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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

HSK/389

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - ※ Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

2200 894

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By Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A115K/389
	Date Received 收到日期	- 5 JUL 2022

- 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/tplb/>. 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/tplb/>)。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)

Wong Kwok Wing (黃國榮)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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)	Lots 2427 (Part), 2430 (Part), 2431 (Part), 2432 (Part), 2433 (Part), 2434, 2435, 2436 (Part), 2437 (Part), 2438 S.A RP (Part), 2438 S.B (Part), 2439 (Part), 2962 (Part), 2976 (Part), 2977 S.A (Part), 2977 S.B (Part), 2978, 2979 (Part) & 2980 (Part) in D.D.129, Lau Fau Shan, Yuen Long, N.T.
(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 6,500 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 6,290 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) Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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	'Open Space' ("O") and 'Residential (Group B) 2' ("R(B)2")
(f) Current use(s) 現時用途	Logistics centre and ancillary staff canteen (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)^{*}
於 _____ (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on
16/3/2022 (DD/MM/YYYY)^{*}
於 _____ (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 31/3/2022 (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 & Ancillary Staff Canteen for a Period of 3 Years (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	410sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	6,090sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 6,290sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 6,290sq.m <input type="checkbox"/> 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) Structure 1: Logistics centre (Not exceeding 13m, 1 storey), Structure 2: Water tank, pump room and site office (Not exceeding 10m, 3 storeys), Structure 3: Ancillary staff canteen and toilet (Not exceeding 4.5m, 1 storey)	
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	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	1 space of 11m x 3.5m for MGW & HGV
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	2 spaces of 16m x 3.5m for container trailer

Proposed operating hours 擬議營運時間 7:00a.m to 11:00p.m. from Mondays to Saturdays. No operation on Sundays 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 track leading from Lau Fau Shan 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)	
(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		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

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

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

7. Justifications 理由

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


1. The application site is subject to a three previous planning permission No. A/YL-HT/953, A/HSK/50 & A/HSK/216 since 2015 approved for exactly the same use within the same application site. An ancillary staff canteen is proposed for the convenience of site staff so that a fresh planning application is submitted.
2. The current application is a fresh planning application because the proposed layout is different from the last planning permission No. A/HSK/216
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13F) because it is subject to previous planning permission.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. Open storage & port back-up uses adjoining the application site such as No. A/HSK/160 & 305 were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant also submits the fire service installations proposal in support of his application.
8. Shortage of land for port back-up purpose in Ha Tsuen.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied uses are housed within an enclosed structure.
12. Insignificant drainage impact because surface U-channel is provided at the application site.
13. Neither recycling, cleaning, repairing, dismantling work nor workshop activity would be allowed on the application site.

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.
本人現准許委員會的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


Patrick Tsui
Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

1/4/2022

(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	Lots 2427 (Part), 2430 (Part), 2431 (Part), 2432 (Part), 2433 (Part), 2434, 2435, 2436 (Part), 2437 (Part), 2438 S.A RP (Part), 2438 S.B (Part), 2439 (Part), 2962 (Part), 2976 (Part), 2977 S.A (Part), 2977 S.B (Part), 2978, 2979 (Part) & 2980 (Part) in D.D.129, Lau Pau Shan, Yuen Long, N.T.
Site area 地盤面積	6,500 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	'Open Space' ("O") and 'Residential (Group B) 2' ("R(B(2))")
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	Proposed Temporary Logistics Centre & Ancillary Staff Canteen for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	6,290 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.968 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	13	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		3	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	93.69 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	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) NA		0 0 0 0 0 0
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	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) Container trailer		0 0 0 1 (MGV & HGV) 0 2

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
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
As-built drainage plan, site plan and location plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Estimated traffic generation		
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。

Proposed Temporary Logistics Centre & Ancillary Staff Canteen for a Period of 3 Years

at

Lots 2427 (Part), 2430 (Part), 2431 (Part), 2432 (Part), 2433 (Part), 2434, 2435, 2436 (Part), 2437 (Part), 2438 S.A RP (Part), 2438 S.B (Part), 2439 (Part), 2962 (Part), 2976 (Part), 2977 S.A (Part), 2977 S.B (Part), 2978, 2979 (Part) & 2980 (Part) in D.D.129, Lau Fau Shan, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is abutting a short vehicular access leading from Lau Fau Shan Road. The application site has been approved for logistics centre for a period of 3 years in 2015, 2018 and 2020. (TPB Ref.: A/YL-HT/953, A/HSK/50 & A/HSK/216)
- 1.2 Although the application site is intended for logistics centre use, traffic generated by the proposed development is not significant because the logistics centre is not significant in size.
- 1.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

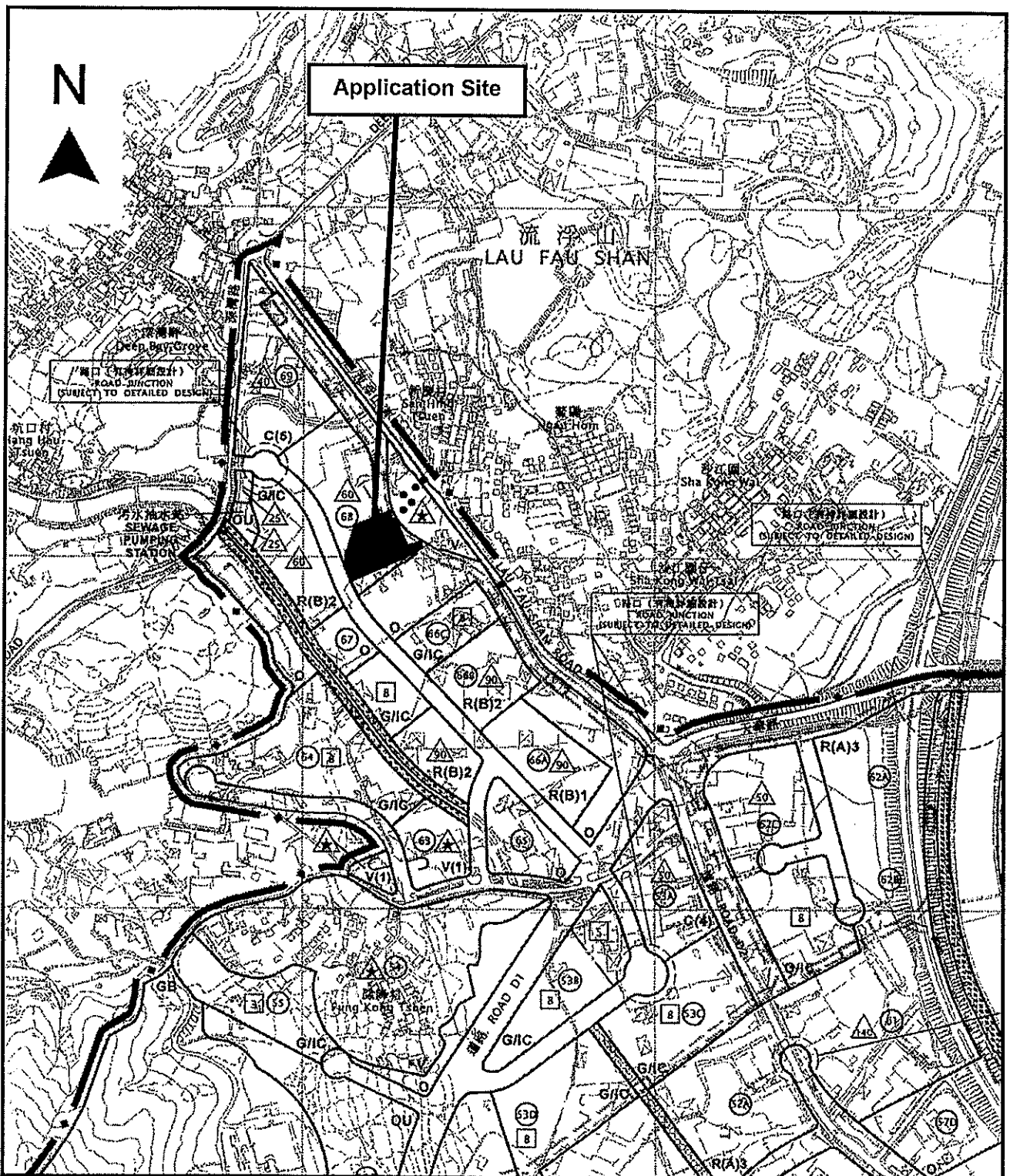
	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Medium goods vehicle/ heavy goods vehicle	0.38	0.38	2	2
Container trailer	0.75	0.75	3	3
Total	1.13	1.13	5	5

