logistics Centre with  
Ancillary Office and Parking of Vehicles for a Period of 3 Years at  
Various Lots in D.D. 125 and D.D. 129 and Adjoining Government Land,  
Ha Tsuen, Yuen Long, New Territories**

**Planning Statement**

Prepared by  
*PlanPlus Consultancy Limited*

**May 2021**

Reference : PPC-PLG-10075  
Report : Version 1.0





Date : 13<sup>th</sup> July 2021  
Our Ref. : PPC/PLG/10075/L004

Town Planning Board Secretariat,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong.

**Attention: The Secretary of the Town Planning Board**

**By Email**

Dear Sir/Madam,

**Section 16 Application for Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for  
a Period of 3 Years at Various Lots in  
D.D. 125 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories  
Planning Application No. A/HSK/319 under Section 16 of the Town Planning Ordinance**

**Submission of Further Information**

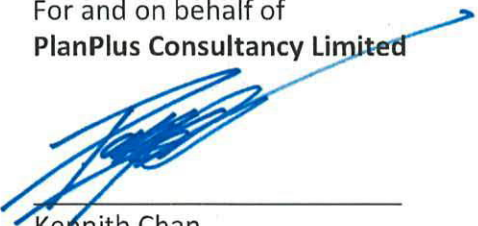
We refer to comments from Fire Services Department provided via Tuen Mun and Yuen Long West District Planning Office, Planning Department in respect to the captioned planning application.

On behalf of the Applicant, we submit herewith the Further Information ("FI") enclosing a **Response-to-Comments Table** and **Revised Fire Services Installation Proposal**, in support of the captioned application, for the consideration of the Town Planning Board.

The above submission does not result in a material change of the nature of captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Robin Chan at [REDACTED]

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**

  
Kennith Chan  
Managing Director

Encl. As above  
c.c. The Applicant  
Mr. Otto Kan (Town Planning Grad/2, DPO/TM&YLW)



**Responses-to-Comments**

Item	Departmental Comments	Applicant's Responses
<b>1. Comments from Fire Services Department received on 7.7.2021</b>		
a.	Means of exit of all structures should be marked on plan;	Marked on revised plan i.e. <b>EP-10199-FS01 (Rev. F)</b> and <b>EP-10199-GBP-01 (Rev. F)</b> .
b.	Detailed layouts of 2-storey Site Offices (Structures 7 and 8), for both first and second storeys, shall be clearly shown on plan; and	Marked on revised plan i.e. <b>EP-10199-FS01 (Rev. F)</b>
c.	Automatic Sprinkler System shall be provided in accordance with LPC BS EN 12845: 2015 and F.S.D Circular letter No.5/2000	Revised the FS notes for the sprinkler system as revised on plan i.e. <b>EP-10199-FS01 (Rev. F)</b> .

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
- 1.6 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. AUTOMATIC SPRINKLER SYSTEM
- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2000. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE Ø32mm UNLESS SPECIFY.
- 2.7 TYPE OF STORAGE METHOD FOR THE STRUCTURES IS AS FOLLOWS:  
(A) STORAGE CATEGORY : CATEGORY (I)  
(B) STORAGE HEIGHT : NOT EXCEEDING 4M  
(C) STORAGE : FREE-STANDING STORAGE (ST1)
3. FIRE ALARM SYSTEM
- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTER NO.1/2009 & 3/2010 & 2/2012. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED G/F SPR. & F.S. PUMP ROOM.
4. MISCELLANEOUS F.S. INSTALLATION
- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.
- 4.6 NO SMOKE EXTRACTION SYSTEM WILL BE PROVIDED FOR THE STRUCTURE AS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
- 4.7 ALL ENCLOSED STRUCTURE CAN BE REACHED BY EMERGENCY VEHICLES WITHIN 30M TRAVEL DISTANCE

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL

ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT

COLOUR CODE

PIPE SIZES	COLOUR
Ø25mm	LIGHT GREEN
Ø32mm	RED
Ø40mm	PURPLE
Ø50mm	YELLOW
Ø65mm	BLUE
Ø80mm	GREEN
Ø100mm	LIGHT BROWN
Ø150mm	DEEP BROWN

135,000 LITERS R.C.C SPRINKLER WATER TANK

2,000 LITERS FIBRE GLASS F.S. WATER TANK

SPRINKLER & F.S. PUMP ROOM

SPRINKLER CONTROL VALVE

TOILET

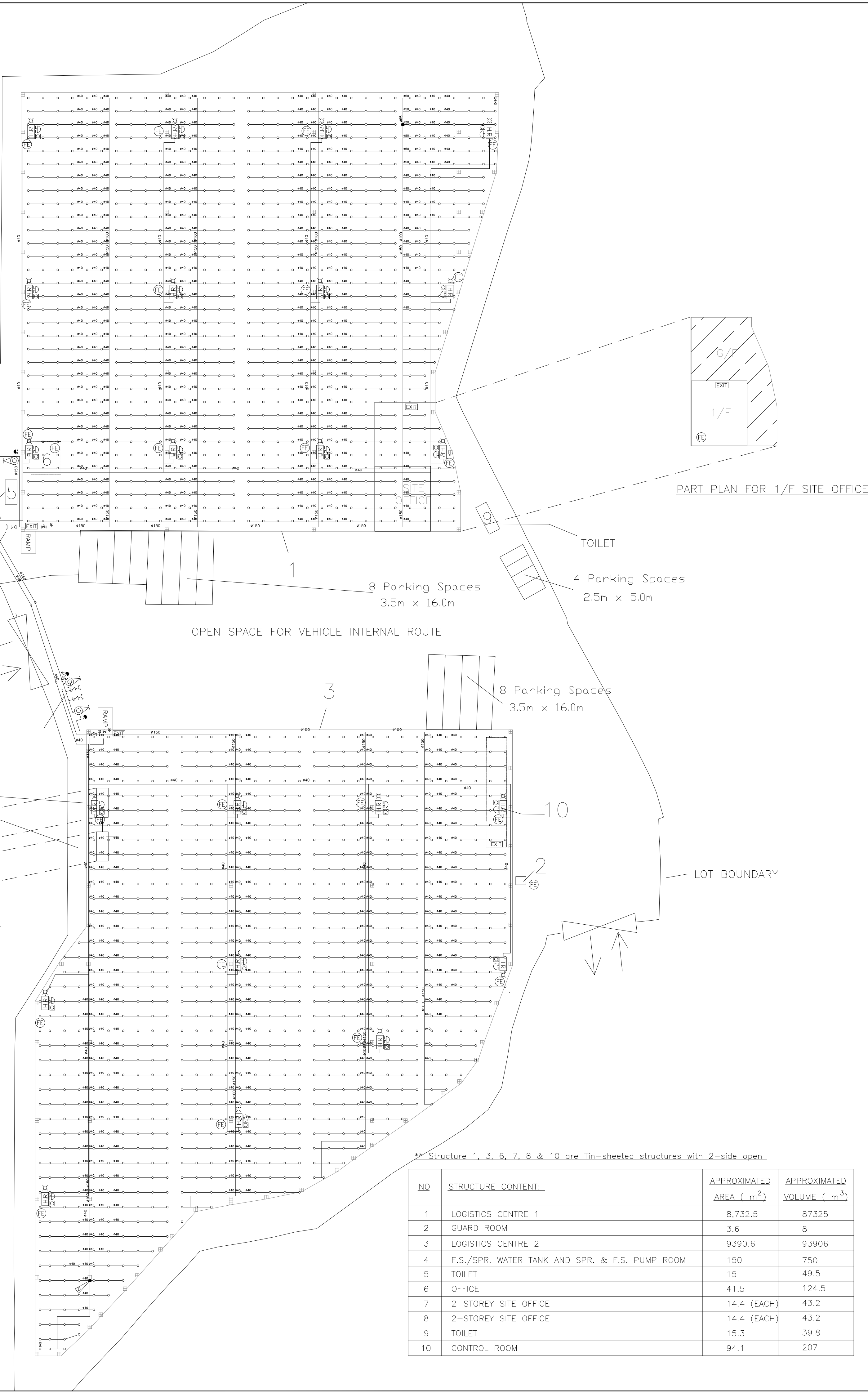
SPRINKLER INLET

4 Loading/ Unloading Spaces  
11.0m x 3.5m

SPRINKLER CONTROL VALVE & SPRINKLER INLET

2 STOREY SITE OFFICE (STRUCTURE 7 & 8)  
2.4m x 6.0m x 3.0m

PART PLAN FOR 1/F OF STRUCTURE 7 (TOP) & STRUCTURE 8 (BOTTOM)



NO	STRUCTURE CONTENT:	APPROXIMATED AREA ( m <sup>2</sup> )	APPROXIMATED VOLUME ( m <sup>3</sup> )
1	LOGISTICS CENTRE 1	8,732.5	87325
2	GUARD ROOM	3.6	8
3	LOGISTICS CENTRE 2	9390.6	93906
4	F.S./SPR. WATER TANK AND SPR. & F.S. PUMP ROOM	150	750
5	TOILET	15	49.5
6	OFFICE	41.5	124.5
7	2-STOREY SITE OFFICE	14.4 (EACH)	43.2
8	2-STOREY SITE OFFICE	14.4 (EACH)	43.2
9	TOILET	15.3	39.8
10	CONTROL ROOM	94.1	207

