

此文件在收到後，只會在收到所有必要的資料及文件後才正式確認收到

申請日期

7 JUL 2022

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

HSK/390

APPLICATION FOR PERMISSION

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HISK/390
	Date Received 收到日期	7 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/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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 Skywin International Development Limited (天威國際發展有限公司)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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 1827 S.B (Part), 1827 S.B ss.1, 1828 (Part), 1843 (Part), 1844 (Part), 1845 (Part), 1846 (Part), 1848 and 1849 (Part) in D.D. 125 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 5,748 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 3,781 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) 1,520 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	'Residential (Group A) 3' ("R(A)3"), 'Residential (Group A) 4' ("R(A)4") and 'Open space' ("O")
(f) Current use(s) 現時用途	Warehouse for storage of spare parts and adblue (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
26/5/2022 (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 25/5/2022 (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 Warehouse for Storage of Spare Parts and Adblue 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	1,967sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	3,781sq.m <input checked="" type="checkbox"/> 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	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 3,781sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 3,781sq.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: Warehouse (Not exceeding 10m, 1 storey), Structure 2 & 8: Electricity meter room (Not exceeding 3m, 1 storey), Structure 3: Toilet (Not exceeding 3.5m, 1 storey), Structure 4: Water tank (Not exceeding 4.5m, 1 storey), Structure 5: Site office & toilet (Not exceeding 4m, 1 storey), Structure 6: Guard room (Not exceeding 3m, 1 storey), Structure 7: Site office (Not exceeding 4m, 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	2 spaces of 5m x 2.5m
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	2 spaces of 11m x 3.5m (MGV & HGV)
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 7:00a.m. to 9:00p.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 access leading from Ping Ha Road <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)																															
	No 否	<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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</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。

1. The application site is covered by planning permission No. A/HSK/225. The applicant is still implementing the accepted fire service installations proposal and it will not be finished until end of 2022.
2. The application site subjects to 12 planning permissions since 1996. The applied use of the current application is the same as the approved use of the previous planning permission since 2017.
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 permissions.
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 were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. All the planning conditions imposed to the last planning permission have been complied with except the implementation of fire service installations proposal.
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 use is housed within an enclosed structures.
12. Insignificant drainage impact because surface U-channel has been provided at the application site.
13. The applicant has applied for a closer and feasible water connection point and waiting WSD for water connection works. The applicant will report the completion of the implementation of the FSI proposal around end of 2022 immediately after the completion of WSD's water connection works.

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

.....
Patrick Tsui



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

Name in Block Letters
姓名（請以正楷填寫）

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

2/6/2022

(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 <u>as far as possible</u> . 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 1827 S.B (Part), 1827 S.B ss.1, 1828 (Part), 1843 (Part), 1844 (Part), 1845 (Part), 1846 (Part), 1848 and 1849 (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	5,748 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,520 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	'Residential (Group A) 3' ("R(A)3"), 'Residential (Group A) 4' ("R(A)4") and 'Open Space' ("O")
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 <u>3</u> <input type="checkbox"/> Month(s) 月 <u> </u> <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 <u> </u> <input type="checkbox"/> Month(s) 月 <u> </u>
Applied use/ development 申請用途/發展	Temporary Warehouse for Storage of Spare Parts and Adblue 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	3,781 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.66 <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	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	10	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	65.78 % <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		2
	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		2 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) NA		0 0 0 2 (MGV & HGV) 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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		
Reports 報告書		
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 Warehouse for Storage of Spare Parts and Adblue
for a Period of 3 Years**

at

**Lots 1827 S.B (Part), 1827 S.B ss.1, 1828 (Part), 1843 (Part), 1844 (Part),
1845 (Part), 1846 (Part), 1848, 1849 (Part), in D.D. 125 and Adjoining
Government Land, Ha Tsuen, Yuen Long, N.T.**

Annex 1 Estimated Traffic Generation

- 1.1 The application site is abutting a short vehicular access leading from Ping Ha Road. It is subject to 12 previous planning permissions since 1996 for public vehicle park and open storage uses. It is not a development at the green site.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

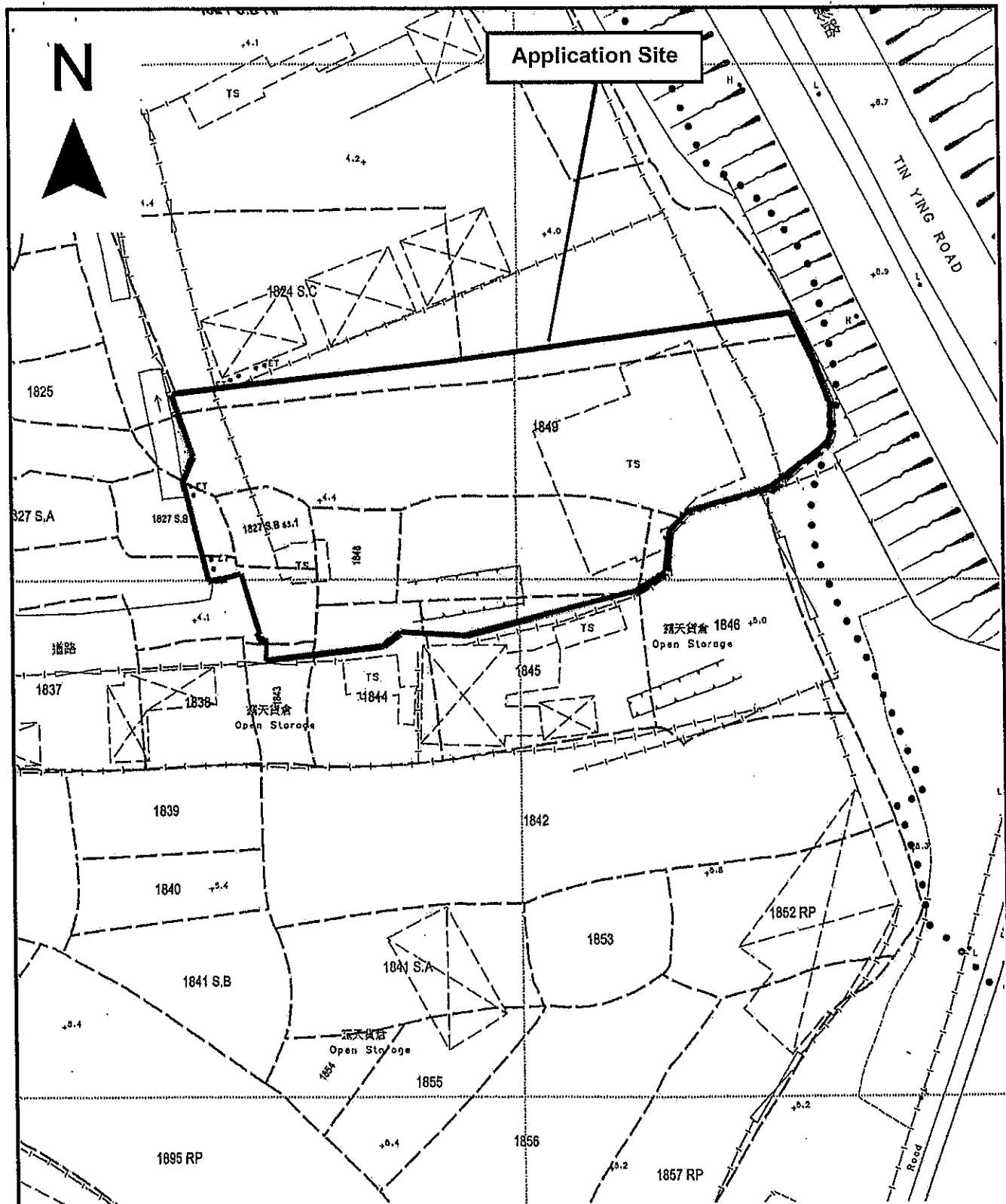
	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.14	0.14	2	2
Medium/ heavy goods vehicle	0.43	0.43	2	2
Total	0.57	0.57	4	4