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. from Mondays and Saturdays. No operation will be held on Sundays and public holidays;

Note 2: The pcu of medium goods vehicle/heavy goods vehicle and container trailers is assumed as 2 and 3 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.4 In association with the proposed use, adequate space for manoeuvring and logistics purpose would be provided. Due to the fact that the application site is directly linked with Yuen Long Highway via Tin Wah Road and Tin Ying Road, the proposed development being applied would not aggravate the traffic condition of adjacent area.



Project 項目名稱:

Proposed Temporary Logistics Centre & Ancillary Staff Canteen for a Period of 3 Years at Lots 2427 (Part), 2430 (Part), 2431 (Part), 2432 (Part), 2433 (Part), 2434, 2435, 2436 (Part), 2437 (Part), 2438 S.A RP (Part), 2438 S.B (Part), 2439 (Part), 2962 (Part), 2976 (Part), 2977 S.A (Part), 2977 S.B (Part), 2978, 2979 (Part) & 2980 (Part) in D.D.129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖則:

Location Plan

Drawing No. 圖號:

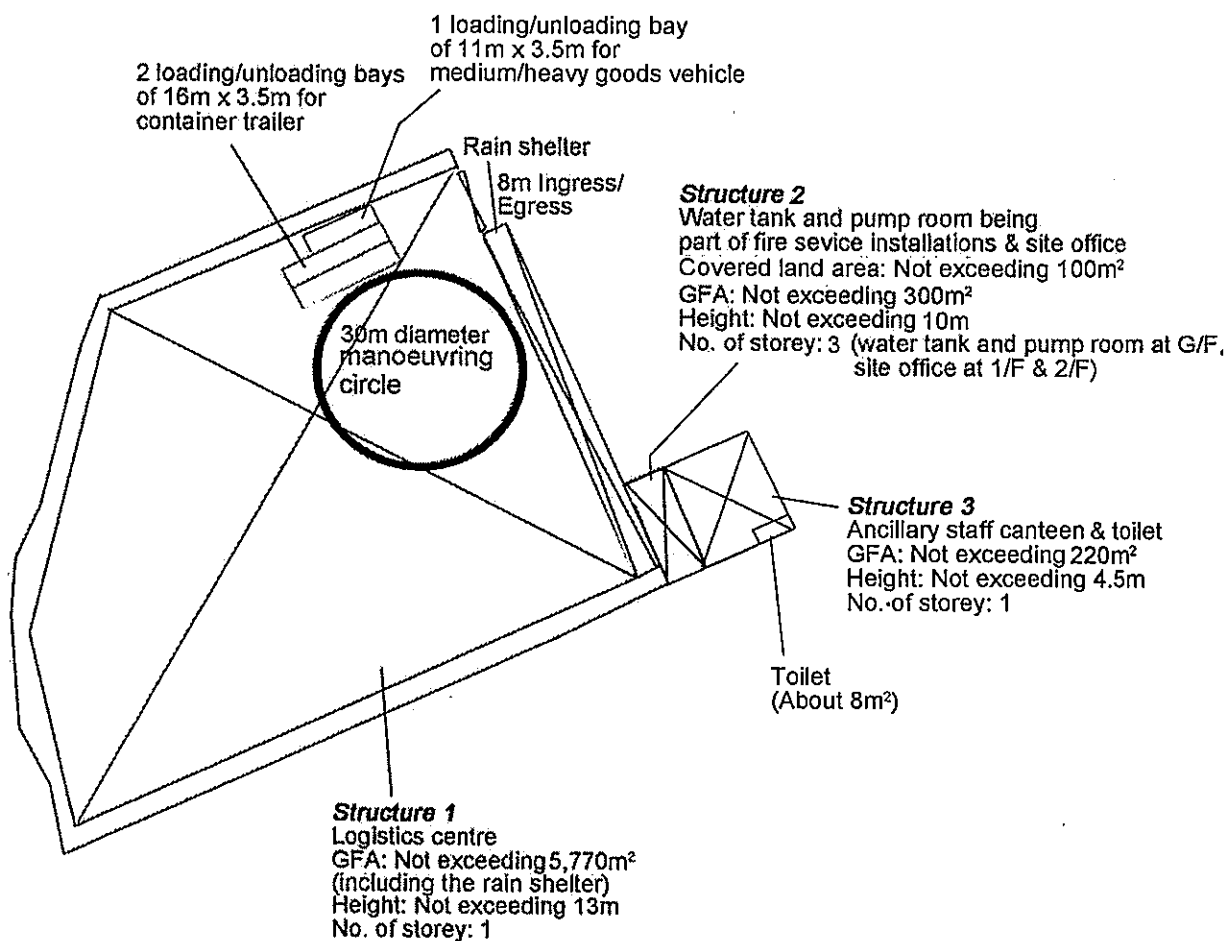
Figure 2

Remarks 備註:

●●● Vehicular access leading from Ping Ha Road

Scale 比例:

1:7500



Project 項目名稱:

Proposed Temporary Logistics Centre & Ancillary Staff Canteen for a Period of 3 Years at Lots 2427 (Part), 2430 (Part), 2431 (Part), 2432 (Part), 2433 (Part), 2434, 2435, 2436 (Part), 2437 (Part), 2438 S.A RP (Part), 2438 S.B (Part), 2439 (Part), 2962 (Part), 2976 (Part), 2977 S.A (Part), 2977 S.B (Part), 2978, 2979 (Part) & 2980 (Part) in D.D.129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