F	FSD SUBMISSION	12-07-2021	JN
E	FSD SUBMISSION	23-05-2021	JN
D	FSD SUBMISSION	30-01-2021	CAD
A	FSD SUBMISSION	31-12-2020	CAD
REV	DESCRIPTION	DATE	BY

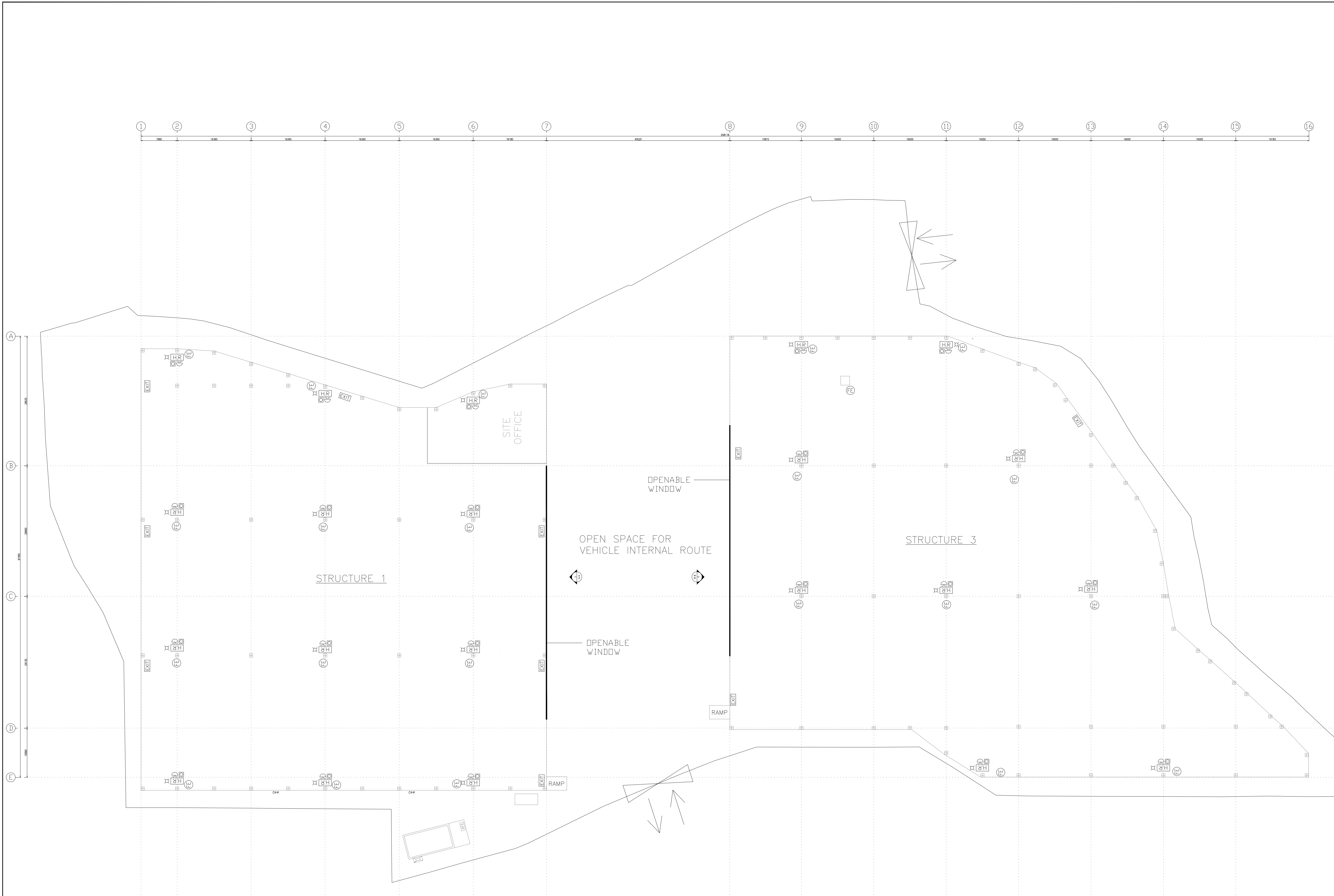
FSD CONTRACTOR			
East Power Engineering Limited			
Flat A, 7/F., Hop Shing Commercial Building, 41 Chi Kiang Street, Tseukwan, Kowloon Fax : 2394-3772 Tel : 2397-3238			

PROJECT			
Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material with Ancillary Office and Parking of Vehicle for a Period of 3 Years in "Comprehensive Development Area" at Lots 51(Part), 57(Part), 58(Part), 60, 61, 62, 63(Part), 64, 65, 66(Part), 67(Part), 144(Part), 146(Part), in D.D. 125 and Lots 3220(Part), 3221 SA(Part), 3221 S.B(Part), 3222(Part), 3223(Part), 3224(Part), 3225 S.A(Part), 3225 S.B(Part), 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3234(Part), and 3235(part) in D.D. 129 and Adjoining Government Land, Ho Tsuen, Tuen Lung.			

DRAWING TITLE			
F.S. NOTES, ABBREVIATION & FIRE SERVICES INSTALLATION LAYOUT PLAN			

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	31-12-2020
DESIGN BY	CM	PM	31-12-2020
CHECK BY	CM	PM	31-12-2020
APPROVED BY	-	-	-

PROJECT NO. 10199			
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10199-FS01			
SCALE	1 : 500	REVISION	F



OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m				
LOCATION	USABLE FL. AREA (m²) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED	
STRUCTURE - 1	8136.9	$8136.9 \times 6.25\% = 508.6$	REFER TO ELEVATION-(B-B) = 512	TOTAL = $512 > 508.6$
STRUCTURE - 3	8730	$8730 \times 6.25\% = 545.6$	REFER TO ELEVATION-(A-A) = 546.9	TOTAL = $546.9 > 545.6$

REV	DESCRIPTION	DATE	BY
F	FSD SUBMISSION	12-07-2021	JN
E	FSD SUBMISSION	23-05-2021	JN
D	RE SUBMISSION	30-01-2021	CAD
A	GENERAL SUBMISSION	31-12-2020	CAD

FS CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Sing Commercial Building  
41 Chi Kiang Street, Tseukwun, Kowloon

Fax : 2394-3772

Tel : 2397-3238

PROJECT  
Temporary Warehouse for Storage of Machinery,  
Spare Parts and Construction Material with  
Ancillary Office and Parking of Vehicle for a Period  
of 3 Years in "Comprehensive Development Area"  
at Lots 51(Part), 57(Part), 58(Part), 60, 61, 62,  
63(Part), 64, 65, 66(Part), 67(Part), 144(Part),  
146(Part), in D.D. 125 and Lots 3220(Part), 3221  
S.A(Part), 3221 S.B(Part), 3222(Part), 3223(Part),  
3224(Part), 3225 S.A(Part), 3225 S.B(Part), 3226,  
3227, 3228, 3229, 3230, 3231, 3232, 3234(Part),  
and 3235(part) in D.D. 129 and Adjoining  
Government Land, Ho Tuen, Yuen Long.

DRAWING TITLE  
GROUND FLOOR PLAN & CALCULATION

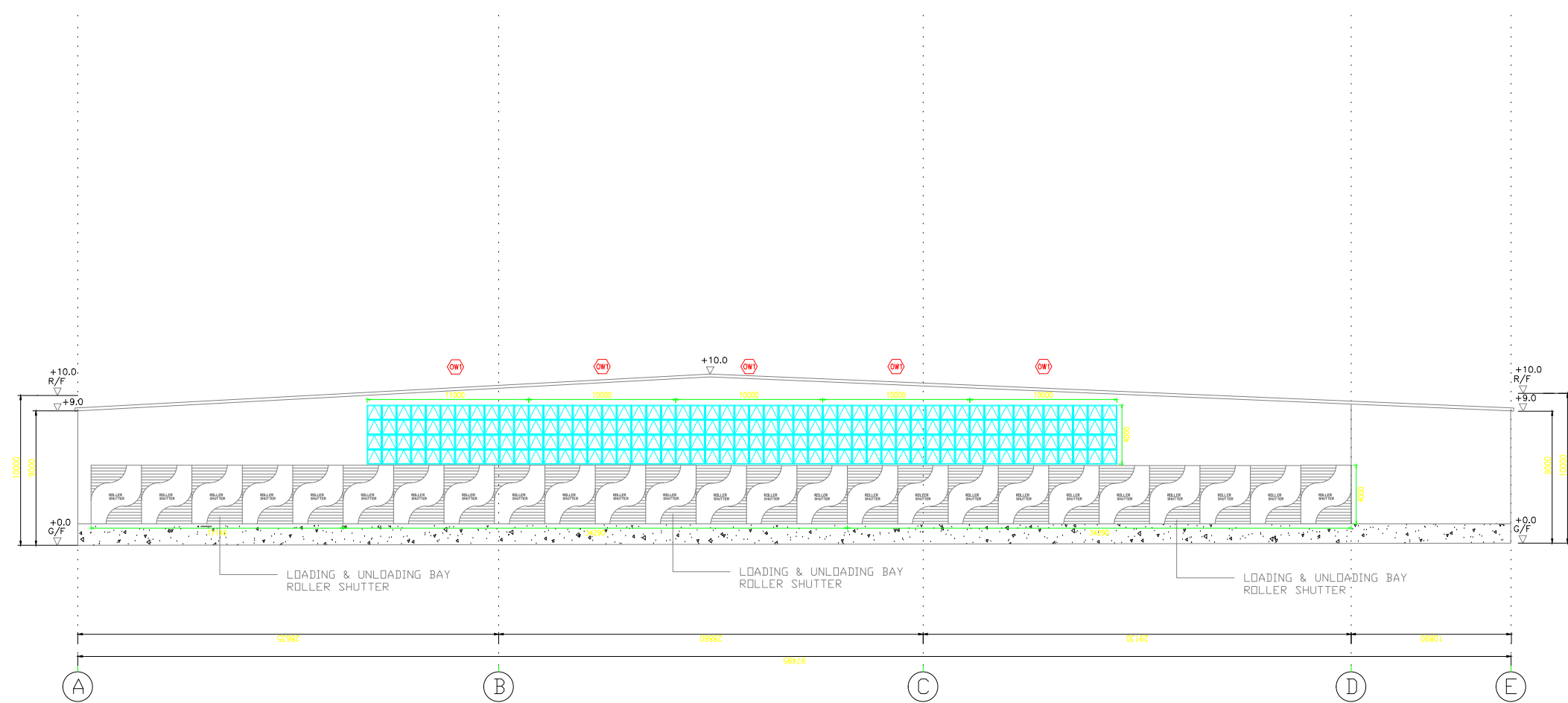
	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	31-12-2020
DESIGN BY	CM	PM	31-12-2020
CHECK BY	CM	PM	31-12-2020
APPROVED BY	--	--	--

