

HSK/413

2022年9月7日
收到。城市規劃委員會
正式接獲及文件後才正式收妥
22 SEP 2022
The Town Planning Board
正式接獲及文件後才正式收妥
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Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2202364

16/9 64205

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	A1454 1413
	Date Received 收到日期	22 SEP 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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Ka Hung Investment Limited (嘉洪投資有限公司)

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 3043 (Part), 3044 (Part), 3051 (Part), 3052, 3053 (Part), 3054, 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3057, 3058 (Part), 3059, 3060, 3061, 3062 (Part), 3063 (Part), 3072 (Part), 3108 (Part), 3144 (Part), 3200 RP (Part), 3207 (Part), 3208, 3209 RP (Part), 3210 (Part), 3211 RP (Part) & 3213 S.B RP (Part) in D.D. 129 Ha Tsuen, 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 18,288 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 12,688 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	'Residential (Group B) 1' ("R(B)1"), 'Open Space' ("O") and Road
(f) Current use(s) 現時用途	Logistics centre (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{**} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{**} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{**} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{**} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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 15/9/2022 (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 15/9/2022 (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 _____ (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	Temporary Logistics Centre 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	5,830sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	12,458sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	10
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 12,688sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 12,688sq.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: Site office (Not exceeding 8m, 2 storey), Structure 3: Pump room and water tank (Not exceeding 5m, 1 storey), Structure 4, 5 & 6: Electricity meter room (Not exceeding 3m, 1 storey), Structure 7: Staff restroom (Not exceeding 3m, 1 storey), Structure 8: Toilet (Not exceeding 3m, 1 storey), Structure 9: Guard room (Not exceeding 3m, 1 storey), Structure 10: Storage (Not	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 exceeding 6m, 1 storey)	
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	6 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)	6 spaces of 16m x 3.5m for container trailer/ tractor

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 access 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)	
(c) 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 proposed development involves addition structure and GFA so that a fresh planning application is submitted for the consideration of the Town Planning Board.
2. The application site subjects to a total of 2 previous planning permissions. The applied use of the current application is the same as the approved use of the previous planning permission since 2017.
3. Sympathetic consideration should be granted to the current application because the application site is subject to previous planning permission according to Town Planning Board Guidelines No. 13F.
4. The proposed development is intended to serve the entire Hong Kong for the provision of daily provisions such as canned food.
5. 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.
6. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
7. Similar logistics centre such as A/HSK/305 at the adjacent lots has been approved by the Town Planning Board. Similar preferential treatment should be granted to the current application.
8. Shortage of land for proposed purpose in Ha Tsuen.
9. Inadequacy of the conventional godown and industrial building to cater for the applied use at the application site because of the limitation of loading and headroom.
10. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
11. Minimal traffic impact.
12. Insignificant environmental and noise impacts because the applied use is housed within structures.
13. Insignificant drainage impact because surface U-channel has been provided at 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

16/9/2022

(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 3043 (Part), 3044 (Part), 3051 (Part), 3052, 3053 (Part), 3054, 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3057, 3058 (Part), 3059, 3060, 3061, 3062 (Part), 3063 (Part), 3072 (Part), 3108 (Part), 3144 (Part), 3200 RP (Part), 3207 (Part), 3208, 3209 RP (Part), 3210 (Part), 3211 RP (Part) & 3213 S.B RP (Part) in D.D.129 Ha Tsuen, Yuen Long, N.T.
Site area 地盤面積	18,288 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil 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	'Residential (Group B) 1' ("R(B)1"), 'Open Space' ("O") and Road
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Logistics Centre 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	12,688 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.694 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	10	
(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	3-13	m 米 <input type="checkbox"/> (Not more than 不多於)
		1-2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	68.12 % <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
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		12
	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/tractor		0 0 0 6 (MGV & HGV) 0 6

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
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		
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 type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