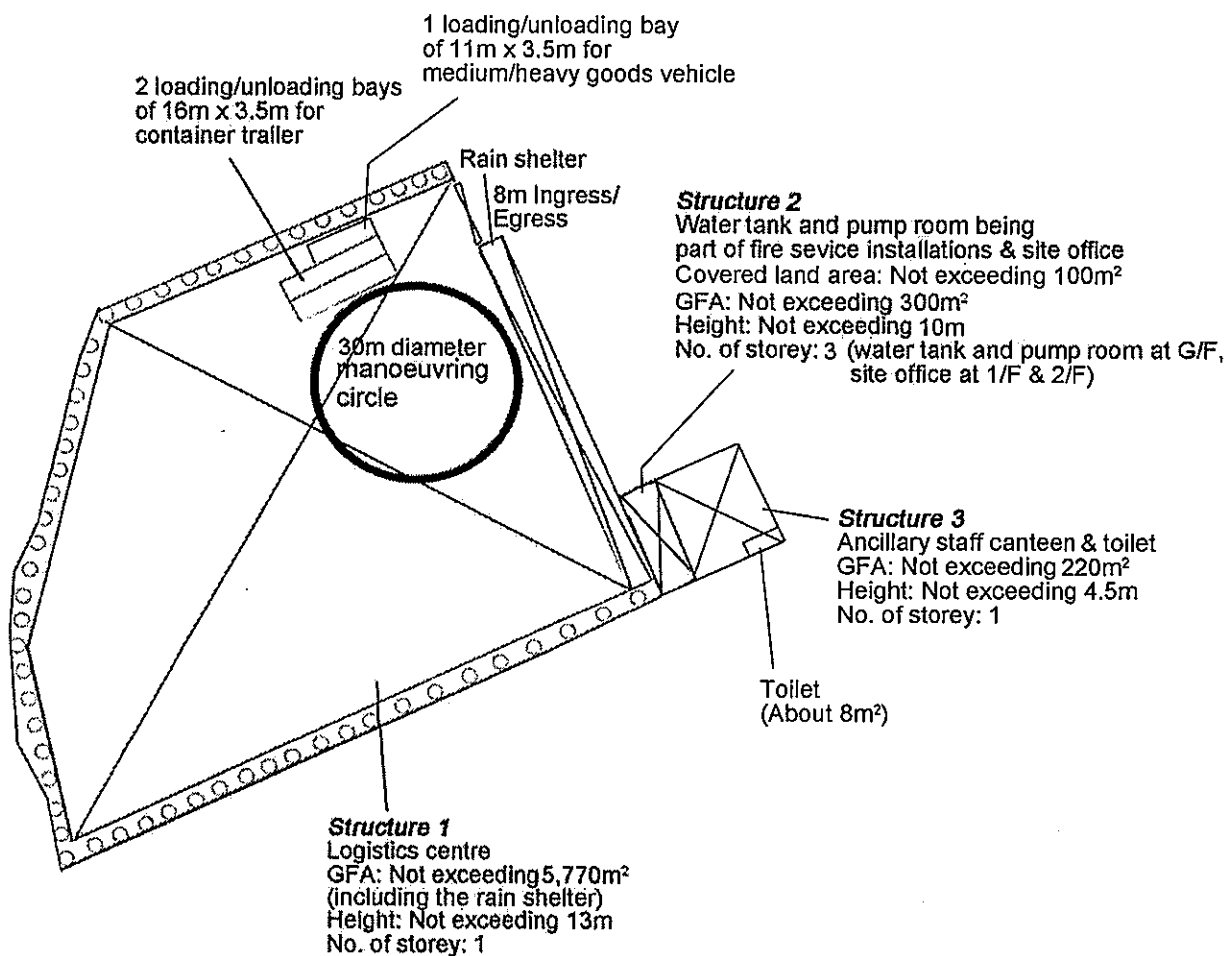
Remarks 備註:

Scale 比例:

1:1000



Tree	Approximate Height	Spacing
○ Existing Trees to be preserved	About 4m to 4.5m	4m



Project 項目名稱:

Proposed Temporary Logistics Centre & Ancillary Staff Canteen for a Period of 3 Years at Lots 2427 (Part), 2430 (Part), 2431 (Part), 2432 (Part), 2433 (Part), 2434, 2435, 2436 (Part), 2437 (Part), 2438 S.A RP (Part), 2438 S.B (Part), 2439 (Part), 2962 (Part), 2976 (Part), 2977 S.A (Part), 2977 S.B (Part), 2978, 2979 (Part) & 2980 (Part) in D.D.129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Tree Preservation Plan

Drawing No. 圖號:

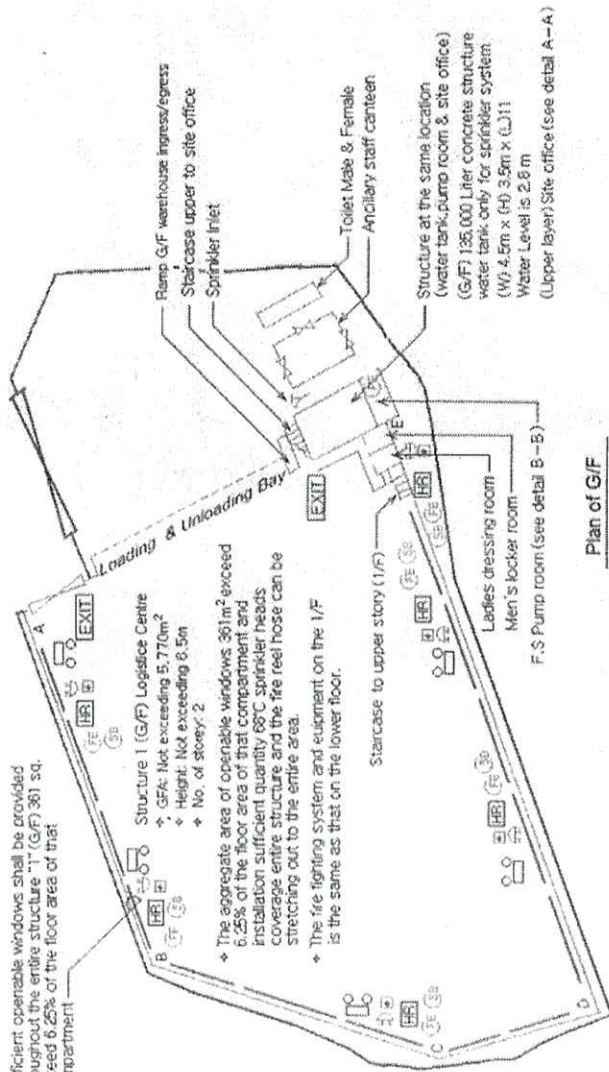
Figure 4

Remarks 備註:

Scale 比例:

1:1000

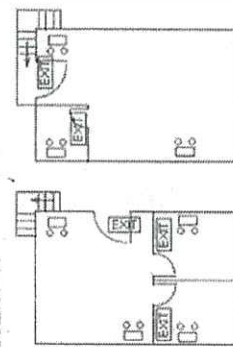
Sufficient operable windows shall be provided throughout the entire structure "1" (G/F) 361 sq. exceed 6.25% of the floor area of that compartment