PROJECT NO.	10199
PAPER SIZE	A1 PLOT SCALE 1 : 1

DRAWING NO.  
EP-10199-GBP-01

SCALE	1 : 400 @A1	REVISION	F
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STRUCTURE 2  
ELEVATION PLAN (ELV B-B)


A	GENERAL SUBMISSION	31-12-2020	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Sing Commercial Building  
41 Chi Kiang Street, Tseukwong, Kowloon  
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT  
Temporary Warehouse for Storage of Machinery,  
Spare Parts and Construction Material with  
Ancillary Office and Parking of Vehicle for a Period  
of 3 Years in "Comprehensive Development Area"  
at Lots 51(Part), 57(Part), 58(Part), 60, 61, 62,  
63(Part), 64, 65, 66(Part), 67(Part), 144(Part),  
146(Part), in D.D. 125 and Lots 3220(Part), 3221  
S.A(Part), 3221 S.B(Part), 3222(Part), 3223(Part),  
3224(Part), 3225 S.A(Part), 3225 S.B(Part), 3226,  
3227, 3228, 3229, 3230, 3231, 3232, 3234(Part),  
and 3235(part) in D.D. 129 and Adjoining  
Government Land, Ho Tsuen, Yuen Long.

DRAWING TITLE  
ELEVATION PLAN (ELV B-B)

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	31-12-2020
DESIGN BY	CM	PM	31-12-2020
CHECK BY	CM	PM	31-12-2020
APPROVED BY	-	-	-
PROJECT NO.	10199		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.	EP-10199-GBP-03		
SCALE	1 : 400 @A1	REVISION	A

Date : 28<sup>th</sup> September 2021  
Our Ref. : PPC/PLG/10075/L006

Town Planning Board Secretariat,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong.

**Attention: The Secretary of the Town Planning Board**

**By Email & By Hand**

Dear Sir/Madam,

**Section 16 Application for Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for  
a Period of 3 Years at Various Lots in**

**D.D. 125 and D.D. 129 and Adjoining Government Land at Ha Tsuen, Yuen Long, New Territories**  
**Planning Application No. A/HSK/319 under Section 16 of the Town Planning Ordinance**

**Submission of Further Information 2**

We refer to comments from Fire Services Department and Landscape Section of Planning Department provided via Tuen Mun and Yuen Long West District Planning Office, Planning Department in respect to the captioned planning application.

On behalf of the Applicant, we submit herewith 70 hardcopies of the Further Information ("FI"), in support of the captioned application, for the consideration of the Town Planning Board. The attached FI includes the following documents:

- **Response-to-Comments Table**
- **Annex 1** - FS251 Certificates
- **Annex 2** - Cover Letter for Application for the Water Supply for the FSI at the Application Site
- **Annex 3** - Photos of Installed FSI
- **Annex 4** - Revised Landscape Plan & As-built Drainage Plan
- **Annex 5** - Photo Record of Existing Tree Planting

The section of drainage channel along the eastern site boundary (**Figure T7 & T8 in Annex 5**, Viewpoints 13-16) and the internal fence immediately to the west of the ingress/egress (**Figure T17 in Annex 5**, Viewpoint 33) could effectively prevent any potential damage on the existing tree planting due to vehicular activities. The originally proposed wheel stops are therefore removed from the revised landscape plan and as-built drainage plan in **Annex 4**.

All existing trees recorded will be properly maintained by the Applicant.

The above submission does not result in a material change of the nature of captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact me at [REDACTED].

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**



---

Robin Chan  
Assistant Town Planner

*Encl. As above*  
*c.c. The Applicant*  
*Mr. Otto Kan (Town Planning Grad/2, DPO/TM&YLW)*

**Section 16 Application for Temporary Logistics Centre with Ancillary Office and  
Parking of Vehicles for a Period of 3 Years at  
Various Lots in D.D. 125 and D.D. 129 and Adjoining Government Land at  
Ha Tsuen, Yuen Long, New Territories**

**Planning Application No. A/HSK/319  
Further Information 2**



**Responses-to-Comments**

Item	Departmental Comments	Applicant's Responses
<b>1. Comments from Fire Services Department received on 19.7.2021</b>		
1.	The fire service installations proposal attached to the FI dated 13.7.2021 is considered acceptable to his Department.	Noted with thanks.
b.	You are advised that the installation/ maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.	<p>Please find FS251 Certificates of FSIs installed/equipped at the application site enclosed in <b>Annex 1</b>.</p> <p>The Applicant has submitted an application for the water supply for the FSI at the application site on 25.7.2021 (<b>Annex 2</b>), the application is pending the processing of Water Supplies Department (WSD).</p> <p>The site photos (dated July 2021) in <b>Annex 3</b> shows FSI that have been installed.</p>
<b>2. Comments from Landscape Unit, Planning Department received on 30.7.2021</b>		
a.	The extent of planting area should be indicated on plan;	Marked on enclosed revised landscape plan in <b>Annex 4</b> .
b.	The location of boundary fence should be indicated on plan for reference;	Marked on enclosed revised landscape plan in <b>Annex 4</b> .
c.	If replacement for existing tree is required, the applicant may wish to consider other tree species with small mature size in lieu of <i>Ficus microcarpa</i> which has the characteristics of vigorous root system and large tree canopy in mature size; and	Noted, other tree species with small mature size will be considered if replacement of existing trees are required.

d.	Approval of the planning application does not imply approval of tree works such as pruning, transplanting, and/or felling under the lease. The applicant should approach relevant authority/government department(s) direct to obtain the necessary approval on tree works where appropriate.	Noted, necessary approval for tree works will be obtained if necessary.
<b>3. Comments from Landscape Unit, Planning Department received on 27.9.2021</b>		
1.	Having reviewed the submitted information, no adverse comment from landscape planning perspective on the pre-submission;	Noted with thanks.
2.	The applicant is advised to collate all relevant information with table of responses to previous comments to facilitate review;	All relevant information has been incorporated into this R-to-C table.
3.	If replacement for existing tree is required, the applicant may wish to consider other tree species with small mature size in lieu of Ficus microcarpawhich has the characteristics of vigorous root system and large tree canopy in mature size; and	Noted, other tree species with small mature size will be considered if replacement of existing trees are required.
4.	Approval of the planning application does not imply approval of tree works such as pruning, transplanting, and/or felling under the lease. The applicant should approach relevant authority/government department(s) direct to obtain the necessary approval on tree works where appropriate	Noted, necessary approval for tree works will be obtained if necessary.

## **Annex 1**

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### **FS251 Certificates**

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

A 8705420

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot 3212 RP, 3220, 3221, S.A. 3221 S.B., Street/Road/Estate Name: 屏慶路

門牌號數/市地段 3222, 3223, 3224, 3226, 3227, 3228, 3229, 3230, 3231, 3232, in DD-129

Block: Lot No 53, 54, 55, 56, 57, 58, 60, 61, 62, 64:

座

65, 66, 67, in D.D. 125

分區

廈村

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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

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

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
28	Sprinkler System	北倉 簷蓬 南倉 簷蓬 北倉 寫字樓 上層 北倉 寫字樓 下層 南倉 寫字樓 下層 南倉 寫字樓 貨櫃	新造 64 粒 68 oc Sprinkler Head 新造 66 粒 68 oc Sprinkler Head 新造 60 粒 68 oc Sprinkler Head 新造 100 粒 68oc Sprinkler Head 新造 85 粒 68 oc Sprinkler Head 新造 14 粒 68 oc Sprinkler Head	Conforms with FSD requirements  Conforms with FSD requirements	13-09-2021  13-09-2021

## Part 3 第三部 Defects 損壞事項

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

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

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

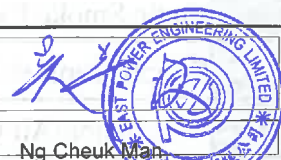
**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

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

Authorized Signature:  
受權人簽署

Name:

姓名

FSD/RC No.:  
消防處註冊號碼Company Name:  
公司名稱Telephone:  
聯絡電話Date:  
日期

Ng Cheuk Man

RC1/309 RC2/459

East Power Engineering Ltd  
東力工程有限公司

14-09-2021

For FSD  
use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8477194

FSD Ref.:

消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot 3212 RP, 3220, 3221, S.A. 3221 S.B., Street/Road/Estate Name :

門牌號數/市地段 3222, 3223, 3224, 3226, 3227, 3228, 3229, 街道/屋苑名稱

Block : Lot No 53, 54, 55, 56, 57, 58, 60, 61, 62, 64:

座

65, 66, 67, in D.D. 125

分區

廈村

Area :

☐ HK☐ K☒ NT

地區

香港

九龍

新界

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Lighting	G/F Warehouse	Conforms with FSD requirements	26-03-2021	25-03-2022
12	Exit Signs	G/F Warehouse	Conforms with FSD requirements	26-03-2021	25-03-2022
13	Fire Alarm System (MFA)	G/F Warehouse	Conforms with FSD requirements (See Part 3)	26-03-2021	25-03-2022
23	Hose Reel	G/F Warehouse	Conforms with FSD requirements (See Part 3)	26-03-2021	25-03-2022
28	Sprinkler System	G/F Warehouse	Conforms with FSD requirements	26-03-2021	25-03-2022

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

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

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	Fire Alarm System (MFA)	G/F Warehouse	拎手損壞	需更換
23	Hose Reel	G/F Warehouse	泵模塊損壞	需更換

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

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

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

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

Authorized  
Signature :  
授權人簽署

Name :

姓名

FSD/RC No. :

消防處註冊號碼

Company Name :  
公司名稱Telephone :  
聯絡電話Date :  
日期

Ng Cheuk Man

RC1/309-RC2/459

East Power Engineering Ltd  
東力工程有限公司

27-03-2021

For FSD  
use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

A 8481984

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot 3212 RP, 3220, 3221, S.A. 3221 S.B., Street/Road/Estate Name :

門牌號數/市地段 3222, 3223, 3224, 3226, 3227, 3228, 3229, 街道/屋苑名稱

Block : Lot No 53, 54, 55, 56, 57, 58, 60, 61, 62, 64, 65, 66, 67, in D.D. 125

座

65, 66, 67, in D.D. 125

分區

廈村

Area :

☐ HK☐ K☒ NT

地區

香港

九龍

新界

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	37 x 4Kg Dry Powder F.E.	G/F	Conforms with FSD requirements	26-03-2021	25-03-2022
24	9 x 1Kg Dry Powder F.E.	G/F, 保安室, 鐘車	Conforms with FSD requirements	26-03-2021	25-03-2022
24	4 nos 5Kg CO2 F.E.	G/F	Conforms with FSD requirements	26-03-2021	25-03-2022
25	1 x Fire Bucket	泵房, 士多房	Conforms with FSD requirements	26-03-2021	25-03-2022
24	7 x 4Kg Dry Powder F.E.	G/F 寫字樓	Conforms with FSD requirements (See Part 3)	26-03-2021	25-03-2022
24	5 x 9L W/CO2 F.E.	G/F 寫字樓	Conforms with FSD requirements	26-03-2021	25-03-2022
24	2 x 5Kg CO2 F.E.	G/F 寫字樓	Conforms with FSD requirements	26-03-2021	25-03-2022
25	1 x Fire Blanket	G/F 寫字樓電掣房	Conforms with FSD requirements	26-03-2021	25-03-2022
24	4 x 5Kg CO2 F.E.	1/F 寫字樓	Conforms with FSD requirements	26-03-2021	25-03-2022

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

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

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
24	7 x 4Kg Dry Powder F.E.	G/F 寫字樓	已過五年期	需更換

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

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

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

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

Authorized  
Signature :  
授權人簽署

Name :  
姓名

FSD/RC No. :  
消防處註冊號碼

Company Name :  
公司名稱

Telephone :  
聯絡電話

Date :  
日期

Ng Wai Yin

RC3/690

East Power Engineering Ltd  
東力工程有限公司

27-03-2021

For FSD  
use only:

Inspected

Key-in

Verified

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## **Annex 2**

Cover Letter for Application for the Water Supply for the FSI at the Application Site



東力工程有限公司  
EAST POWER ENGINEERING LIMITED

Flat A, 7/F., Hop Shing Commercial Bldg.,  
41 Chi Kiang St., Tokwawan, Kowloon.  
TEL: 2789 3690 FAX: 2394 3772  
E-mail: epower88@biznetvigator.com

南北會  
簽回

Water Supplies Department  
43/F, Immigration Tower 7,  
Gloucester Road, Wan Chai, Hong Kong

25<sup>th</sup> July 2021

Our Ref: PR/EP/10199/WSD/L01

Dear Sir / Madam,

Project: Fire Services installation work at

Lots 51(Part), 57(Part), 58(Part), 60, 61, 62, 63(Part), 64, 65, 66(Part), 67(Part), 144(Part), 146(Part),  
in D.D. 125 and Lots 3220(Part), 3221 S.A(Part), 3221 S.B(Part), 3222(Part), 3223(Part), 3224(Part),  
3225 S.A(Part), 3225 S.B(Part), 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3234(Part), and  
3235(part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Re : Application for the water supply for the Fire Services installation of the above site

With reference to the captioned subject, we would like to submit the duly signed form WWO542 and one set drawing (No: EP-10199-FS01 to FS03 (Rev.G)) for your perusal and approval.

Should you have any queries, please feel free to contact us at [REDACTED] or the undersigned at [REDACTED].

Thanks for your kindly attention.

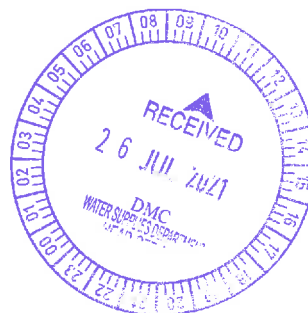
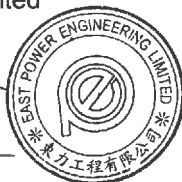
Yours faithfully,

For and On behalf of

East Power Engineering Limited

Jackie Ng

Senior Engineer





**Document List for Application for Water Supply for Others**  
**(Improvised Fire Sprinkler System / Fire Hose Reel System / Fire Hydrant)**

**[For Item 3(j) in WWO 542 (06/2020)]**

Address of Premises:

ASN No./CCID No. (if applicable):

Lots 51(Part), 57(Part), 58(Part), 60, 61, 62, 63(Part), 64, 65, 66(Part), 67(Part), 144(Part), 146(Part), in D.D. 125 and Lots 3220(Part), 3221 S.A(Part), 3221 S.B(Part), 3222(Part), 3223(Part), 3224(Part), 3225 S.A(Part), 3225 S.B(Part), 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3234(Part), and 3235(part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

I/We confirm that all required documents for my/our application have been properly enclosed as shown in this document list, failing which the application will be rejected by the Water Authority.

Item	Description	Enclosed? (Please tick (✓) the box <input type="checkbox"/> if yes)	DMC checked (For official use only)
Form WWO 542			
1.*	Duly signed Form WWO542	<input checked="" type="checkbox"/>	
2.*	<del>Copy of BR for company submission or</del> Copy of ID card for individual applicant	<input checked="" type="checkbox"/>	
Drawings			
3.*	Site location plan in scale not less than 1:1000	<input checked="" type="checkbox"/>	
5.	Underground pipes layout plan	<input type="checkbox"/>	
6.*	Vertical plumbing line diagrams (VPLD)	<input checked="" type="checkbox"/>	
8.*	Location of meter room/box	<input checked="" type="checkbox"/>	
9.*	Meter room layout/meter box details and meter position arrangement details	<input checked="" type="checkbox"/>	
15.	Form WWO 1149	<input type="checkbox"/>	

Legend:

\* mandatory items that must be included in the submission

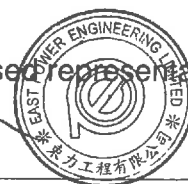
(Applicant or authorised representative)