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 9:00 p.m. from Mondays and Saturdays. No operation will be held on Sundays and public holidays;

Note 2: The pcu of private car, medium/heavy goods vehicle are assumed as 1 & 2 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.

- 1.3 In association with the proposed use, adequate space for manoeuvring purpose would be provided. Due to the fact that the application site is small in size and directly linked with Yuen Long Highway via Ping Ha Road, the proposed development being applied would not aggravate the traffic condition of adjoining road network.



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Spare Parts and Adblue for a Period of 3 Years at Lots 1827 S.B (Part), 1827 S.B ss.1, 1828 (Part), 1843 (Part), 1844 (Part), 1845 (Part), 1846 (Part), 1848, 1849 (Part), in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

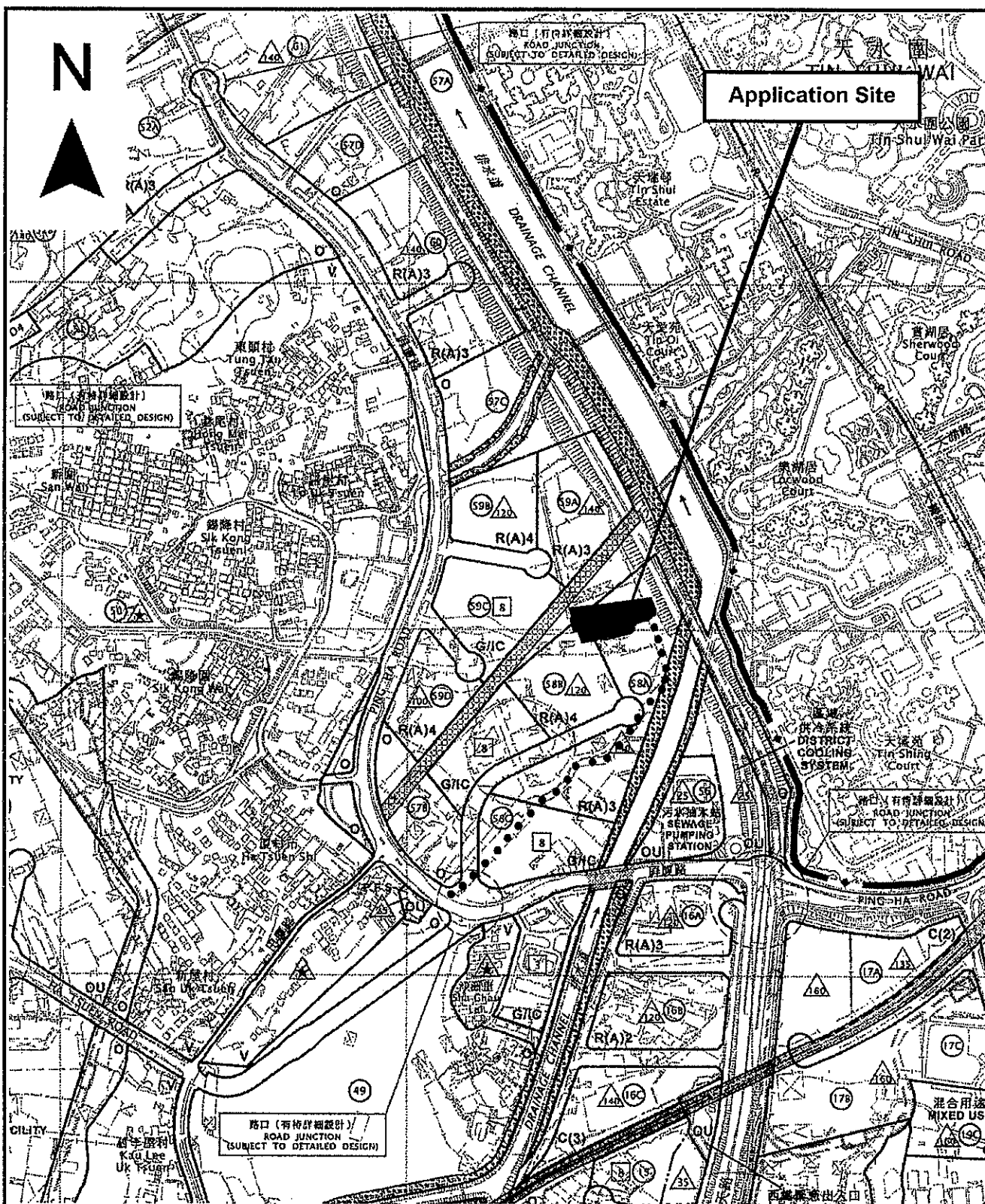
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Spare Parts and Adblue for a Period of 3 Years at Lots 1827 S.B (Part), 1827 S.B ss.1, 1828 (Part), 1843 (Part), 1844 (Part), 1845 (Part), 1846 (Part), 1848, 1849 (Part), in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖名:

Location Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

●●● Vehicular access leading to Ping Ha Road

Scale 比例:

1:7500

N



Structure 1

Warehouse for storage of spare parts and adblue
GFA: Not exceeding 3,560m²
(including rain shelter)
Height: Not exceeding 10m
No. of storey: 1

Structure 5

Site office and toilet under an open shed
GFA: Not exceeding 60m²
Height: Not exceeding 4m
No. of storey: 1

Structure 7

Site office
GFA: Not exceeding 60m²
Height: Not exceeding 4m
No. of storey: 1

Site office

2 loading/unloading bays of 11m x 3.5m for medium/heavy goods vehicle

Toilet

2 parking spaces of 5m x 2.5m for private car.