Plan of G/F

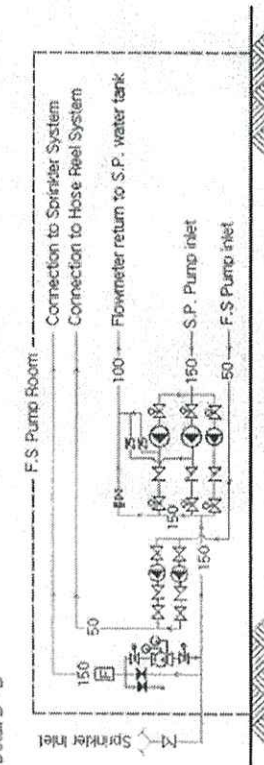
All structures are equipped with sprinkler system and sufficient Emergency lighting & Exit sign including (Warehouses G/F and 1/F, Dressing room/locker room, Site office, Staff canteen, Toilet male/female)

Detail A-A



First floor office

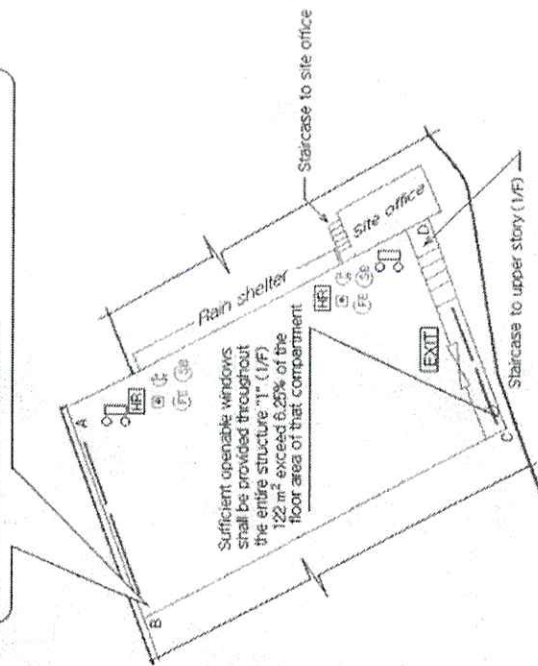
Detail B-B



Second floor office

Structure 1 (1/F) Logistics Centre

- ◆ GFA: Not exceeding 1947 m²
- ◆ Height: Not exceeding 6.5m
- ◆ No. of storey: 2
- ◆ The aggregate area of operable windows 122 m² exceed 6.25% of the floor area of that compartment and installation sufficient quantity 68°C sprinkler heads coverage entire structure and the fire reel hose can be stretching out to the entire area.
- ◆ The fire fighting system and equipment on the 1/F is the same as that on the lower floor.



Plan of 1/F

Structure 1 (G/F) Side

Side	Distance in meters	Side	Distance in meters	Side	Distance in meters
A-B	54	C-D	24	E-A	59
B-C	43	D-E	90.5		

Structure 1 (1/F) Side

Side	Distance in meters	Side	Distance in meters
A-B	33	C-D	59
B-C	59	D-A	59

Pump Schedule:

Designation	Flow Rate (Liter/min)	Discharge Head (Kpa)	Motor Rating (Kw)
S.P.1 & S.P.2	2250/1350/1100	140/290/320	18.5
J.P.	60	450	2.2

Legends:

- ☐ Fire Alarm bell
- ☐ Exit Sign
- ☐ Emergency Light
- ☐ Fire Alarm call point
- ☐ Manual Fire Alarm call point
- ☐ Non-return valve
- ☐ Press gauge
- ☐ Gate valve (normal close)
- ☐ Sand Bucket
- ☐ 5 Kg Co2 Gase type Fire Extinguisher
- ☐ Sprinkler control valve
- ☐ Subsidary valve/Flow switch
- ☐ 15 Kw Sprinkler pump
- ☐ 2.2 Kw Jockey pump/ Hose reel pump

Apply address : Lots 2427(Part), 2430(Part), 2431(Part), 2432(Part), 2433(Part), 2434, 2435, 2436, 2437, 2438S.A ss2(Part), 2438S.A ss3, 2438S.A ss4, 2438S.A ss5, 2438S.A ss6(Part), 2438 SB, 2438S.A RP(Part), 2439(Part), 2445S.B(Part), 2977S.A(Part), 2977S.B(Part), 2978, 2979(Part), 2980(Part) in D.D. 129 Lau Fau Shan Road, Ha Tsuen, Yuen Long, N.T.

Drawing Title : Fire Service Installation layout Plan

Drawing No. : YT-2703m/FS

Scale : 1 : 1000

Drawing By : K.W.Lee

Date : 27 March 2022

Appendix I

Date : 27 March 2022

Application Address:

Lots 2427(Part), 2430(Part), 2431(Part), 2432(Part), 2433(Part), 2434, 2435, 2436, 2437, 2438SA ss2(Part), 2438SA ss3, 2438SA ss4, 2438SA ss5, 2438SA ss6, 2438SB, 2438SA RP(Part), 2439(Part), 2445SB(Part), 2977SA(Part), 2977SB(Part), 2978, 2979(Part), 2980(Part)
in DD129 Lau Fau Shan Road, Ha Tsuen, Yuen Long, N.T.

F.S Notes:

- A. An automatic sprinkler system shall be provided to the entire structure in accordance with LPC rules incorporating BS EN 12845:2015 and FSD Circular Letter 5/2020.
 1. An automatic sprinkler system supplied by 135,000 liter sprinkler tank, Single end water supply will be feed from Town Main and
 2. The Sprinkler water tank, Sprinkler pump room, Sprinkler inlet and Sprinkler control valve group shall be clearly Marked on plan and
 3. The Hazard lass OH3 shall be provided to Structure "1"(G/F) and Structure "1"(1/F) of 2-storey, in accordance with BS EN 12845:2015
 4. The material are stored in Structure "1" (G/F) and Structure "1" (1/F) post-pallet storage (ST2 & ST3). The maximum storage Height is 3.5m. The storage blocks should be separated by aisles no less than 2.4m wide. Storage shall be confined to blocks not exceeding 50m² in plan area for category 1.
 5. Sufficient emergency lighting shall be provided throughout the entire building and the site office G/F & 1/F in Accordance with BS 5266-1:2016 and BS EN 1838:2013 and FSD Circular Letter 4/2021.
 6. Sufficient directional and exit sign shall be provided in accordance with BS 5266:part 1 and FSD Circular Letter 5/2008.
 7. Sufficient portable fire extinguisher to be provided at location clearly indicated on plan and pump room.
 8. The secondary source of electrical supply should be provided.
 9. Fire Alarm system should be provided throughout the entire structure in accordance with BS 5839:Part1:2002+A2:2008 and FSD Circular Letter 1/2009.
 10. No smoke extraction system will be provided for the structure as the aggregate exact area of openable windows for the Structure "1" (G/F) is 361m² (ie. 5770 x 6.25% = 360.625m²) and the Structure "1" (1/F) is 122m² (ie. 1947 x 6.25% = 121.68m²) which is greater than the required 6.25% of the compartment.
 11. The location of the openable windows shall be delineated on plan.
 12. No Emergency Generator to be provided for serving the emergency power. Duplicated supplies for all Fire installation comprising a cable connected from electricity main directly before the main switch of the structures.
- B. Hose Reel system to provided and installed for the structure in accordance with the code of practice for minimum Fire Service installation and equipment 2012.
 1. There shall be sufficient Hose Reel to ensure that every part of the area can be reached by a length of more than 30m of hose reel tubing.
 2. An modified Hose Reel system with 2000 liter F.S. water tank shall be provided. There shall be single end water supply will be feed from Town Main.
The location of this F.S. water tank and F.S. pump room are clearly marked on plan.
 3. No F.S. inlet to provided in this area.
 4. An instruction plate shall be provided next to Break Glass unit for operation of Hose Reel.