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Jackie NG

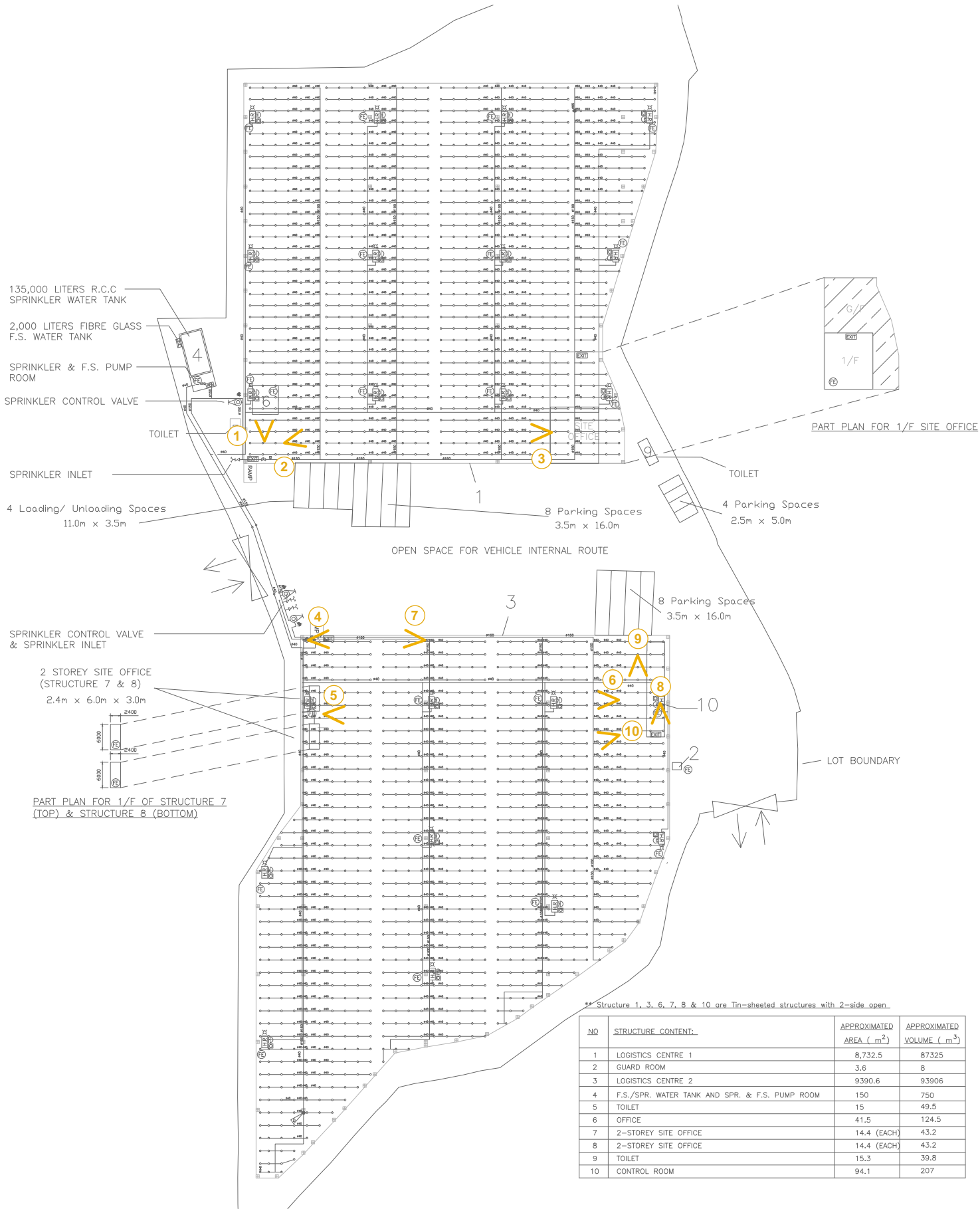
Contact Tel. No.: \_\_\_\_\_

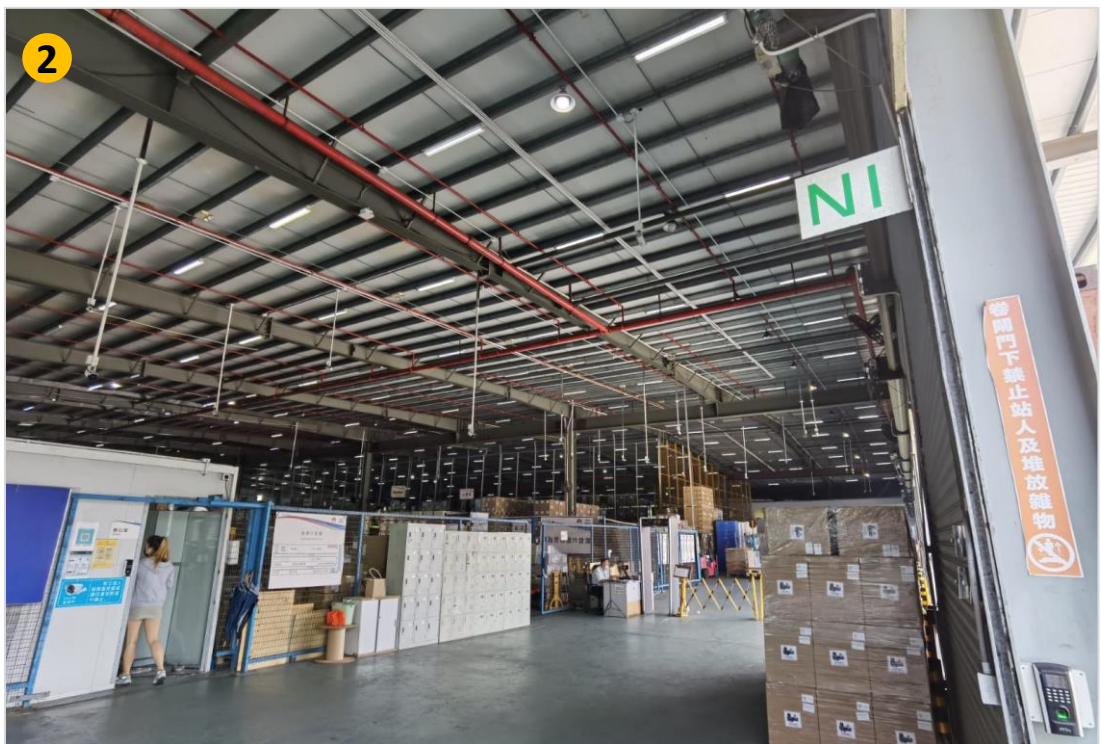


### **Annex 3**

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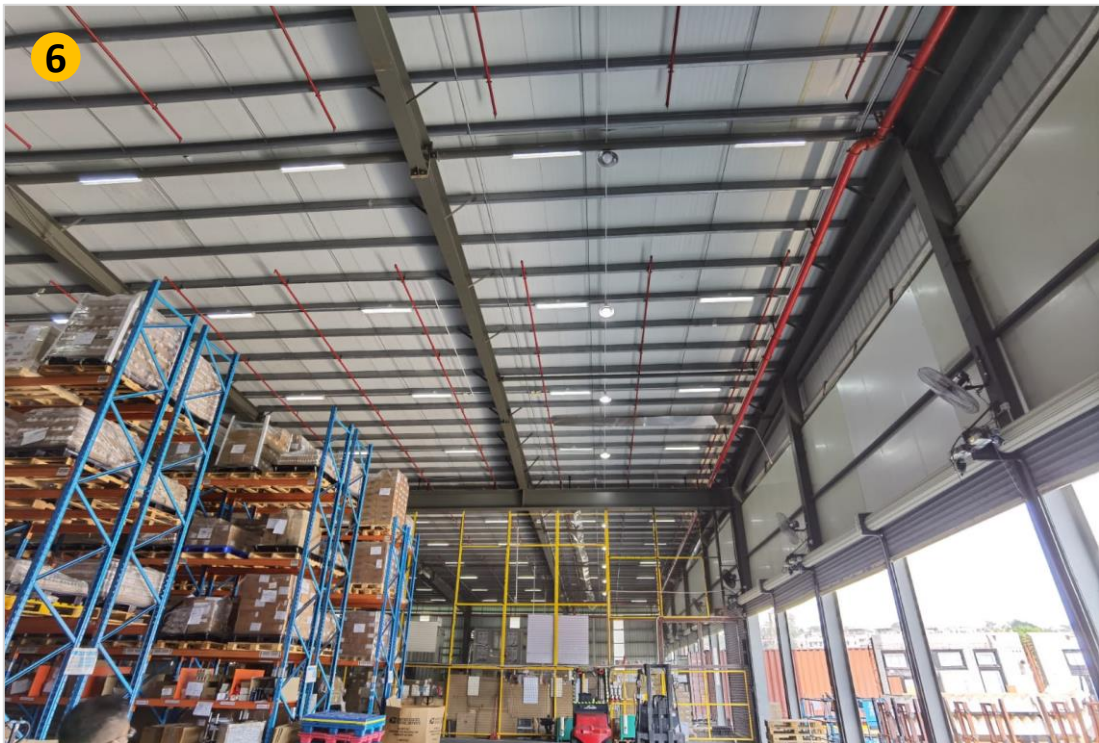
Site Photos showing Installed FSI