**Proposed Temporary Logistics Centre for a Period of 3 Years
at**

Lots 3043 (Part), 3044 (Part), 3051 (Part), 3052, 3053 (Part), 3054, 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3057, 3058 (Part), 3059, 3060, 3061, 3062 (Part), 3063 (Part), 3072 (Part), 3108 (Part), 3144 (Part), 3200 RP (Part), 3207 (Part), 3208, 3209 RP (Part), 3210 (Part), 3211 RP (Part) & 3213 S.B RP (Part) in D.D.129 Ha Tsuen, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is not a green site. The application site has been occupied for logistics centre since 2017 with planning permission No. A/YL-HT/1062 & A/HSK/245.
- 1.2 The application site is accessible via a short vehicular track leading from Lau Fau Shan Road. Although the application site is intended for logistics centre use, traffic generated by the proposed development is not significant.
- 1.3 The estimated traffic generation and attraction is as follows:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Medium/heavy goods vehicle	0.58	0.58	6	6
Container trailer/tractor	2.33	2.33	6	6
Total	2.91	2.91	12	12

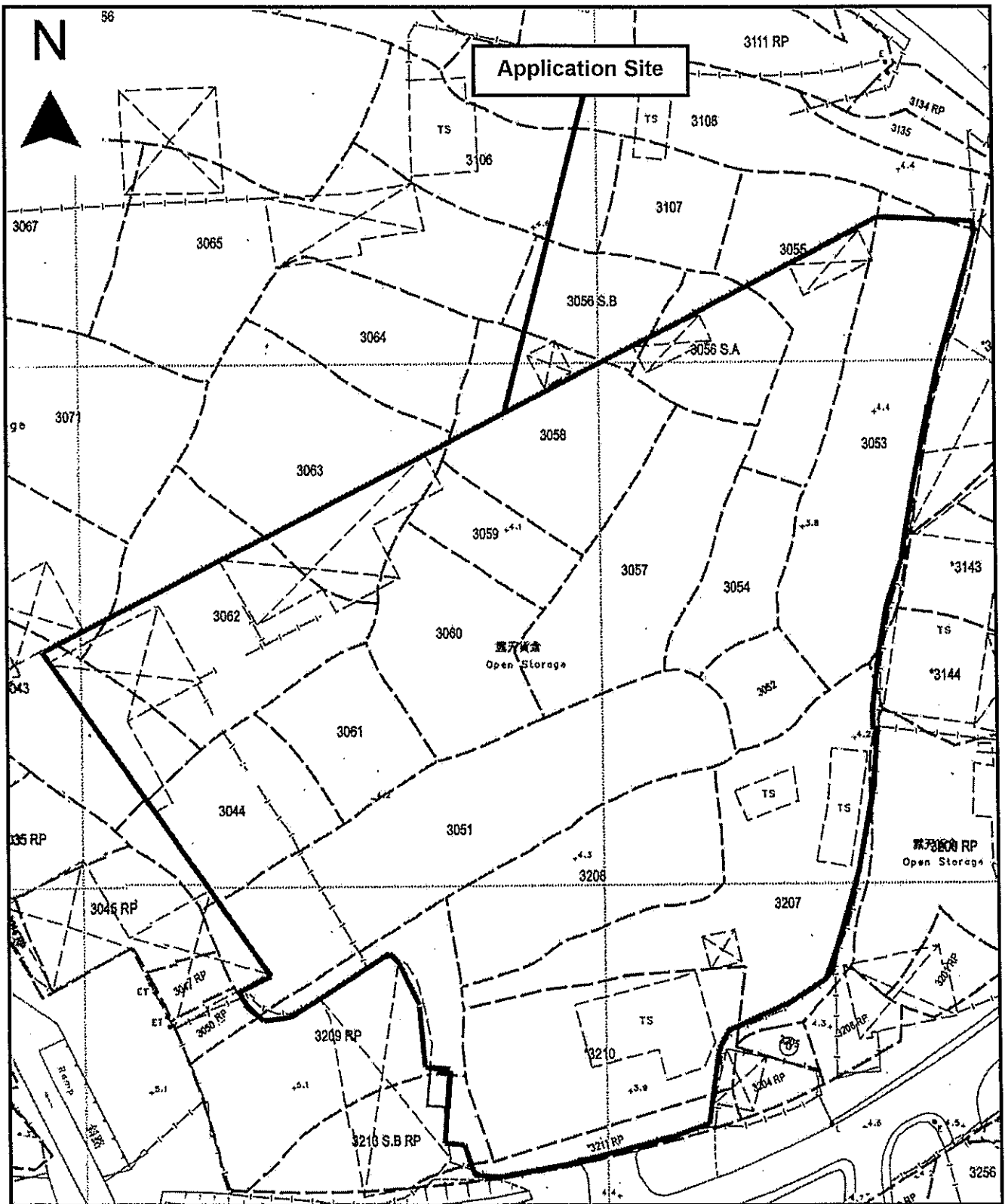
Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of medium/heavy goods vehicle is taken as 2 whereas the pcu of container trailer/tractor is taken as 3.