Total: 3 pages

Date: 8 August 2022

TPB Ref.: A/HSK/389

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Logistics Centre & Ancillary Staff Canteen
for a Period of 3 Years at Lots 2427 (Part), 2430 (Part), 2431 (Part),
2432 (Part), 2433 (Part), 2434, 2435, 2436 (Part), 2437 (Part), 2438
S.A RP (Part), 2438 S.B (Part), 2439 (Part), 2962 (Part), 2976 (Part),
2977 S.A (Part), 2977 S.B (Part), 2978, 2979 (Part) & 2980 (Part) in
D.D.129, Lau Fau Shan, Yuen Long, N.T.**

Our response to the comments of the Director of Fire Services (D of FS) is shown in the attached FSI plan and F.S. Notes.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

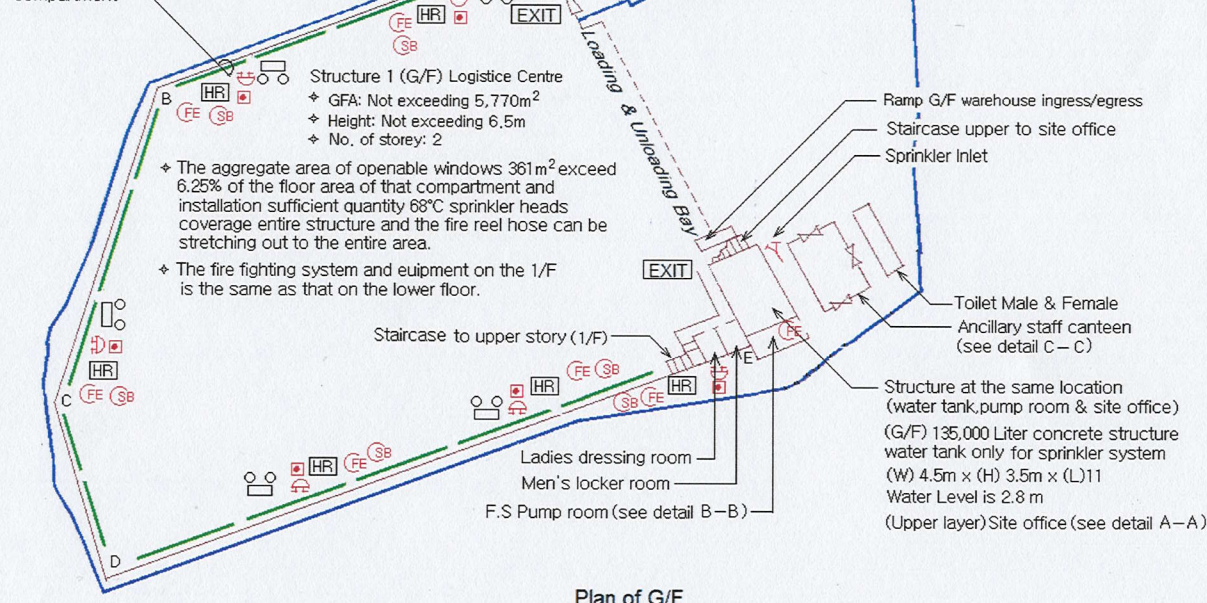
Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Andrew CHOW) – By Email

Sufficient openable windows shall be provided throughout the entire structure "1" (G/F) 361 sq. exceed 6.25% of the floor area of that compartment

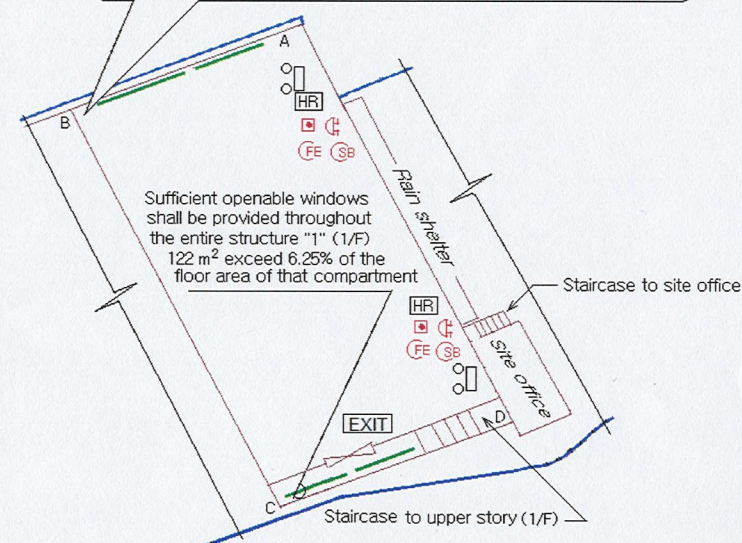


Plan of G/F

All structures are equipped with sprinlier system and sufficient Emergency lighting & Exit sign including (Warehouses G/F and 1/F, Dressing room/locker room, Site office, Staff canteen, Toilet male/female)

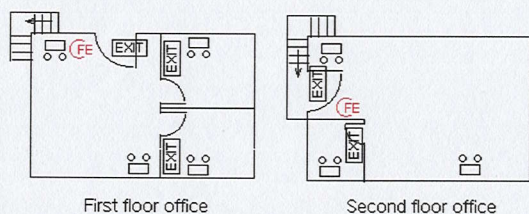
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- ♦ The fire fighting system and equipment on the 1/F is the same as that on the lower floor.

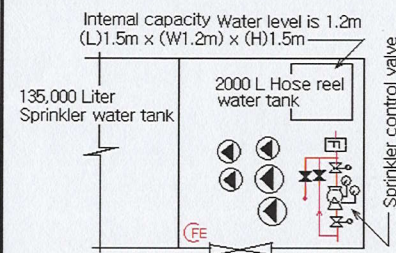


Plan of 1/F

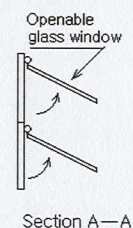
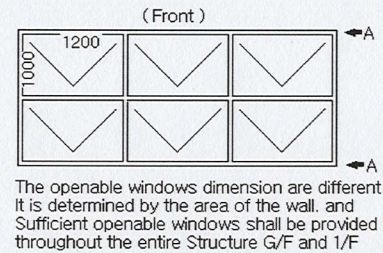
Detail A—A (Site office)



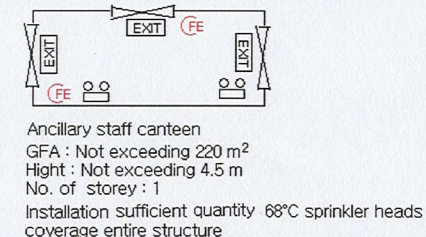
Detail B—B (Pump room)