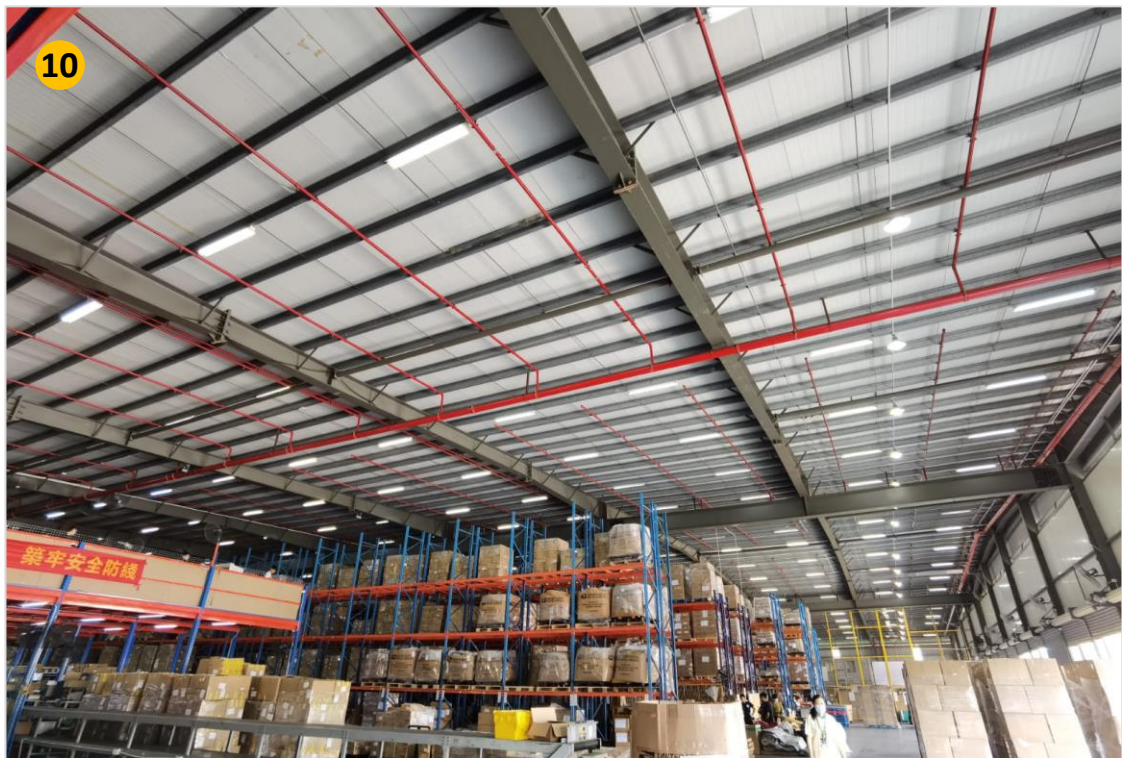














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## **Annex 4**

### **Revised Landscape Plan & As-built Drainage Plan**

**Tree Type:**  
Existing *Ficus microcarpa*  
**Approximate Height:**  
About 3m to 5m  
**Spacing:** About 4m  
**Total No. of Trees:** 156

**Structure 1**  
Logistics Centre 1  
Covered land area: Not more than 8,732.5 sq.m  
GFA: Not more than 8,884.1 sq.m  
(including Logistics Centre & 2 Site offices at G/F with total GFA of 8,732.5 sq.m;  
Site Office at 1/F with GFA of 151.6 sq.m)  
Height: Not more than 11m  
No. of storey: G/F (Logistics Centre)  
1/F (Site Office)



**Structure 3**  
Sprinkler Water Tank  
& Water Tank  
Height: 3m  
Area = 79.7 sq.m  
No. of storey: 1

**Structure 4**  
Pump Room  
Height: 6m  
Covered Area = 15.3 sq.m  
GFA = 30.6 sq.m  
No. of storey: 2

**Structure 6**  
Toilet (western)  
Height: 3.3m  
Area = 15.0 sq.m  
No. of storey: 1

4 HGV & MG  
Loading/Unloading Spaces  
(11.0m x 3.5m)

Ingress/egress  
8m

**Structure 7**  
Transformer Room  
Height: 2.8m  
Area = 4.8 sq.m  
No. of storey: 1

Site Offices (2-storey)

Total Site Area:  
26,983.8 sq.m(about)  
(Including Government Land:  
170 sq.m)

LOGISTICS CENTRE 1

LOGISTICS CENTRE 2

Existing tree

**Structure 5**  
Toilet (eastern)  
Height: 2.6m  
Area = 15.3 sq.m  
No. of storey: 1

4 Carparking Spaces  
(2.5m x 5.0m)

8 Container Trailer  
Parking Spaces  
(3.5m x 16.0m)

Control Room  
No. of storey: 1

**Structure 8**  
Guard Room  
Height: 2.2m  
Area = 3.6 sq.m  
No. of storey: 1

Ingress/egress  
10m

Internal Fence

**Structure 2**  
Logistics Centre 2  
Covered land area: Not more than 9,390.60 sq.m  
GFA: Not more than 9,419.40sq.m  
(including Logistics Centre, Control Room & 2 Site Offices at G/F with total GFA of 9,390.60 sq.m;  
Site Offices at 1/F with GFA of 28.80 sq.m)  
Height: Not more than 11m  
No. of storey: G/F (Logistics Centre)  
1/F (2 Site offices)

Boundary Fencing

Planting Area



Title: Landscape Plan

Project No.: PPC-PLG-10075

Drawing No.: N/A

Project:

Section 16 Application for Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years at Various Lots in D.D. 125 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Figure: 3  
Scale: 1:1500 (A4)  
Date: Sept 2021