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 As shown in the above estimation, traffic generation and attraction in both peak hours and in average are not significant.

- 1.5 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Adequate vehicle parking space is also provided within the application site as shown in **Figure 3** so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 3043 (Part), 3044 (Part), 3051 (Part), 3052, 3053 (Part), 3054, 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3057, 3058 (Part), 3059, 3060, 3061, 3062 (Part), 3063 (Part), 3072 (Part), 3108 (Part), 3144 (Part), 3200 RP (Part), 3207 (Part), 3208, 3209 RP (Part), 3210 (Part), 3211 RP (Part) & 3213 S.B RP (Part) in D.D.129 Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

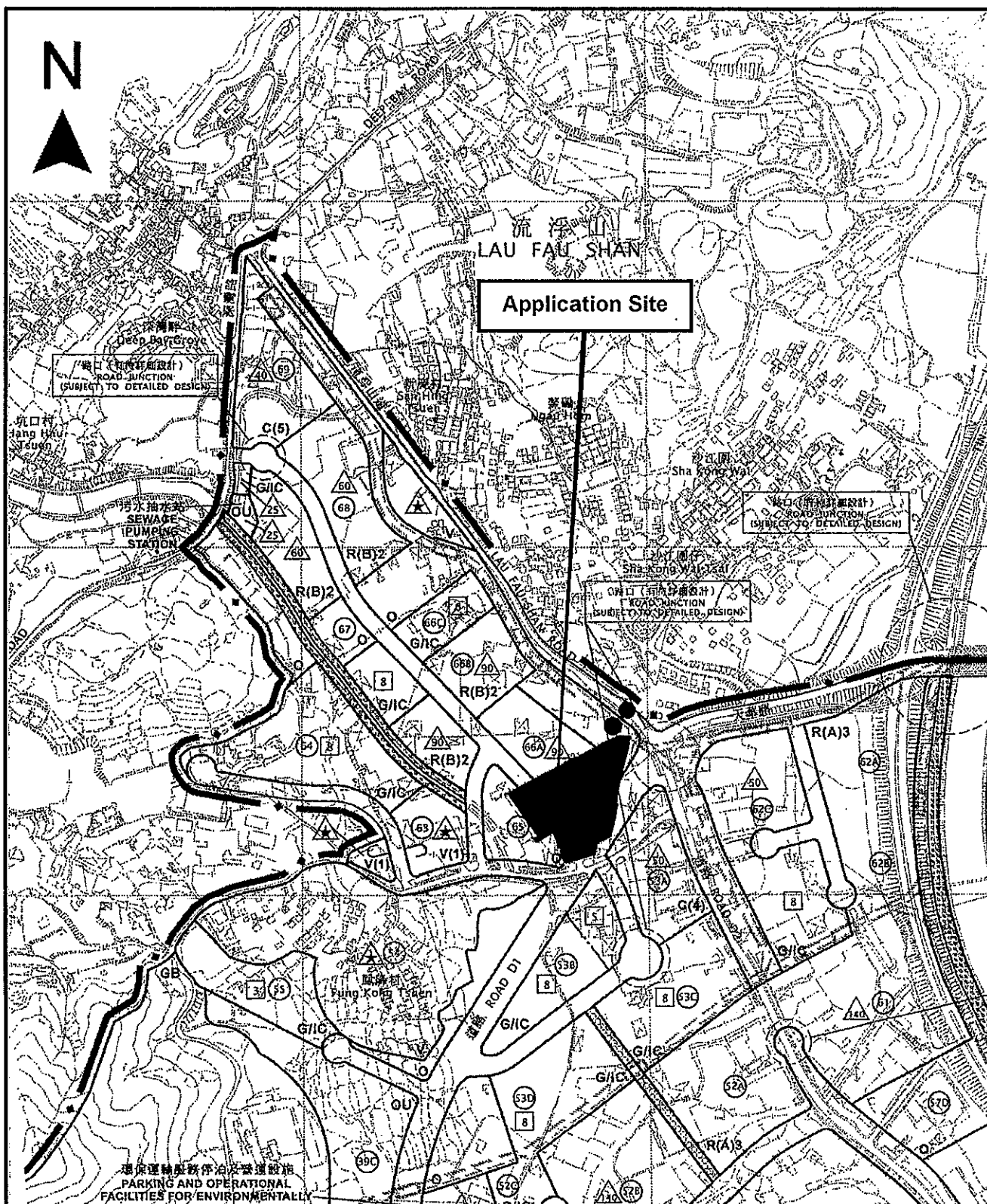
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 3043 (Part), 3044 (Part), 3051 (Part), 3052, 3053 (Part), 3054, 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3057, 3058 (Part), 3059, 3060, 3061, 3062 (Part), 3063 (Part), 3072 (Part), 3108 (Part), 3144 (Part), 3200 RP (Part), 3207 (Part), 3208, 3209 RP (Part), 3210 (Part), 3211 RP (Part) & 3213 S.B RP (Part) in D.D.129 Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