Rain shelter

Structure 4

Water tank and pump room being part of fire service installations
GFA: Not exceeding 60m²
Height: Not exceeding 4.5m
No. of storey: 1

Structure 3

Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 3.5m
No. of storey: 1

Structure 8

Electricity meter room
GFA: Not exceeding 6m²
Height: Not exceeding 3m
No. of storey: 1

Structure 2

Electricity meter room
GFA: Not exceeding 9m²
Height: Not exceeding 3m
No. of storey: 1

Structure 6

Guard room
GFA: Not exceeding 6m²
Height: Not exceeding 3m
No. of storey: 1

Project 項目名稱:

Proposed Temporary Warehouse for Storage of Spare Parts and Adblue for a Period of 3 Years at Lots 1827 S.B (Part), 1827 S.B ss.1, 1828 (Part), 1843 (Part), 1844 (Part), 1845 (Part), 1846 (Part), 1848, 1849 (Part), in D.D. 125 and Adjoining Government Land, Ha Tsuen, 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

N

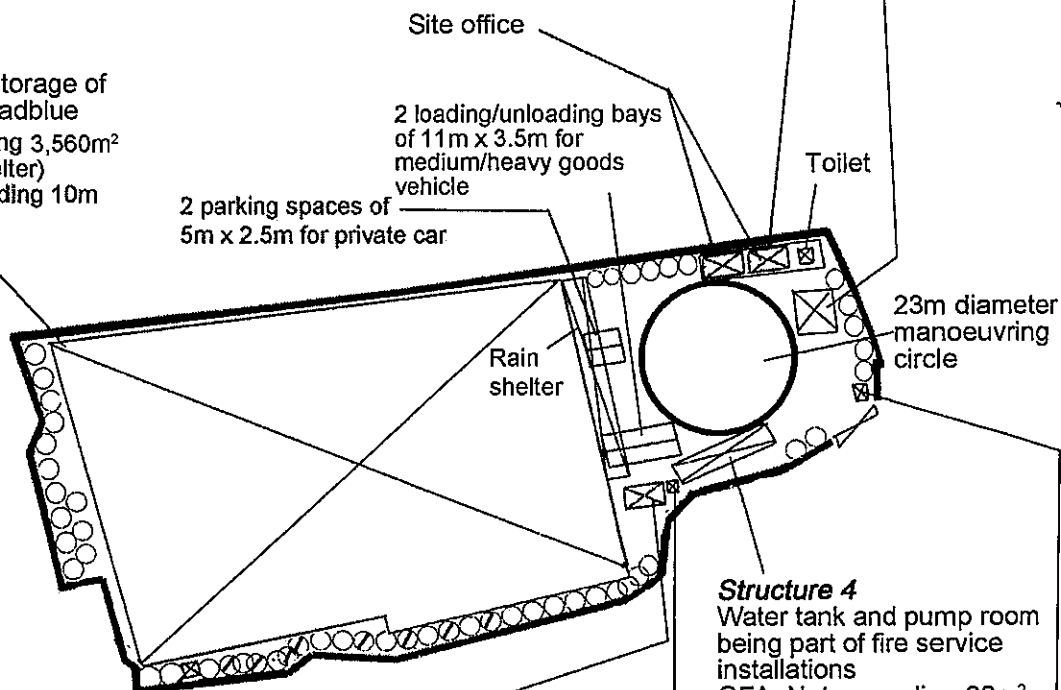
Structure 1
Warehouse for storage of spare parts and adblue
GFA: Not exceeding 3,560m² (including rain shelter)
Height: Not exceeding 10m
No. of storey: 1

Structure 2
Electricity meter room
GFA: Not exceeding 9m²
Height: Not exceeding 3m
No. of storey: 1

Structure 3
Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 3.5m
No. of storey: 1

Structure 5
Site office and toilet under an open shed
GFA: Not exceeding 60m²
Height: Not exceeding 4m
No. of storey: 1

Structure 7
Site office
GFA: Not exceeding 60m²
Height: Not exceeding 4m
No. of storey: 1



Structure 4
Water tank and pump room being part of fire service installations
GFA: Not exceeding 60m²
Height: Not exceeding 4.5m
No. of storey: 1

Structure 8
Electricity meter room
GFA: Not exceeding 6m²
Height: Not exceeding 3m
No. of storey: 1

Structure 6
Guard room
GFA: Not exceeding 6m²
Height: Not exceeding 3m
No. of storey: 1

Tree	Approximate Height	Spacing	Quantity
○ Existing trees (mostly <i>Ficus microcarpa</i>)	About 2.75m to 6m	3m to 4m	45
⊗ Existing <i>Leucaena leucocephala</i>	About 8m	Vary	8

Project 項目名稱:

Proposed Temporary Warehouse for Storage of Spare Parts and Adblue for a Period of 3 Years at Lots 1827 S.B (Part), 1827 S.B ss.1, 1828 (Part), 1843 (Part), 1844 (Part), 1845 (Part), 1846 (Part), 1848, 1849 (Part), in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