Typical Openable Windows



Detail C—C (Ancillary staff canteen)



Structure 1 (G/F) Side

Side	Distance in meters	Side	Distance in meters	Side	Distance in meters
A-B	54	C-D	24	E-A	59
B-C	43	D-E	90.5		

Structure 1 (1/F) Side

Side	Distance in meters	Side	Distance in meters
A-B	33	C-D	33
B-C	59	D-A	59

Pump Schedule:

Designation	Flow Rate (Liter/min)	Discharge Head (Kpa)	Motor Rating (Kw)
S.P 1 & S.P 2	2250/1350/1100	140/290/320	18.5
J.P	60	450	2.2

Legends:

HR	Hose Reel	EXIT	Exit Sign	Emergency Light	Press gauge	Gate valve (normal close)	SB	Sand Bucket	FE	5 Kg Co2 Gase type Fire Extinguisher	Sprinkler control valve	15 Kw Sorinkler pump
Fire Alarm bell	Manual Fire Alarm call point	Non-return valae	Gate valve (with monitoring)	Sprinkler Inlet	Subsidiary valve/Flow switch						2.2 Kw Jockey pump/ Hose reel pump	

Apply address : Lots 2427(Part), 2430(Part), 2431(Part), 2432(Part), 2433(Part), 2434, 2435, 2436, 2437, 2438.S.A ss2(Part), 2438.S.A ss3, 2438.S.A ss4, 2438.S.A ss5, 2438.S.A ss6(Part), 2438 SB, 2438.S.A RP (Part), 2439(part), 2445S.B(Part), 2977S.A(Part) 2977S.B(Part), 2978, 2979(Part), 2980(Part) in D.D. 129 Lau Fau Shan Road. Ha Tsuen. Yuen Long. N.T.

Drawing Title : Fire Service Installation layout Plan

Drawing No. : YT- 2703m/FS

(B)

Scale : 1 : 1000

A4

Drawing By : K.W.Lee

Date : 5 Aug 2022

Appendix I

Date : 5 Aug 2022

Application Address:

Lots 2427(Part), 2430(Part), 2431(Part), 2432(Part), 2433(Part), 2434, 2435, 2436, 2437, 2438SA ss2(Part), 2438SA ss3, 2438SA ss4, 2438SA ss5, 2438SA ss6, 2438SB, 2438SA RP(Part), 2439(Part), 2445SB(Part), 2977SA(Part), 2977SB(Part), 2978, 2979(Part), 2980(Part)
in DD129 Lau Fau Shan Road, Ha Tsuen, Yuen Long, N.T.

F.S Notes:

- A. An automatic sprinkler system shall be provided to the entire structure in accordance with LPC rules incorporating BS EN 12845:2015 and FSD Circular Letter 5/2020.
1. An automatic sprinkler system supplied by 135,000 liter sprinkler tank, Single end water supply will be feed from Town Main and
 2. The Sprinkler water tank, Sprinkler pump room, Sprinkler inlet and Sprinkler control valve group shall be clearly Marked on plan and
 3. The Hazard lass OH3 shall be provided to Structure "1"(G/F) and Structure "1"(1/F) of 2-storey, in accordance with BS EN 12845:2015
 4. The material are stored in Structure "1" (G/F) and Structure "1" (1/F) post-pallet storage (ST2 & ST3). The maximum storage Height is 3.5m. The storage blocks should be separated by aisles no less than 2.4m wide. Storage shall be confined to blocks not exceeding 50m² in plan area for category 1.
 5. Sufficient emergency lighting shall be provided throughout the entire building and the site office G/F & 1/F in Accordance with BS 5266-1:2016 and BS EN 1838:2013 and FSD Circular Letter 4/2021.
 6. Sufficient directional and exit sign shall be provided in accordance with BS 5266:part 1 and FSD Circular Letter 5/2008.
 7. Sufficient portable fire extinguisher to be provided at location clearly indicated on plan and pump room.
 8. The secondary source of electrical supply should be provided.
 9. Fire Alarm system should be provided throughout the entire structure in accordance with BS 5839:Part1:2002+A2:2008 and FSD Circular Letter 1/2009.
 10. No smoke extraction system will be provided for the structure as the aggregate exact area of openable windows for the Structure "1" (G/F) is 361m² (ie. 5770 x 6.25% = 360.625m²) and the Structure "1" (1/F) is 122m² (ie. 1947 x 6.25% = 121.68m²) which is greater than the required 6.25% of the compartment.
 11. The location of the openable windows shall be delineated on plan.
 12. When a ventilation/air conditioning control system to a building is provided, it shall stop mechanically induced air movement within a designated fire compartment.
 13. No Emergency Generator to be provided for serving the emergency power. Duplicated supplies for all Fire installation comprising a cable connected from electricity main directly before the main switch of the structures.
- B. Hose Reel system to provided and installed for the structure in accordance with the code of practice for minimum Fire Service installation and equipment 2012.
1. There shall be sufficient Hose Reel to ensure that every part of the area can be reached by a length of more than 30m of hose reel tubing.
 2. An modified Hose Reel system with 2000 liter F.S. water tank shall be provided. There shall be single end water supply will be feed from Town Main.
The location of this F.S. water tank and F.S. pump room are clearly marked on plan.
 3. No F.S. inlet to provided in this area.
 4. An instruction plate shall be provided next to Break Glass unit for operation of Hose Reel.

Date: 15 August 2022

TPB Ref.: A/HSK/389

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Logistics Centre & Ancillary Staff Canteen
for a Period of 3 Years at Lots 2427 (Part), 2430 (Part), 2431 (Part),
2432 (Part), 2433 (Part), 2434, 2435, 2436 (Part), 2437 (Part), 2438
S.A RP (Part), 2438 S.B (Part), 2439 (Part), 2962 (Part), 2976 (Part),
2977 S.A (Part), 2977 S.B (Part), 2978, 2979 (Part) & 2980 (Part) in
D.D.129, Lau Fau Shan, Yuen Long, N.T.**

This letter intends to supersede our letter dated 15.8.2022. Our response to the further comments of the Director of Fire Services (D of FS) is shown in the attached FSI plan and F.S. Notes.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,

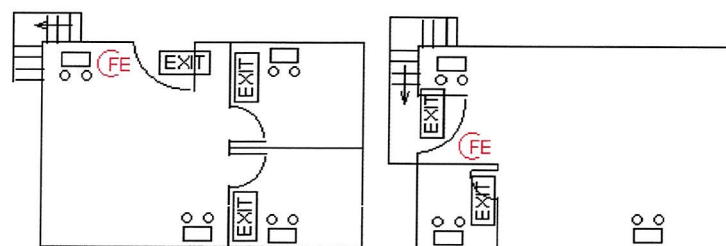


Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Andrew CHOW) – By Email

Layout Plan A,B,C. Detail & Elevation Plan for openable windows

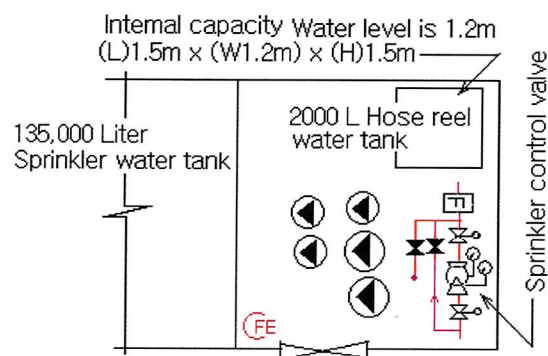
Detail A—A (Site office)