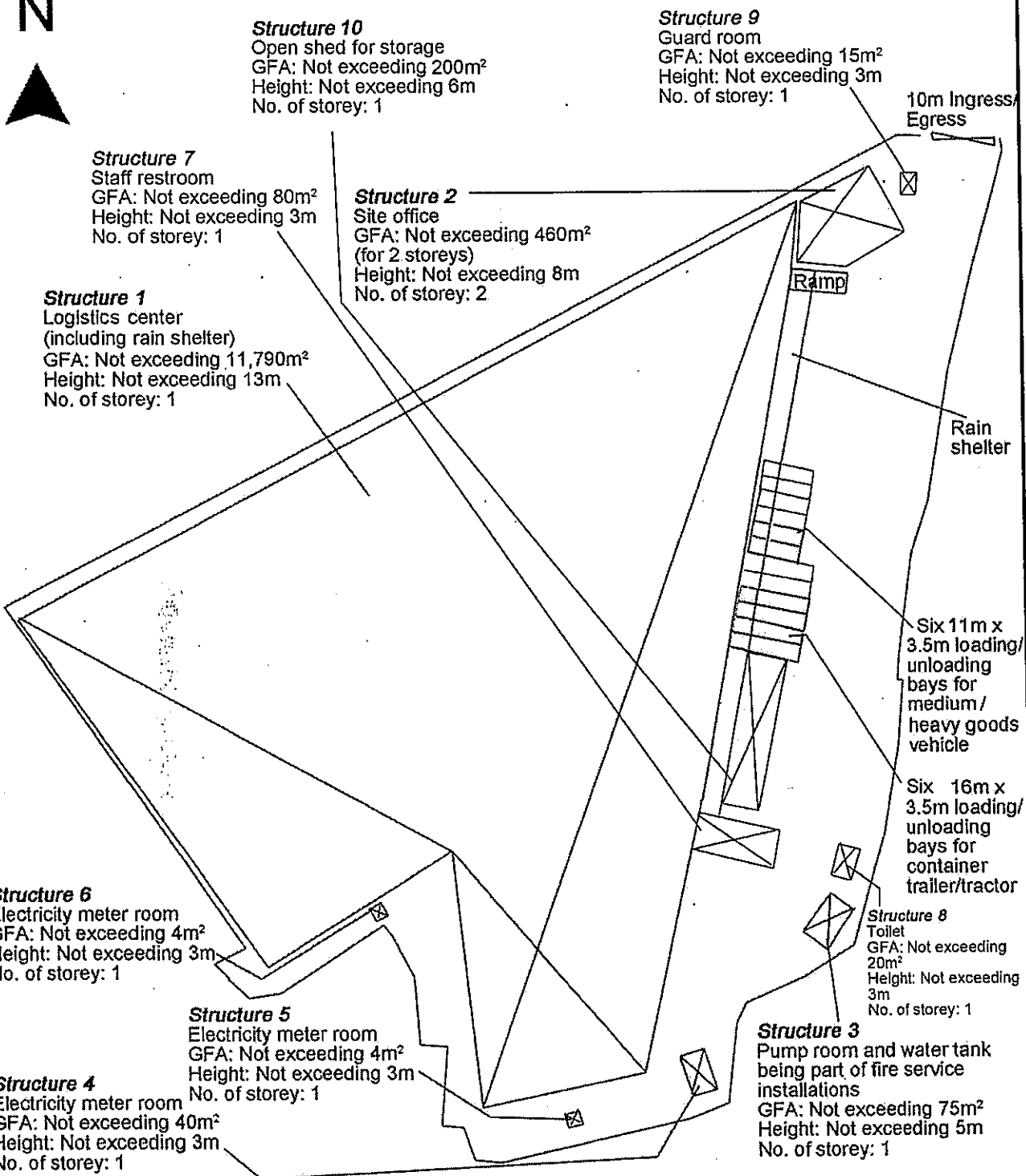
Remarks 備註:

● ● Vehicular access leading from Lau Fau Shan Road

Scale 比例:

1:1000

N



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 3043 (Part), 3044 (Part), 3051 (Part), 3052, 3053 (Part), 3054, 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3057, 3058 (Part), 3059, 3060, 3061, 3062 (Part), 3063 (Part), 3072 (Part), 3108 (Part), 3144 (Part), 3200 RP (Part), 3207 (Part), 3208, 3209 RP (Part), 3210 (Part), 3211 RP (Part) & 3213 S.B RP (Part) in D.D.129 Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

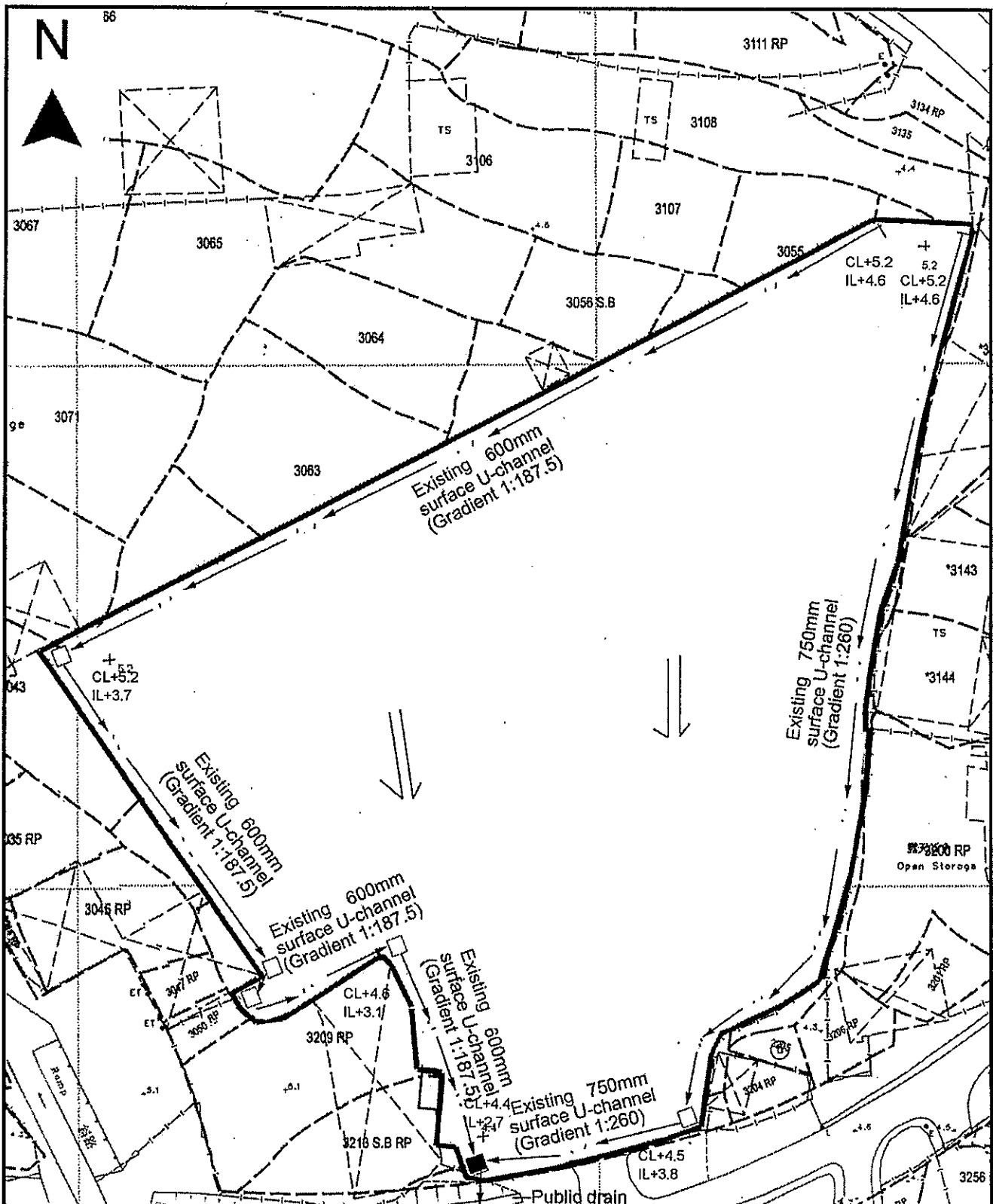
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 3043 (Part), 3044 (Part), 3051 (Part), 3052, 3053 (Part), 3054, 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3057, 3058 (Part), 3059, 3060, 3061, 3062 (Part), 3063 (Part), 3072 (Part), 3108 (Part), 3144 (Part), 3200 RP (Part), 3207 (Part), 3208, 3209 RP (Part), 3210 (Part), 3211 RP (Part) & 3213 S.B RP (Part) in D.D.129 Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+5.6 Level (in mPD)