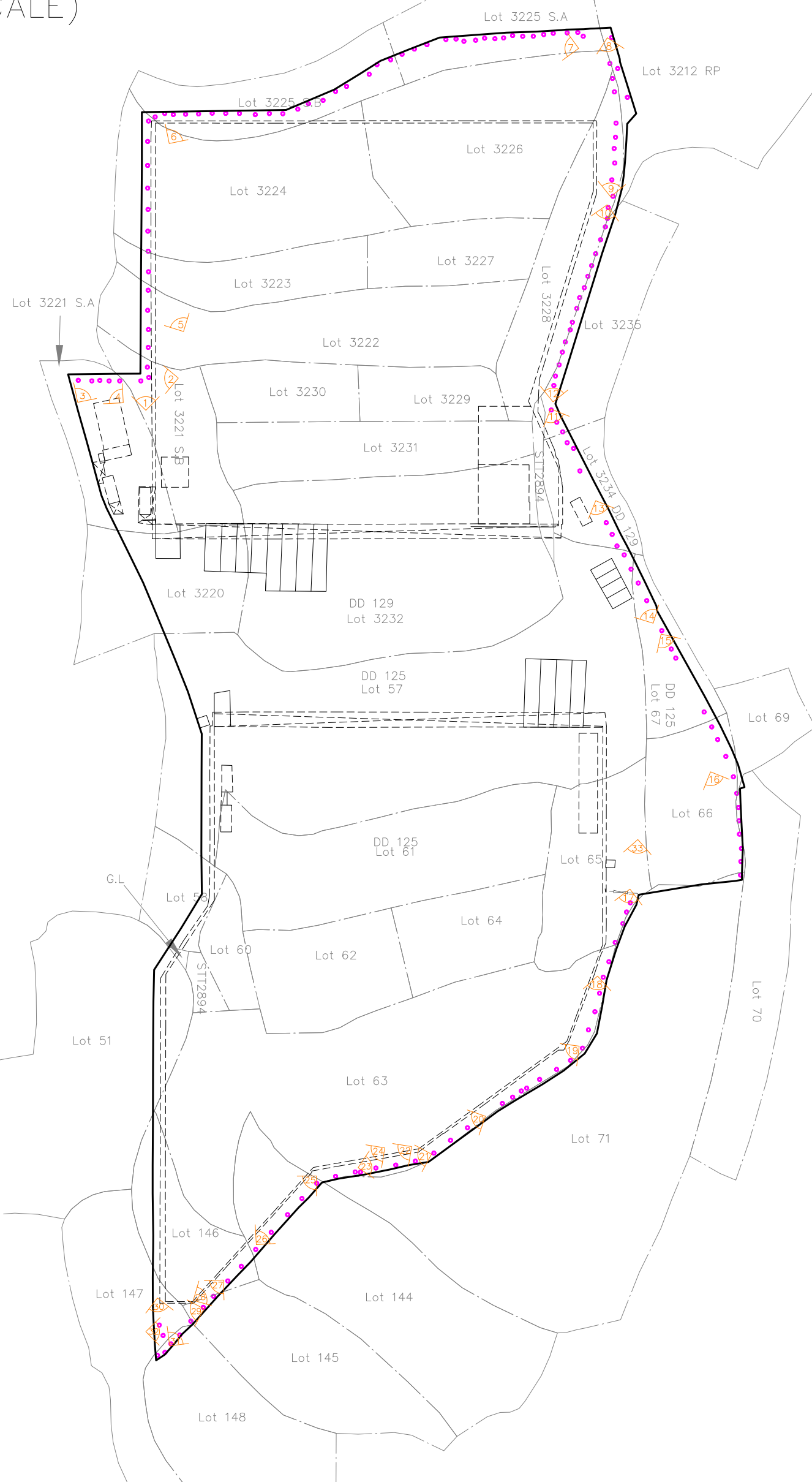


## **Annex 5**

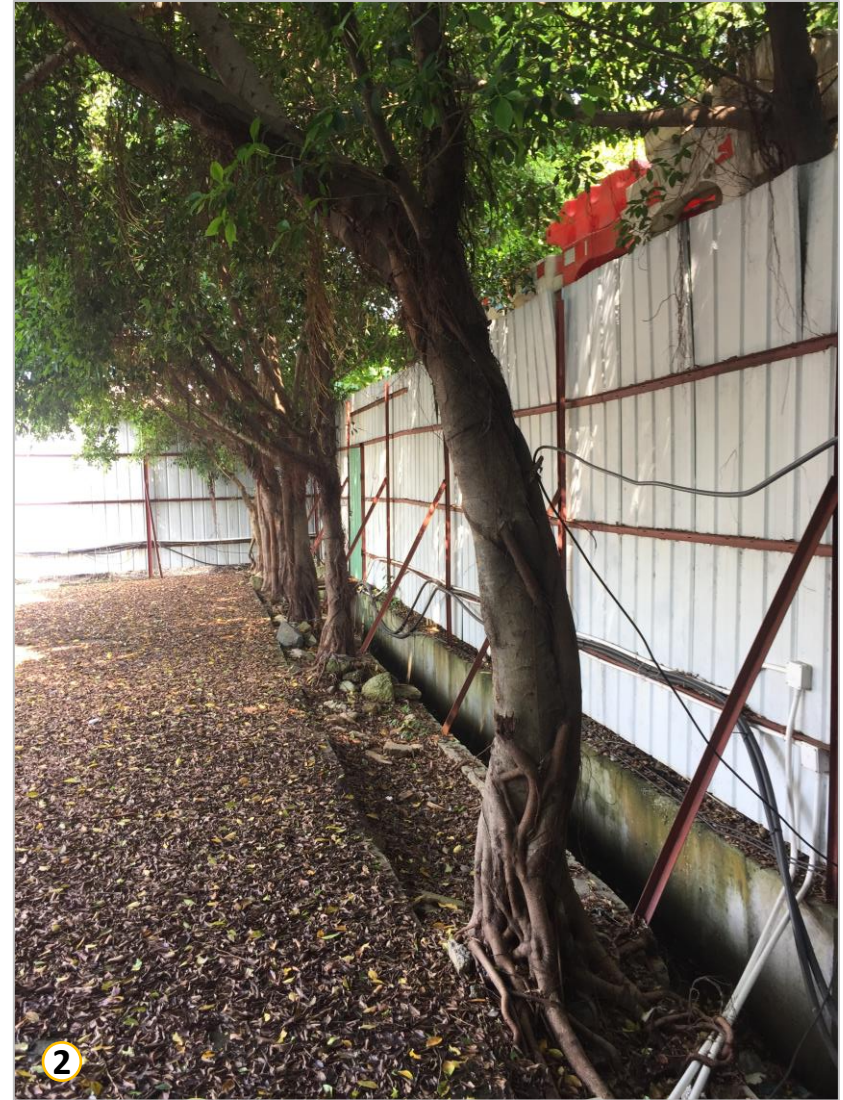
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### Photo Record of Existing Tree Planting

(NOT TO SCALE































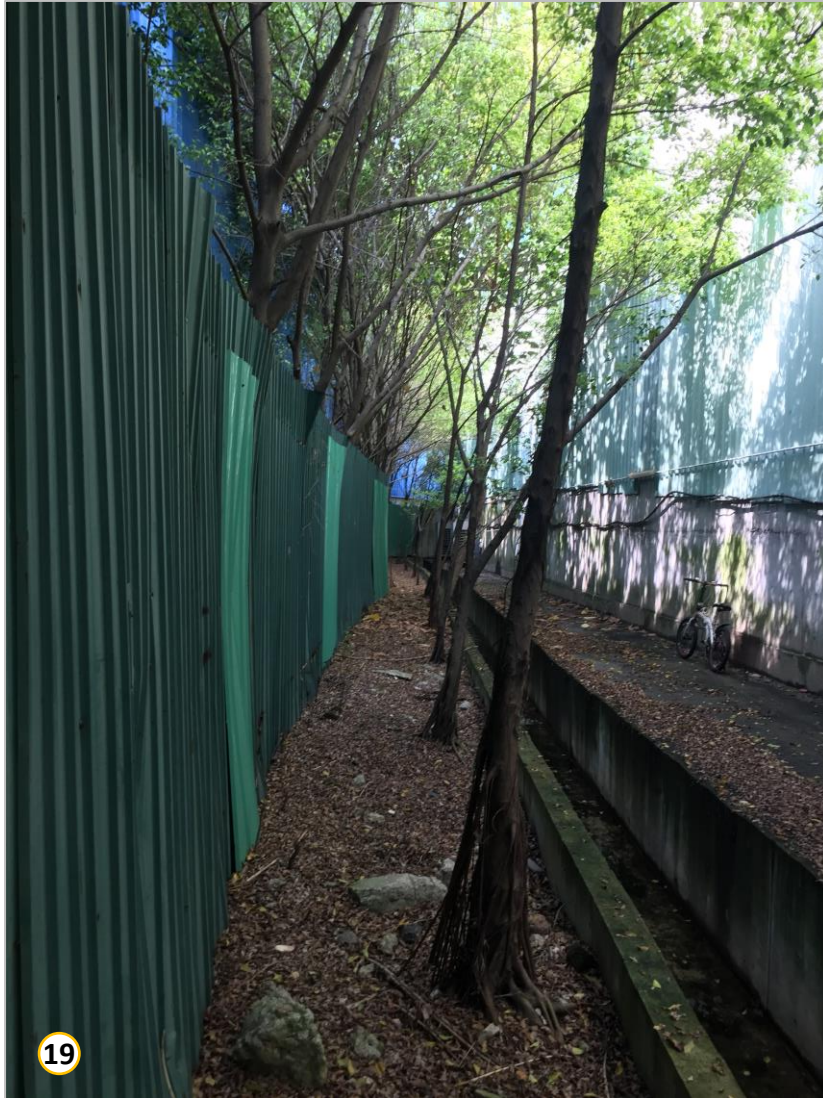
















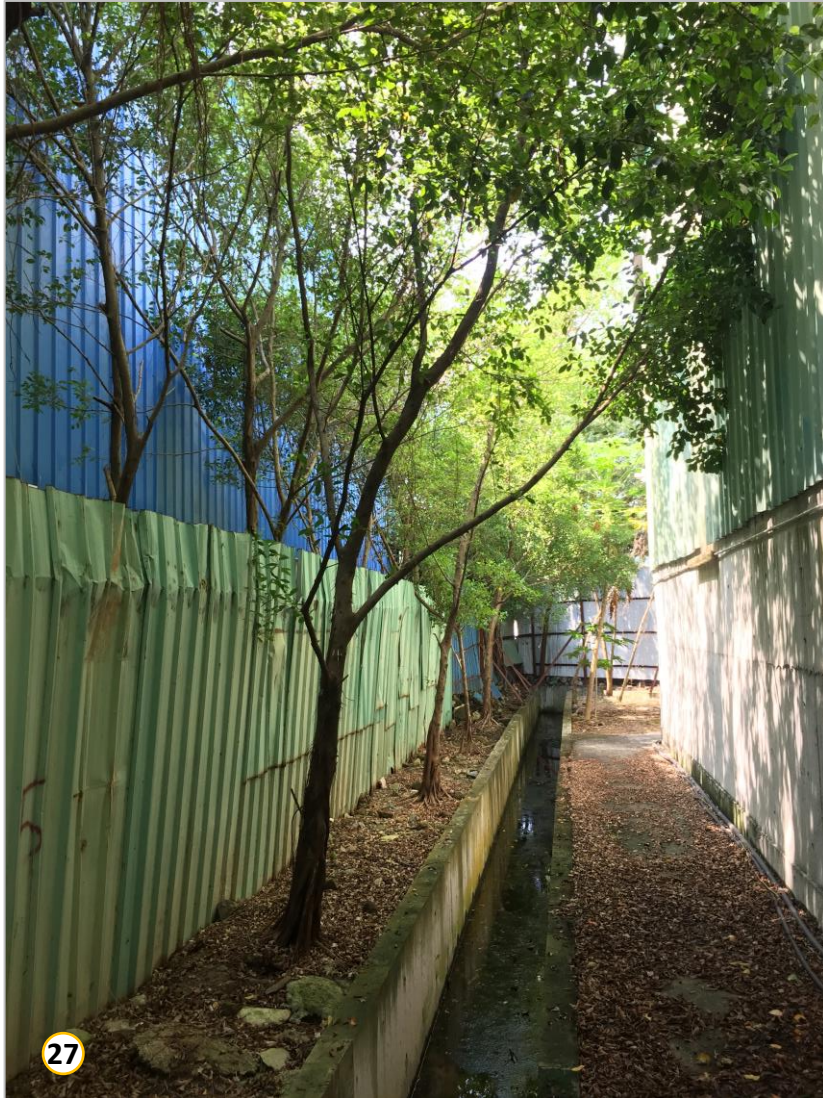
























**Town Planning Board Guidelines for  
Application for Open Storage and Port Back-up Uses  
(TPB PG-No.13F)**

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**

	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1.	A/YL-HT/881	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary warehouse for storage of machinery, spare parts and construction material with ancillary office and parking of vehicle (3 years)	21.2.2014 (3 years)  (revoked on 21.11.2014)	1-10
2.	A/YL-HT/916	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary warehouse for storage of machinery, spare parts and construction material with ancillary office and parking of vehicle (3 years)	26.9.2014 (3 years)  (revoked on 26.3.2016)	1-10
3.	A/YL-HT/971	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary warehouse for storage of machinery, spare parts and construction material with ancillary office and parking of vehicle (3 years)	4.9.2015 (3 years)  (revoked on 4.12.2017)	1, 2, 3, 4, 5, 6, 8, 9, 10
4.	A/HSK/43	“G/IC” & “O” 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, 3, 5, 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 workshop activity is allowed.
3. No vehicle is allowed to queue back to public road or reverse onto/from the public road.
4. The submission and/or implementation of drainage proposal.
5. The submission and/or implementation of tree preservation and landscape proposal.
6. The submission and/or implementation of FSI proposal.
7. The provision of fencing.
8. The maintenance of existing and/or implemented drainage facilities/fencing/tree and landscape planting.
9. Revocation clause.
10. Reinstatement clause.
11. The submission of a condition record of existing drainage facilities.
12. No recycling, repairing, cleaning, dismantling and workshop activity is allowed on site.