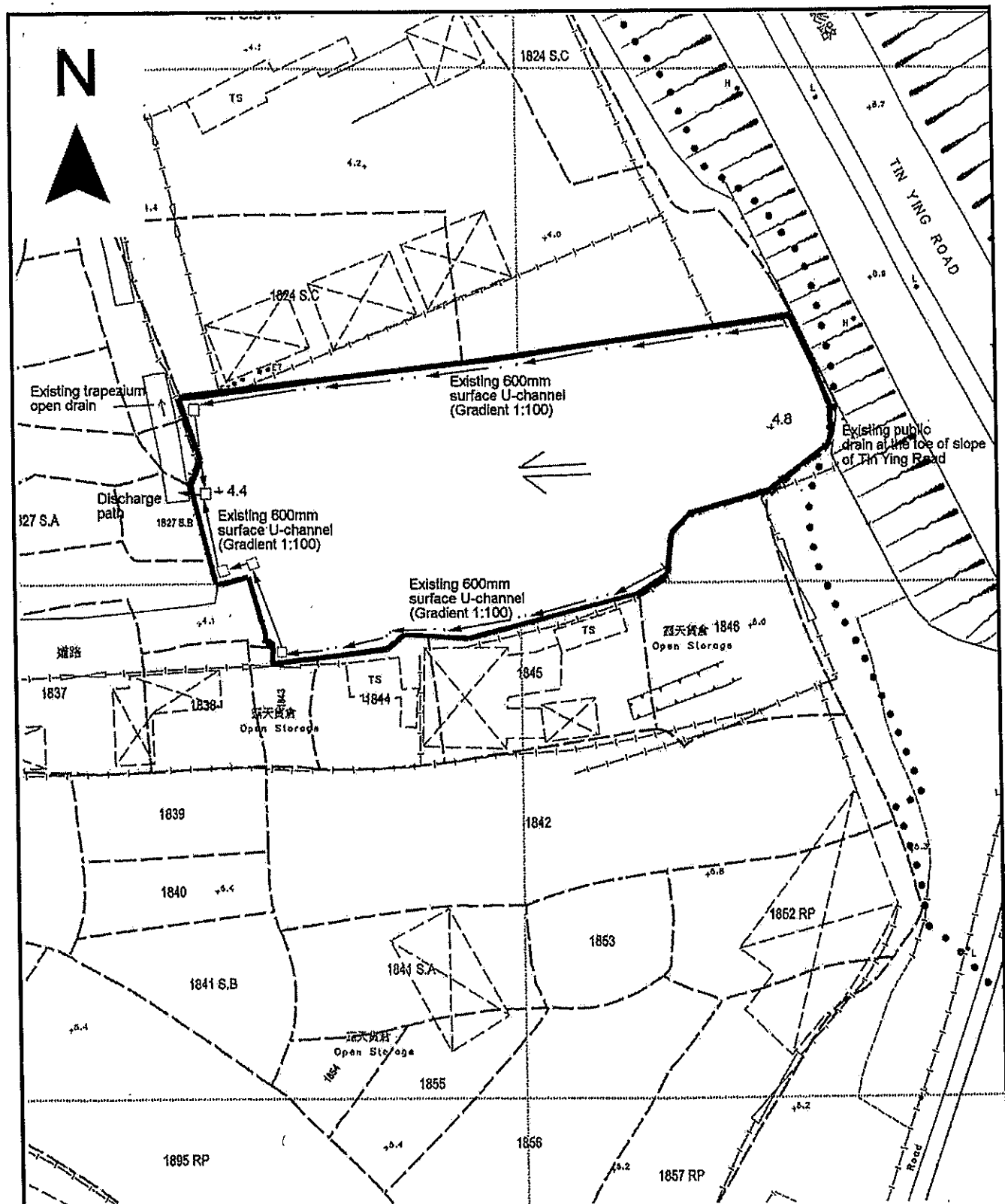
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Spare Parts and Adblue for a Period of 3 Years at Lots 1827 S.B (Part), 1827 S.B ss.1, 1828 (Part), 1843 (Part), 1844 (Part), 1845 (Part), 1846 (Part), 1848, 1849 (Part), in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

+4.8 Level (in mPD)

Flow of surface runoff

Catchpit

Scale 比例:

11000

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



HSK390

05/08/2022 12:03

From: "Jack NG" <[REDACTED]>
To: <ackchow@pland.gov.hk>
Cc: <tpbpd@pland.gov.hk>, "Jackie NG" <[REDACTED]>
File Ref:

4 attachments



FS PLAN HSK225-FS01.pdf



FS PLAN HSK225-FS02.pdf



FS PLAN HSK225-FS03.pdf



FS PLAN HSK225-FS04.pdf

Dear [Andrew](#),

Please find the FSI submission for HSK390 as per attached.

Thanks & Best regards,
Jack Ng

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 2,000 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 : 2003 AND FSD CIRCULAR LETTER 3/2006 & 3/2012. 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.

























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 INSIDE 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 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.

LEGEND (FOR SCHEMATIC DIAGRAM)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	FAST RESPONSE TYPE 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
	PRESSURE GAUGE WITH COCK
	AUTOMATIC AIR VENT WITH COCK
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
	FLEXIBLE CONNECTOR
	CHECK METER POSITION
	PLUG
	Y-STRAINER
	SPRINKLER / F.S. INLET
	SPRINKLER PROVING PIPE
	EXISTING F. S. INSTALLTION

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
	SELF-CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT
	EXISTING F. S. INSTALLTION

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

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10335-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10335-FS02	FIRE SERVICES INSTALLATION LAYOUT PLAN – G/F LAYOUT PLAN

A	FSD SUBMISSION	10-09-2018	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