⇐ Flow of surface runoff

□ Proposed catchpit

■ Terminal catchpit with sand trap

Scale 比例:

1:1000

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



HSK413

28/09/2022 19:13

From: Jack Ng <[REDACTED]>
To: ackchow@pland.gov.hk
File Ref:

4 attachments



HSK413_10309_FS01(REV.D)_20220928.pdf



HSK413_10309_FS02(REV.D)_20220928.pdf



HSK413_10309_FS03(REV.D)_20220928.pdf



HSK413_10309_GBP01(REV.D)_20220928.pdf

Dear Andrew

Please find the fsi submission for HSK413 as below

Thanks and best regards

Jack

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
- 1.6 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. AUTOMATIC SPRINKLER SYSTEM
- 2.1 AN AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK TO BE PROVIDED TO THE ENTIRE STRUCTURE (TEMPORARY LOGISTICS CENTRE) IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. 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 CATEGORY 1 MATERIAL ARE STORED IN THE TEMPORARY LOGISTIC CENTRE. THE MATERIAL ARE STORED IN POST-PALLET STORAGE (ST2). THE MAXIMUM STORAGE HEIGHT IS 4m. STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50m² IN PLAN AREA FOR CATEGORY 1.
- 2.4 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.5 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68 C UNLESS OTHERWISE SPECIFIED.
- 2.7 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.8 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 WITH 2 HOUR BATTERY BACKUP SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE EITHER THERE BE NO FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES OR THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
- 4.7 THE AGGREGATE AREA OF OPENABLE WINDOWS ABOUT 736 SQUARE METRES EXCEEDING 6.25% OF THE FLOOR AREA OF THE STRUCTURE 1

PUMP SCHEDULE:

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

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

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

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	D	F.S. NOTES, BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM,
FS-02	D	FIRE SERVICES INSTALLATION LAYOUT PLAN
FS-03	D	FIRE SERVICES INSTALLATION – EMERGENCY LIGHT & EXIT SIGN PLAN
GBP-01	D	STRUCTURE 1 – GROUND FLOOR PLAN & CALCULATION

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
	SPRINKLER HEAD (DOUBLE LAYER)
	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
	SPRINKLER / HOSE REEL PIPE
	PRESSURE SWITCH
	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

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

PROJECT			
FIRE SERVICES INSTALLATION WORK AT			
LOTS 3043(PART), 3044(PART), 3051(PART), 3052,			
3053(PART), 3054, 3055(PART), 3056			
S/4(PART), 3056 S/6(PART), 3057, 3058(PART),			
3059, 3060, 3061, 3062(PART), 3063(PART),			
3072(PART), 3108(PART), 3144(PART), 3200			
RP(PART), 3207(PART), 3208, 3209 RP(PART),			
3210(PART), 3211 RP(PART) & 3213 S/B RP(PART)			
IN D.D. 129, HA TSUEN, YUEN LONG, N.T.			