### **Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Reason(s) for Rejection</u></b>
1.	A/YL-HT/183	“CDA” & “V” on the then approved Ha Tsuen OZP No. S/YL-HT/4	Proposed temporary open storage of containers, ancillary maintenance workshop, open parking of container vehicles and trailers and office (3 years)	12.1.2001	1, 3, 4
2.	A/YL-HT/201	“CDA” & “V” on the then approved Ha Tsuen OZP No. S/YL-HT/4	Proposed pond filling for temporary tree plantation, plant nursery, ancillary office, storage shed, parking and open storage of equipment (3 years)	15.6.2001	1, 2
3.	A/YL-HT/299	“CDA” on the then Approved Ha Tsuen OZP No. S/YL-HT/4	Proposed temporary open storage of construction materials (3 Years)	16.5.2003 (review on 5.9.2003)	1, 2, 3
4.	A/YL-HT/410	“CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary logistic transport transit centre with ancillary vehicle parking facilities (3 years)	9.3.2007	1, 5

### **Reasons for Rejection:**

1. Insufficient information to demonstrate that the development would not have adverse environmental and/or traffic impact(s) on the surrounding area.
2. Insufficient information to demonstrate that the proposed development which involves filling of ponds would not have adverse drainage impacts on the surrounding area.
3. Not compatible with the village settlements in the adjacent area.
4. The filling of existing active ponds would destroy the integrity of the fish ponds.
5. Not in line with the Town Planning Board Guidelines TPB-PG No. 13D.

**Similar Applications Within the Same “G/IC” and “O” Zones**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1.	A/HSK/163	“G/IC”, “C(4)” & 'Road' on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Warehouse and Logistics Centre (3 years)	19.7.2019 (3 years)  (revoked on 19.8.2021)	1, 2, 3, 4, 6, 8, 9
2.	A/HSK/254	“O”, “OU(PBUSWU)”, “OU(POFEFTS)” & 'Road' on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Proposed Temporary Logistics Centre, Warehouse and Anti-epidemic Equipment Production Workshop (3 years)	6.11.2020 (3 years)	1, 3, 4, 5, 6, 8, 9, 10
3.	A/HSK/312	“G/IC”, “C(4)”, “R(A)3” & 'Road' on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Logistics Centre, Warehouse Cold Storage, Open Storage of Containers and Container Vehicle Park with Ancillary Workshop (including Compacting, Unpacking and Tyre Repairing) and Canteen (3 years)	9.7.2021 (3 years)	1, 3, 4, 6, 7, 8, 9

**Approval Conditions:**

1. No night-time operation and/or no operation on Sundays and public holidays.
2. No workshop activity is allowed.
3. No vehicle is allowed queue back to or reverse onto/from the public road.
4. The submission of condition record of the existing drainage facilities.
5. The 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).
8. The maintenance of implemented and/or existing drainage facilities/fencing/trees and landscape plants.
9. Revocation clause.
10. No manufacturing of raw materials and no cutting, disassembly, cleaning, repairing, melting or compression activity are allowed.



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

參考編號

Reference Number:

210702-142640-98126

提交限期

Deadline for submission:

20/07/2021

提交日期及時間

Date and time of submission:

02/07/2021 14:26:40

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/319

「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連附屬辦公室及停泊車輛用途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。

**黃偉賢 元朗區議會 (民選議員)***Zachary Wong Wai Yin, Yuen Long District Council Elected Member*

本處檔號：LP-21-1535-161

貴處檔號：

敬啟者：有關規劃申請A/HSK/319(地址：新界元朗丈量約份第125約及第129約內多個地段和毗連政府土地)，申請人打算以上述申請土地作臨時物流中心連附屬辦公室及停泊車輛用途(為期三年)，本人提出反對。由於申請人過去七次規劃申請中三次被否決，另外四次在獲批後都被撤銷，顯示申請人沒有誠意履行批准條款，故希貴會否決有關申請。如何之處，煩請布覆，是荷。此致

城市規劃委員會主席暨各委員

元朗區議會主席：黃偉賢 謹啟

2021年7月12日

元朗朗屏邨悅屏樓平台 229 室

電話：2474 4562

傳真：2479 2947

RM 229 YUET PING HOUSE, LONG PING ESTATE, YUEN LONG

電郵：zwong@dphk.org

**行公義 好憐憫 存謙卑的心**

寄件日期: 2021年07月20日星期二 3:22  
收件者: tpbpd  
主旨: A/HSK/319 DD 125 and 129, Ha Tsuen GIC and OS

A/HSK/319

Lots 51 (Part), 57 (Part), 58 (Part), 60, 61, 62, 63 (Part), 64, 65, 66 (Part), 67 (Part), 144 (Part), 145 (Part), 146 (Part) and 147 (Part) in D.D. 125, Lots 3220 (Part), 3221 S.A (Part), 3221 S.B (Part), 3222 (Part), 3223 (Part), 3224 (Part), 3225 S.A (Part), 3225 S.B (Part), 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3234 (Part) and 3235 (Part) in D.D. 129 a, and Adjoining Government Land, Ha Tsuen  
Site area ; About 26,983.8sq.m Includes Government Land of about 170sq.m  
Zoning : "GIC", "Open Space" and area shown as 'Road'  
Applied use : Logistics Centre / 16 Vehicle Parking

Dear TPB Members,

Applicant has a history of failure to comply with conditions. Most recently Application 971 **EIGHT** extensions of time and Fire conditions not fulfilled. Most recent approval revoked for failure to comply with fire condntions. Application 43 **TEN** extensions of time and Fire and Landscape conditions not fulfilled.

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

26/06/2020

Finance Committee of Legislative Council approved the funding application of the following items:  
787CL – Hung Shui Kiu/Ha Tsuen New Development Area advance works – site formation and engineering infrastructure  
796CL – Hung Shui Kiu/Ha Tsuen New Development Area stage 1 works – site formation and engineering infrastructure  
829CL – Hung Shui Kiu/Ha Tsuen New Development Area stage 2 works – site formation and engineering infrastructure  
38CA – Special Ex-gratia Cash Allowance for the First Phase development for the Hung Shui Kiu/Ha Tsuen New Development Area

TPB can play its part in expediting the redevelopment by declining to approve brownfield operations that refuse to comply with regulations and stand in the way of the NDA. GIC and Open Space are community facilities that must be developed in tandem with housing.

Fire hazards on lots designated for community facilities for a growing community should not be tolerated.

Mary Mulvihill

**Advisory Clauses**

- (a) prior planning permission should have been obtained before continuing the development on the application site (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) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The GL in the Site is covered by a Short Term Tenancy (STT) No. 2894 for the purpose of “Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material with Ancillary Office and Parking of Vehicle”. The private lots which are covered by Short Term Waivers (STWs) are listed below:

<b><u>Lot No</u></b>	<b><u>STW No.</u></b>	<b><u>Purposes</u></b>
69 in D.D. 125	4017	Temporary Logistics Yard, Open Storage of Containers, Container Vehicle Park with Ancillary Workshop (for Works including Compaction and Dismantling, and Repairing of Tyre) and Canteen
70 in D.D. 125	4018	
148 in D.D. 125	4116	Temporary Open Storage of Construction Materials and Containers, with Container Vehicle Park, Logistics Yard with Ancillary Workshop (including Compaction and Unpacking Workshop)
147 in D.D. 125	4117	
71 in D.D. 125	4277	Temporary Open Storage of Containers and Container Tractors
57, 62 & 66 in D.D. 125	4325	Temporary Warehouse for Storage of Machinery, Spare Part and Construction Materials with Ancillary Office and Parking of Vehicle
61 in D.D. 125	4326	
63 & 65 in D.D. 125	4327	
64 in D.D. 125	4328	
144 in D.D. 125	4329	
51 in D.D. 125	5036	Temporary Logistics Centre with Warehouse
3212 RP in D.D. 129	4025	Temporary Logistics Yard, Open Storage of Containers, Container Vehicle Park with Ancillary Workshop (for Works including Compaction and Dismantling, and Repairing of Tyre) and Canteen
3221 S.B in D.D. 129	4330	Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Materials with Ancillary Office and Parking of Vehicle
3223 in D.D. 129	4331	

3224 & 3226 in D.D. 129	4332	Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Materials with Ancillary Office and Parking of Vehicle
3229 & 3230 in D.D. 129	4333	
3231 in D.D. 129	4334	
3232 & 3234 in D.D. 129	4335	
60 in D.D. 125 & 3220, 3221 S.A, 3222, 3227 & 3228 in D.D. 129	4336	

The lot owner(s) should apply to his office for permitting the structures to be erected or to regularize any irregularities on Site. The STT/STW holders should apply to his office for modification of the STT/STW conditions where appropriate, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;

- (f) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site. Local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP');
- (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 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. 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 for his approval. The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. The installation/ maintenance/ modification/ repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him. No FSIs acceptance test would be carried out before the application for the water supply for the FSIs at the Site is approved; and
- (k) to note the comments of the Chief Town Planner, Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that if replacement for existing tree is required, the applicant may wish to consider other tree species with small mature size in lieu of *Ficus microcarpa* which has the characteristics of vigorous root system and large tree canopy in mature size. Approval of the planning application does not imply approval of tree works such as pruning, transplanting, and/or felling under the lease. The applicant should approach relevant authority/government department(s) direct to obtain the necessary approval on tree works where appropriate.