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

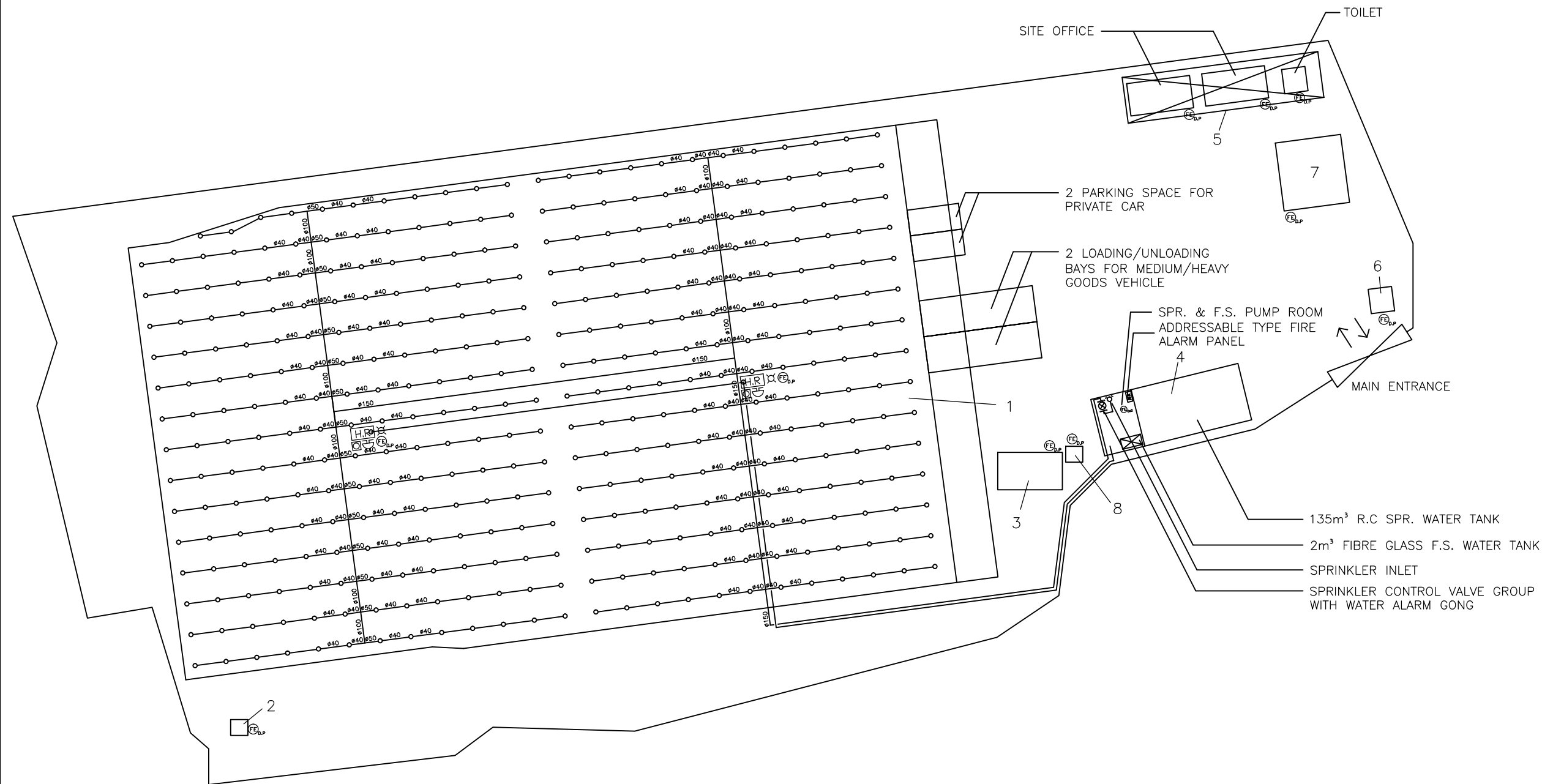
PROJECT

FIRE SERVICE INSTALLATION FOR TEMPORARY WAREHOUSE FOR STORAGE OF SPARE PARTS AND ADBLUE FOR A PERIOD OF 3 YEARS AT LOTS 1827 S.B(PART), 1827 S.B SS.1, 1828(PART), 1843(PART), 1844(PART), 1845(PART), 1846(PART), 1848 AND 1849 (PART) IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, N.T

DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	A.Eng	18-06-2018
DESIGNED BY	HY	A.Eng	18-06-2018
CHECKED BY	CM	PM	18-06-2018
APPROVED BY	-	-	-
PROJECT NO.	10335		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10335-FS01			
SCALE	N. T. S.	REVISION	A




NO	STRUCTURE CONTENT:	AREA (m ²)
1	TEMPORARY WAREHOUSE	3,300
2	ELECTRICITY METER ROOM	9
3	SITE OFFICE	22
4	SPR. & FS. PUMP / SPR. WATER TANK	80
5	OPEN SHED AS RAIN SHELTER (SITE OFFICE AND TOILET UNDER OPEN SHED)	85
6	GUARD HOUSE	6
7	SITE OFFICE	42
8	ELECTRICITY METER ROOM	9

A	FSD SUBMISSION	10-09-2018	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



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

PROJECT

FIRE SERVICE INSTALLATION FOR TEMPORARY WAREHOUSE FOR STORAGE OF SPARE PARTS AND ADBLUE FOR A PERIOD OF 3 YEARS AT LOTS 1827 S.B(PART), 1827 S.B SS.1, 1828(PART), 1843(PART), 1844(PART), 1845(PART), 1846(PART), 1848 AND 1849 (PART) IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, N.T

DRAWING TITLE

FIRE SERVICES INSTALLATION LAYOUT PLAN – G/F LAYOUT PLAN

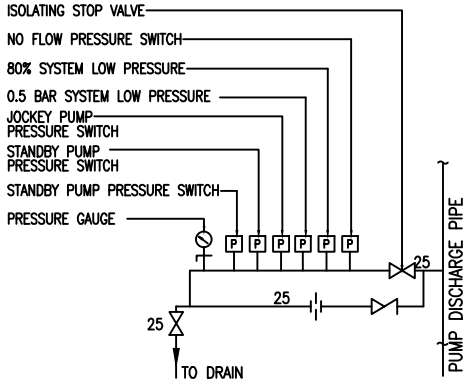
	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	A.Eng	18-06-2018
DESIGNED BY	HY	A.Eng	18-06-2018
CHECKED BY	CM	PM	18-06-2018
APPROVED BY	-	-	-
PROJECT NO.	10335		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10335-FS02			
SCALE	1 : 450	REVISION	A

PUMP SCHEDULE

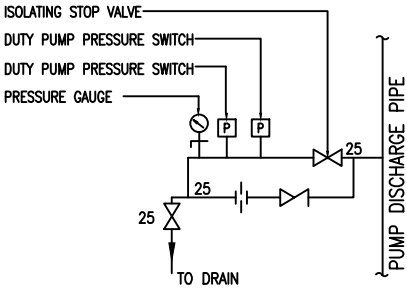
DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
SPRINKLER JOCKEY PUMP (SJP-1)	5	60	2900 MAXIMUM	2.2 KW	380/3/50
TWO SPRINKLER PUMPS (SP-1 AS DUTY & SP-2 AS STAND-BY PUMP)	1.4 / 2.9 / 3.2	2250 / 1350 / 1100	2900 MAXIMUM	18.5 KW	380/3/50

CALCULATION OF SPRINKLER PIPE PRESSURE LOSS FOR SPR. CONTROL VALVE SET

RUN OF DISTRUBTION PIPE FROM CONTROL VALVE TO DESIGN POINT	PIPE SIZE (mm)	PIPE LENGTH (m)	FITTINGS	NOS.	EQU. LENGTH OF FITTINGS	TOTAL EQUIV. LENGTH OF FITTINGS	TOTAL EQUIV PIPE LENGTH
PIPE TO DESIGN POINT D	150	40.2	TEE	0	1.1	2.2	68.2
			GATE VALVE	2			
			90° ELBOW	6	4.3	25.8	
PIPE TO DESIGN POINT D	100	54.8	TEE	0			54.8
			GATE VALVE	0			
			90° ELBOW	0			



DETAIL 'F' PRESSURE SWITCH ASSEMBLY
ARRANGEMENT FOR SPRINKLER JOCKEY PUMP



DETAIL 'G' PRESSURE SWITCH ASSEMBLY
ARRANGEMENT FOR SPRINKLER DUTY/STANDBY PUMP

REMARK:

IN ALL SECTIONS THE PRESSURE LOSS IN THE DISTRIBUTION PIPE IS LESS THAN 500 mb (0.5 BAR)
THE CALCULATION OF PIPE FRICTION LOSS IS BASED ON HAZEN-WILLIAMS FORMULA

$$P_1 = \frac{6.05 \times 10^5}{C^{1.85} \times d^{4.87}} \times L \times Q^{1.85} \quad (\text{FOR } 150\text{mm}) \quad P_2 = \frac{6.05 \times 10^5}{C^{1.85} \times d^{4.87}} \times L \times Q^{1.85} \quad (\text{FOR } 100\text{mm})$$

$$P_1 = (0.3 \times 10^{-8}) \times L \times Q^{1.85}$$

$$P_2 = (1.5 \times 10^{-8}) \times L \times Q^{1.85}$$

$$P_1 = 0.053 \text{ BAR}$$

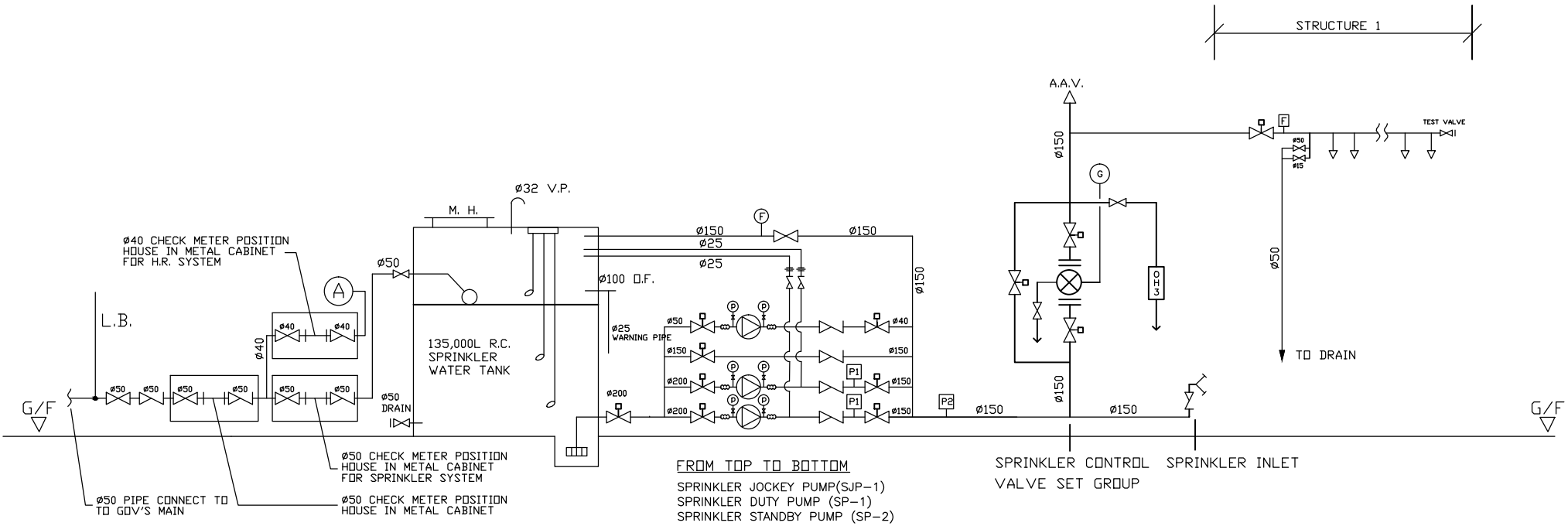
$$P_2 = 0.304 \text{ BAR}$$

TOTAL PRESSURE LOSS IN DISTRIBUTION PIPE FORM SPRINKLER CONTROL VALVE TO DESIGN POINT:

$$P = P_1 + P_2$$

$$P = 0.053 + 0.304$$

$$P = 0.357 \text{ (LESS THAN } 0.5 \text{ BAR)}$$



SPRINKLER SYSTEM SCHEMATIC DIAGRAM

A	FSD SUBMISSION	10-09-2018	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

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

PROJECT

FIRE SERVICE INSTALLATION FOR TEMPORARY WAREHOUSE FOR STORAGE OF SPARE PARTS AND ADBLUE FOR A PERIOD OF 3 YEARS AT LOTS 1827 S.B(PART), 1827 S.B SS.1, 1828(PART), 1843(PART), 1844(PART), 1845(PART), 1846(PART), 1848 AND 1849 (PART) IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, N.T

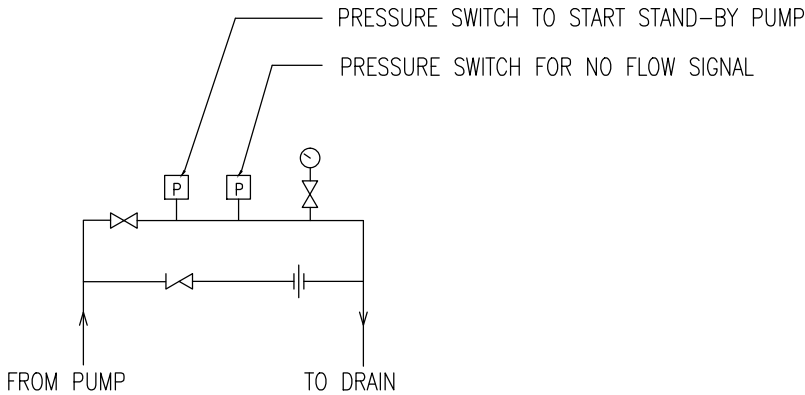
DRAWING TITLE

SCHEMATIC DIAGRAM FOR SPRINKLER SYSTEM

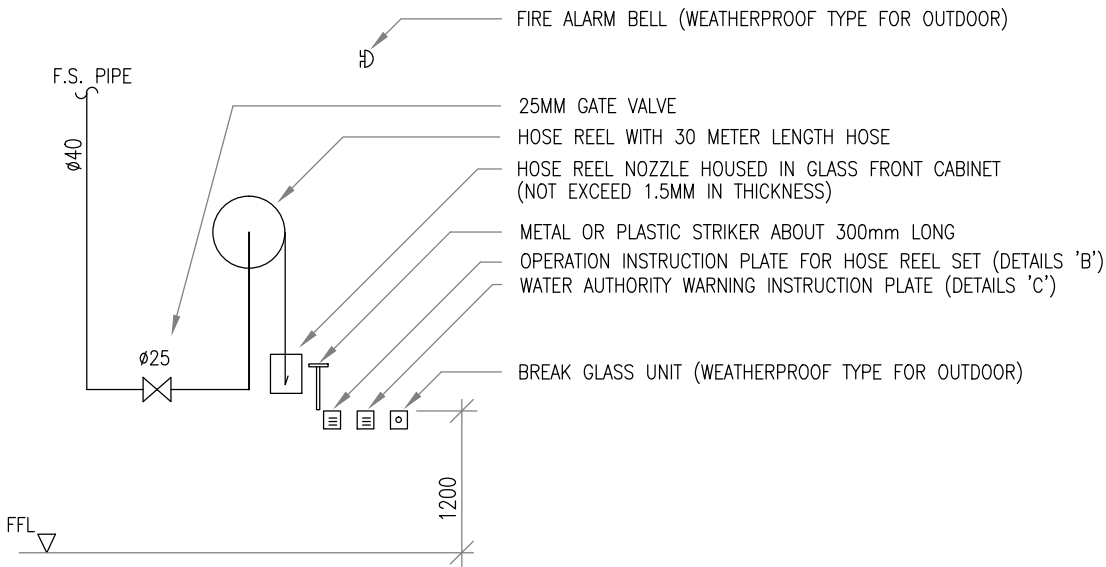
	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	A.Eng	18-06-2018
DESIGNED BY	HY	A.Eng	18-06-2018
CHECKED BY	CM	PM	18-06-2018
APPROVED BY	-	-	-
PROJECT NO.	10335		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10335-FS03		
SCALE	N. T. S.	REVISION	A