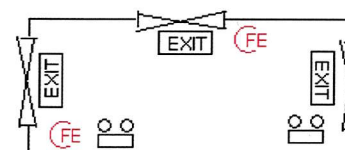
First floor office

Second floor office

Detail B—B (Pump room)



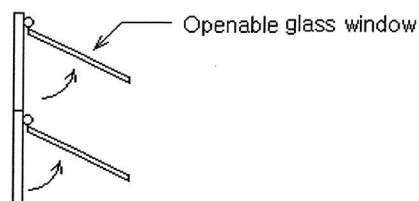
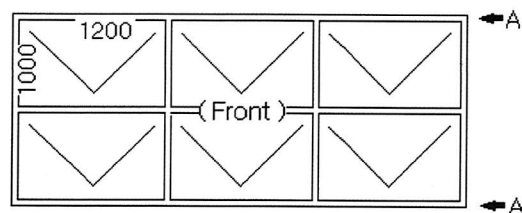
Detail C—C (Ancillary staff canteen)



Ancillary staff canteen
GFA : Not exceeding 220 m²
Height : Not exceeding 4.5 m
No. of storey : 1
Installation sufficient quantity 68°C sprinkler heads coverage entire structure

Typical Openable Windows

The openable windows dimension are different. It is determined by the area of the wall, and Sufficient openable windows shall be provided throughout the entire Structure

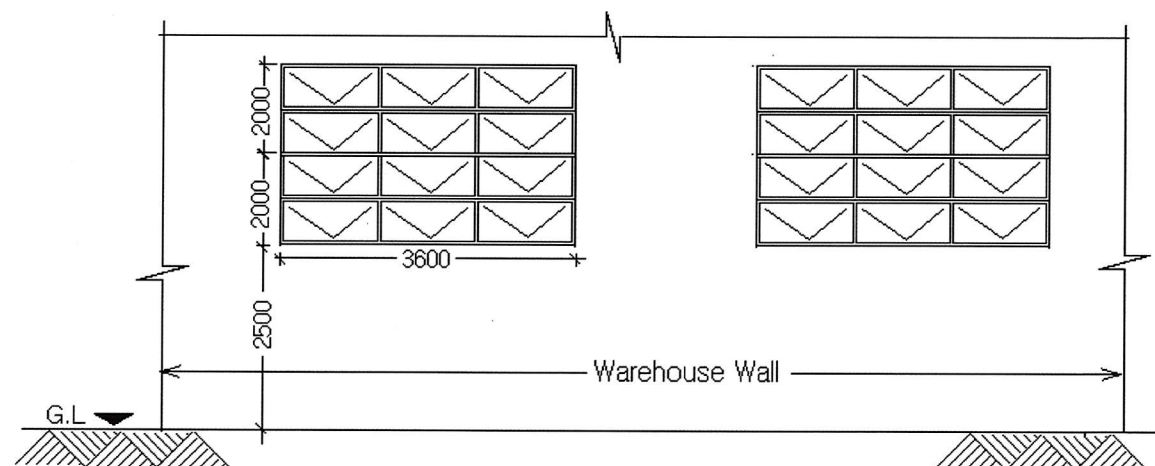


Section A—A

Elevation plan for warehouse openable windows

G/F Total of 26 Nos. openable windows in warehouse

1/F Total of 9 Nos. openable windows in warehouse



Apply address :

Lots 2427(Part), 2430(Part), 2431(Part), 2432(Part), 2433(Part), 2434, 2435, 2436, 2437, 2438S.A ss2(Part), 2438S.A ss3, 2438S.A ss4, 2438S.A ss5, 2438S.A ss6(Part), 2438 SB, 2438S.A RP(Part), 2439(part), 2445S.B(Part), 2977S.A(Part) 2977S.B(Part), 2978, 2979(Part), 2980(Part) in D.D. 129 Lau Fau Shan Road. Ha Tsuen. Yuen Long. N.T.

Appendix I

Date : 5 Aug 2022

Application Address:

Lots 2427(Part), 2430(Part), 2431(Part), 2432(Part), 2433(Part), 2434, 2435, 2436, 2437, 2438SA ss2(Part), 2438SA ss3, 2438SA ss4, 2438SA ss5, 2438SA ss6, 2438SB, 2438SA RP(Part), 2439(Part), 2445SB(Part), 2977SA(Part), 2977SB(Part), 2978, 2979(Part), 2980(Part)
in DD129 Lau Fau Shan Road, Ha Tsuen, Yuen Long, N.T.

F.S Notes:

- A. An automatic sprinkler system shall be provided to the entire structure in accordance with LPC rules incorporating BS EN 12845:2015 and FSD Circular Letter 5/2020.
 1. An automatic sprinkler system supplied by 135,000 liter sprinkler tank, Single end water supply will be feed from Town Main and
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 1. There shall be sufficient Hose Reel to ensure that every part of the area can be reached by a length of more than 30m of hose reel tubing.
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The location of this F.S. water tank and F.S. pump room are clearly marked on plan.
 3. No F.S. inlet to provided in this area.
 4. An instruction plate shall be provided next to Break Glass unit for operation of Hose Reel.

**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 S.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/YL-HT/612	Temporary Open Storage of Containers for a Period of 3 Years	8.5.2009
A/YL-HT/785	Temporary Open Storage of Containers for a Period of 3 Years	18.5.2012 (Revoked on 18.8.2014)
A/YL-HT/953	Proposed Temporary Logistics Centre for a Period of 3 Years	22.5.2015 (Revoked on 22.11.2016)
A/HSK/5	Temporary Logistics Centre for a Period of 3 Years	11.8.2017 (Revoked on 11.11.2019)
A/HSK/50	Temporary Logistics Centre for a Period of 3 Years	2.3.2018 (Revoked on 2.12.2019)
A/HSK/216	Temporary Logistics Centre for a Period of 3 Years	29.5.2020

**Similar S.16 Applications in the vicinity of the Site and
within/partly within the same “Residential (Group B) 2” and “Open Space” Zones
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/7	Temporary Logistics Centre for a Period of 3 Years	25.8.2017 (Revoked on 25.5.2018)
A/HSK/59	Temporary Logistics Centre for a Period of 3 Years	20.4.2018 (Revoked on 20.7.2020)
A/HSK/108	Temporary Logistics Centre for a Period of 3 Years	7.12.2018 (Revoked on 7.3.2021)
A/HSK/145	Renewal of Planning Approval for Temporary "Logistics Centre with Ancillary Site Office" for a Period of 3 Years	3.5.2019 (Revoked on 14.10.2021)
A/HSK/160	Temporary Logistics Centre for a Period of 3 Years	19.7.2019 (Revoked on 19.12.2021)

Application No.	Uses/Development	Date of Consideration
A/HSK/245	Temporary Logistics Centre for a Period of 3 Years	18.9.2020
A/HSK/283	Temporary Logistics Centre for a Period of 3 Years	28.5.2021
A/HSK/305	Temporary Logistics Centre for a Period of 3 Years	24.9.2021
A/HSK/321	Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	27.8.2021
A/HSK/338	Temporary Logistics Centre for a Period of 3 Years	22.4.2022

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reason
A/HSK/249	Temporary Logistics Centre for a Period of 3 Years	9.10.2020	(1)

Rejection Reason

- (1) Three previous planning permissions granted for the site by the Town Planning Board were revoked due to non-compliance of the approval conditions. Approval of the application with repeated non-compliance with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering point of view.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment on the application.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the application from drainage point of view; and
- should the application be approved, a condition should be stipulated requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to his satisfaction.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of his department; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to him for approval.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application under the Buildings Ordinance; and

- no building plan submission in relation to the development at the Site approved or under processing.

6. Long-term Development

(a) Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- no objection to the application.

(b) Comments of the Director of Leisure and Cultural Services (DLCS):

- no in-principle objection to the application;
- the Site is not on the priority list for development agreed by the Yuen Long District Council; and
- he has no plan to develop the Site into public open space at present.

7. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

8. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application.

9. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- no comment from departmental point of view; and
- her office has not received any comment from the locals on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots (OSALs) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - the private lots covered by Short Term Waivers (STWs) are listed as below:

<u>Lot(s) No(s).</u> <u>(in D.D. 129)</u>	<u>STW No.</u>	<u>Purposes</u>
2427 (P)	2982	Office ancillary to storage of containers
2430	4262	Temporary Logistics Centre
2431	4263	
2432	4264	
2433 & 2436	4265	
2434	4266	
2435 & 2978	4267	
2437 & 2439	4268	
2438 S.B	4269	
2977 S.A	4270	
2977 S.B	4271	
2979	4272	
2980	4273	
2976	5312	
2962	5314	

- the STW holder(s) should apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lots without STW should apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. 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 premium or fee, as may be imposed by LandsD;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
 - sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No

vehicles are allowed to queue back to public roads or reverse onto/from public roads; and

- the local track leading to the Site is not under his 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road connecting the Site with Lau Fau Shan Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Lau Fau Shan Road;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installations (FSIs) are to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Buildings Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the Building Department 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 the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - 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 the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Project Manager(West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the sites under Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Remaining Phase development will commence in 2030. The applicant is required to pay attention to the development programme and ensure his proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA;
- (k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected and the operation of the eating place and any commercial/trading activities must not cause any environmental nuisance to the surroundings. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
 - proper licence/permit issued by FEHD is required if there is any catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. If the operator intends to operate a restaurant business in the territory, a general restaurant/light refreshment restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). The application for restaurant licence, if acceptable by FEHD, will be referred to relevant government departments, such as Buildings Department, Fire Services Department, Planning Department, Lands Department (if necessary) for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements; and
 - in accordance with Section 4 of Food Business Regulation, Cap.132X, the expression 'food business' means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine but does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from her department. However, the applicant should be reminded to apply for relevant food business licence/permit from her department should any food business fall under Cap.132X be conducted within the mentioned location; and

- (l) 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') in order to minimize the possible environmental impacts on the surrounding area.

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

參考編號
Reference Number: 220725-160627-49715

提交限期
Deadline for submission: 02/08/2022

提交日期及時間
Date and time of submission: 25/07/2022 16:06:27

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/389

「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，郊區設物流中心必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Fw: A/HSK/216 DD 129 Ha Tsuen

01/08/2022 10:13

From: tmylwdpo_pd/PLAND/HKSARG
To: Sherry Man Wa KONG/PLAND/HKSARG@PLAND
Cc: Simon PH CHAN/PLAND/HKSARG@PLAND, Andrew Chin Kan
CHOW/PLAND/HKSARG@PLAND
File Ref:

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 01/08/2022 10:13 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Date: 01/08/2022 09:38
Subject: FW: A/HSK/216 DD 129 Ha Tsuen

From: [REDACTED]
Sent: Monday, August 1, 2022 2:50 AM
To: tpbpd <tpbpd@pland.gov.hk>
Subject: Re: A/HSK/216 DD 129 Ha Tsuen

A/HSK/389

Various Lots in D.D. 129, Lau Fau Shan

About: 6,500sq.m

Zoning: "Res (Group B) 2" and "Open Space"

Applied use: Logistics Centre with Ancillary Staff Canteen / 3 Vehicle Parking

Dear TPB Members,

This is the main location of Application 216, less the strip to the south, approved on 29 May 2020 with **NINE EXTENSIONS OF TIME THE MOST RECENT DATED JUNE 2022**

*"during the first three weeks of the statutory publication period, **40 public comments were received from local villagers and an individual objecting to the application.***

While the previous planning permissions under the two approved applications

were revoked due to non-compliance with approval condition on the implementation of fire service installations (FSIs) proposal, a FSIs proposal was submitted under the current application

Members had no question on the application.”

I would remind members that they have a duty to ASK QUESTIONS. Will they take responsibility if there is a fire at the premises that engulfs the district in toxic smoke and pollutes the environment.

Members cannot continue to approve applications like this on the recommendation of PlanD with no regard for the possible consequences.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 26 April 2020 3:24 AM CST
Subject: A/HSK/216 DD 129 Ha Tsuen
A/HSK/216
Various Lots in D.D. 129, Ha Tsuen, Yuen Long
Site area : About 8,326sq.m
Zoning : "Res (Group B) 2", "Open Space", "VTD" and "GIC"
Applied use : Logistics Centre / 4 Vehicle Parking

Dear TPB Members,

The history provided for this application is misleading. Application 160 approved on 19 July 2019 is actually an adjacent site even it is probably part of the same operation.

The current site is an amalgamation of A/HKS/5 and 50, both revoked in Nov and Dec 2019.

It is alarming that members continue to rubber stamp applications without asking questions. Once again, as it is obvious that there are too many applications being considered at the Rural meetings, it is time to convene additional meetings.

I would remind members that it is their duty to consider each application afresh rather than as a roll over. This duty has been highlighted in the recent JR decision **HCAL 26/2012 2020 HKCFI 501** that should have already been circulated to members:

Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official’s consideration of them: *Tickner v Chapman* , *supra* , at 464D-E. Li CJ also said in *Oriental Daily* , *supra* , at 868B that “the

reasons should show that the issues that arise for serious consideration have been considered.”

It is not acceptable that PlanD can get away with airy fairy statements on the lines of Application 160 approval :

PlanD considered that the proposed uses could be tolerated for a period of three years based on the assessments set out in paragraph 12 of the Paper. Whilst the applied use was not in line with the planning intentions of the “Open Space” and “Residential (Group B)2” zones, the implementation programme for this part of New Development Area was still being formulated, and relevant government departments had no objection to the applied use on the site for three years. In this regard, approval of the application would not jeopardize the long-term development of the site.

Members should be demanding information on timelines for development and pinning down the responsible departments. Auto rolling over applications like this encourages the procrastination that has resulted in the failure to timely initiation and completion of long overdue planned developments.

Mary Mulvihill