PUMP SCHEDULE

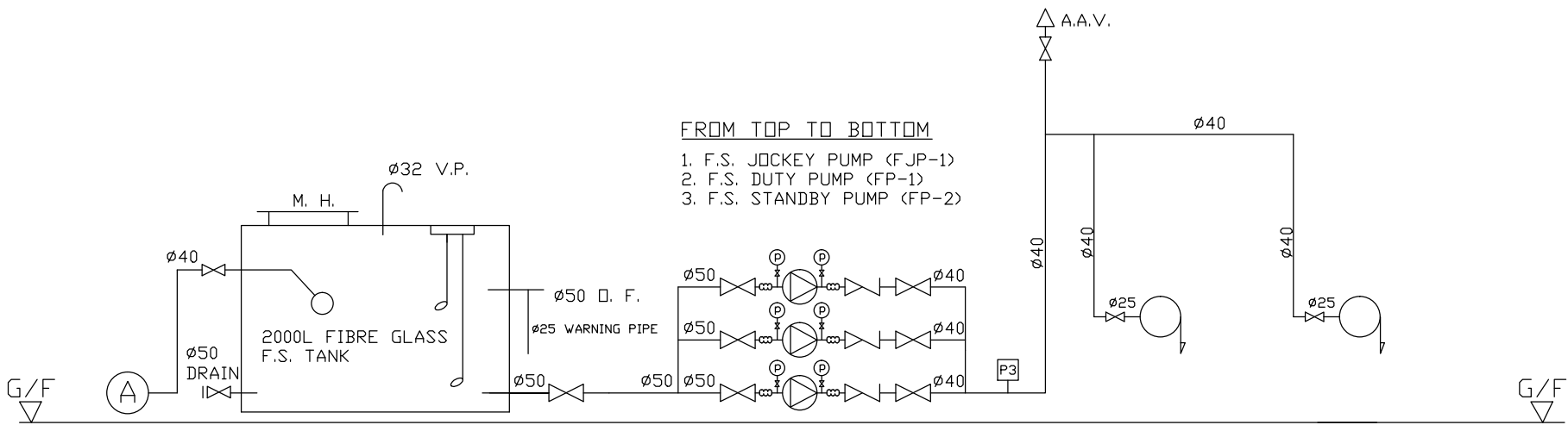
DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
TWO FIRE SERVICES PUMPS (FP-1 AS DUTY & FP-2 AS STANDBY PUMP)	5	60	2900 MAXIMUM	2.2KW	380/3/50



DETAIL ARRANGEMENT FOR 'P3'



TYPICAL ARRANGEMENT OF HOSE REEL



SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

A	FSD SUBMISSION	10-09-2018	HY
REV	DESCRIPTION	DATE	BY

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

PROJECT
FIRE SERVICE INSTALLATION FOR TEMPORARY WAREHOUSE FOR STORAGE OF SPARE PARTS AND ADBLUE FOR A PERIOD OF 3 YEARS AT LOTS 1827 S.B(PART), 1827 S.B SS.1, 1828(PART), 1843(PART), 1844(PART), 1845(PART), 1846(PART), 1848 AND 1849 (PART) IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, N.T

DRAWING TITLE
SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	A.Eng	18-06-2018
DESIGNED BY	HY	A.Eng	18-06-2018
CHECKED BY	CM	PM	18-06-2018
APPROVED BY	-	-	-
PROJECT NO.	10335		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10335-FS04			
SCALE	N. T. S.	REVISION	A

Previous S.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/YL-HT/7	Temporary Open Storage of Containers for 3 Years	29.11.1996 (Revoked on 29.9.1997)
A/YL-HT/477	Temporary Open Storage of New /Used Vehicles (Private Cars, Light and Medium Goods Vehicles) with Ancillary Workshops and Storage for a Period of 3 Years	9.3.2007 (Revoked on 9.6.2008)
A/YL-HT/507	Temporary Open Storage of New /Used Vehicles (Private Cars, Light, Medium and Heavy Goods Vehicles, Container Vehicles and Trailers) with Ancillary Workshops and Storage for a Period of 3 Years	12.10.2007 (Revoked on 12.10.2008)
A/YL-HT/539	Temporary Public Vehicle Park (Private Cars, Goods Vehicles, Container Vehicles and Trailers) for a Period of 3 Years	9.5.2008 (Revoked on 5.12.2008)
A/YL-HT/570	Temporary Public Vehicle Park (Private Cars, Goods Vehicles, Container Vehicles and Trailers) for a Period of 3 Years	10.10.2008 (Revoked on 5.12.2008)
A/YL-HT/632	Proposed Temporary Open Storage of Containers for a Period of 1 Year	9.10.2009
A/YL-HT/662	Temporary Open Storage of Left-hand-drive Vehicles, Construction Materials and Heavy Machineries with Workshops and Scrap Metal Area for a Period of 3 Years	7.5.2010 (Revoked on 3.9.2010)
A/YL-HT/733	Temporary Recycling Centre and Open Storage Area for Recycled Plastics, Paper and Scrap Metal, New Private Cars, Light, Medium and Heavy Goods Vehicles for a Period of 3 Years	20.5.2011
A/YL-HT/811	Temporary Recycling Centre and Open Storage Area of Recycled Plastics, Paper, Scrap Metal, Electrical Wastes and New Private Cars, Light, Medium and Heavy Goods Vehicle s and Construction Materials with Ancillary Workshops for a Period of 3 Years	9.11.2012
A/YL-HT/928	Temporary Logistics Centre and Warehouse for Storage of Metal with Ancillary Workshop for a Period of 3 Years	6.2.2015
A/HSK/31	Temporary Warehouse for Storage of Spare Parts and Adblue for a Period of 3 Years	22.12.2017 (Revoked on 22.5.2020)
A/HSK/225	Temporary Warehouse for Storage of Spare Parts and Adblue for a Period of 3 Years	26.6.2020

Rejected Applications

Application No.	Uses/Development	Date of Consideration	Rejection Reason
A/YL-HT/2	Temporary Open Storage of Containers for 3 Years	11.4.1995	(1) – (4)
A/YL-HT/171	Temporary Open Storage of Construction Materials for 3 years	24.11.2000	(3), (6)
A/YL-HT/188	Temporary Flea Market for a period of 5 years	16.2.2001	(4) – (5) (7) – (9)
A/YL-HT/211	Temporary Open Storage of Construction Machinery with Repair Workshop for a Period of 3 Years	17.8.2001	(5)
A/YL-HT/223	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	16.11.2001	(5)
A/YL-HT/233	Temporary Recycling Materials (Including Construction Materials) Handling Yard for a Period of 3 Years	11.1.2002	(4) – (5)

Rejection Reasons

- (1) The proposed development is not in line with the planning intention of the "Undetermined" zone on the draft Ha Tsuen Outline Zoning Plan which is to safeguard the proposed railway alignment as suggested by the Railway Development Study as well as proposing appropriate forms of development alongside. There is insufficient information in the submission to demonstrate that the proposed development will not cause significant impact to the environment and is compatible with the rural characteristics of the area.
- (2) The turning movement of long container vehicles in and out of the depot in either direction of Ping Ha Road will interrupt traffic flow of the road and will also pose road safety hazards both to drivers themselves and other road users.
- (3) Insufficient information on noise impact assessment and related mitigation measures have been provided in the submission to demonstrate that the proposed development will not cause severe noise impact/nuisance to the nearby residents/high-rise buildings in Tin Shui Wai.
- (4) The approval of the application will set an undesirable precedent and induce similar applications in the vicinity of the subject lots to follow suit which will have adverse cumulative effects on noise, road safety and traffic of the area, and create nuisance to the nearby areas.
- (5) There is insufficient information in the submission to demonstrate that the proposed development would not have adverse drainage/traffic/environmental impacts on the surrounding areas.
- (6) The environmental condition of the area adjacent to the application site is already deteriorating. The approval of the application would result in further degradation of the environment in the area.
- (7) The development of a flea market is incompatible with the adjoining container yard which would

pose safety problem to visitors of the flea market.

- (8) There is insufficient information in the submission to demonstrate that the development of a flea market would not aggravate the traffic condition along Ping Ha Road and would not pose adverse traffic safety impact on pedestrians in the surrounding areas.
- (9) There is insufficient information in the submission to demonstrate that appropriate access arrangement and carparking layout would be provided for the development of a flea market.

**Similar S.16 Applications in the vicinity of the Site and
within/partly within the same “Residential (Group A) 3”,
“Residential (Group A) 4” 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/37	Proposed Temporary Warehouse (Furniture) and Ancillary Office for a Period of 3 Years	12.1.2018 (Revoked on 12.7.2018)
A/HSK/70	Proposed Temporary Warehouse for Storage of Plastic Products for a Period of 3 Years	15.6.2018 (Revoked on 15.12.2019)
A/HSK/177	Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years	6.9.2019 (Revoked on 6.2.2022)
A/HSK/183	Proposed Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods for a Period of 3 Years	4.10.2019
A/HSK/370	Proposed Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years	10.6.2022

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
- 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. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and

- there was no substantiated environmental complaint pertaining to the Site received in the past 3 years.

6. 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 was approved or under processing.

7. 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; and
- it is not on the priority list for development agreed by the Yuen Long District Council.

8. Water Supplies

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

- no objection to 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) 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 Site situated on GL with about 1,520m² is covered by Short Term Tenancy No. 2835 for the purpose of Temporary Logistics Centre and Warehouse for Storage of Metal;
 - the private lots covered by Short Term Waivers (STW) are listed as below:

<u>Lot(s) No(s).</u> <u>(in D.D. 125)</u>	<u>STW No.</u>	<u>Purposes</u>
1845	3616	Temporary Recyclable Collection Centre (Including Plastics, Paper and Metals) with Ancillary Workshop and Site Offices
1846	4057	Temporary Logistics Centre & Warehouse for Storage of Metal with Ancillary Workshop
1846	4454	Temporary Recyclable Collection Centre (Including Plastics, Paper and Metals) with Ancillary Workshop and Site Offices
1827 S.B	4656	Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop
1827 S.B ss.1	5003	(i) Temporary Logistics Centre & Warehouse for Storage of Metal with Ancillary Workshop (ii) Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop
1828	5004	
1843, 1844 & 1848	5005	
1849	5006	

- the STT/STW holder(s) should apply to his office for modification of the STT/STW conditions where appropriate. 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 space shall be provided within the Site. No vehicles are allowed to queue back to 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 Ping Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining and any access connecting the Site with Ping Ha 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
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) 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;
- (j) 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 the 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 Buildings Department (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; and

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) 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
- (k) to note the comments of the Project Manager(West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The 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.

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

參考編號

Reference Number:

220725-160759-34444

提交限期

Deadline for submission:

05/08/2022

提交日期及時間

Date and time of submission:

25/07/2022 16:07:59

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/390

「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，郊區設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

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



A/HSK/390 DD 125 Ha Tsuen
04/08/2022 02:30

From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

Again conditions have not been met and applicant is taking the usual 'get out of jail card' by lodging a fresh application.

There are frequent reports of fires and other incidents at these ramshackle operations.

Unfortunately the current system of allowing fresh applications, supported by PlanD and no questions asked by members is part of the problem.

Members should not approve when there is a history of this nature;

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 1 June 2020 1:26 AM CST
Subject: A/HSK/225 DD 125 Ha Tsuen

A/HSK/225

Lots 1827 S.B (Part), 1827 S.B ss.1, 1828 (Part), 1843 (Part), 1844 (Part), 1845 (Part), 1846 (Part), 1848 and 1849 (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen

Site area : About 5,748sq.m Includes Government Land of about 1,520sq.m

Zoning : "Res (Group A) 3", "Res (Group A) 4" and "Open Space"

Applied use : Warehouse for Storage of Spare Parts / 4 Vehicle Parking

Dear TPB Members,

So here we go again, three years on and no doubt PlanD will trot out the same old line it has been using for over two decades:

"Whilst the applied use was not in line with the planning intentions of the "Residential (Group 3)", "Residential (Group 4)" and "Open Space" zones, the implementation programme for this part of the Hung Shui Kiu New Development Area was still being formulated"

But now in view of the recent JR HCAL 26/2012 2020 HKCFI 501 members can no longer rely on PlanD recommendations but must ask questions.

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 ."

So what is THE PLAN for the district? Members should press for details and timelines. We have been hearing about the development of Ha Tsuen for years. So when will this site fulfill its zoning intention?

Members must also consider the current Audit Commission Report :

The Audit Commission has slammed the Lands Department for failing to oversee short-term tenancies of government land in Hong Kong, saying 82 per cent of such plots had not changed hands **after being allocated to tenants for more than seven years without any formal justification.**

Auto roll overs are no longer an option. Questions please.

Mary Mulvihill