**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/1062	Proposed Temporary Logistics Centre for a Period of 3 Years	13.1.2017
A/HSK/245	Temporary Logistics Centre for a Period of 3 Years	18.9.2020

**Similar S.16 Applications within/straddling the subject
“Residential (Group B) 1” 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/5	Temporary Logistics Centre for a Period of 3 Years	11.8.2017 (Revoked on 11.11.2019)
A/HSK/7	Temporary Logistics Centre for a Period of 3 Years	25.8.2017 (Revoked on 25.5.2018)
A/HSK/50	Temporary Logistics Centre for a Period of 3 Years	2.3.2018 (Revoked on 2.12.2019)
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/156	Temporary Warehouse and Logistics Centre for a Period of 3 Years	5.7.2019 (Revoked on 5.12.2021)

Application No.	Uses/Development	Date of Consideration
A/HSK/160	Temporary Logistics Centre for a Period of 3 Years	19.7.2019 (Revoked on 19.12.2021)
A/HSK/216	Temporary Logistics Centre for a Period of 3 Years	29.5.2020
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
A/HSK/389	Proposed Temporary Logistics Centre with Ancillary Staff Canteen for a Period of 3 Years	26.8.2022
A/HSK/391	Temporary Logistics Centre for a Period of 3 Years	26.8.2022

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
- 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 application subject to fire service installations being provided to the satisfaction of his department; and
- the submitted fire service installations proposal is considered acceptable to his department.

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 was approved or

under processing.

6. Water Supplies

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

No objection to the application.

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:

- 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
- his office has no plan to develop the Site into public open space at present.

8. 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
- his 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 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 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 (STW) in the Site are listed below:

<u>Lot(s) No(s).</u> <u>(in D.D. 129)</u>	<u>STW No.</u>	<u>Purposes</u>
3207	1963	Storage and Repair of Container Boxes
3200 RP	3128	Storage, Canteen and Ancillary Use
3144	4129	Temporary Vehicle Service Centre

- according to his record, there is no lease modification/land exchange application or building plan submission in relation to development at the Site approved/under processing; and
 - the STWs holder(s) should apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lots without STW will need to 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 space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track and footpath leading to the Site is not under Transport Department (TD)'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 installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS; 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 minimise 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. The Site abuts on a specified street (Fung Kong Tsuen Road) of not less than 4.5 m wide. Its permitted development intensity shall be determined under the First Schedule 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 Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. 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; and
- (k) to note the comment 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 site under Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Remaining Phase development will commence in 2030. 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:

221007-134041-73470

提交限期

Deadline for submission:

21/10/2022

提交日期及時間

Date and time of submission:

07/10/2022 13:40:41

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/413

「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&publi



A/HSK/413 DD 129 Ha Tsuen OS
20/10/2022 03:07

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

Dear TPB Members,

Again conditions were not fulfilled.

But applicant knows how the system works, conditions are only for urban districts, rules and regulations do not apply to NT, so back with another application. How much longer can we tolerate this abuse of system and the one country, two systems application of the law here in HK?

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 27 August 2020 2:43 AM CST
Subject: A/HSK/245 DD 129 Ha Tsuen OS

A/HSK/245

Various Lots in D.D. 129 Ha Tsuen, Yuen Long

Site area : About 18,288 m²

Zoning : "Open Space", "Residential (Group B) 1" and area shown as 'Road'

Applied Use: Logistics Centre / 12 Vehicle Parking

Dear TPB Members,

It says that approval of 1062 was revoked on 13 June 2019 but the only information found on www.ozp is that there were numerous extensions of time.

According to Google Maps it is business as usual.

Zoning has been changed to more specific uses.

Plan D in 2017: The application was generally in line with Town Planning Board Guidelines No. 13E in that the site fell within Category 1 areas which were considered suitable for open storage and port back-up uses; the proposed use would not generate adverse impacts;

But this is no longer applicable.

The "Hung Shui Kiu (HSK) New Development Area (NDA) Planning and Engineering Study" (the Study), completed in 2017, is to establish a planning and development framework for the HSK NDA to meet the medium to long term housing, economic and other land use needs of Hong Kong.

Under the overall vision for creating a sustainable, people-oriented and balanced community, the HSK NDA will be developed as a desirable place to live, work, play and do business. Through comprehensive planning and development, the HSK NDA will transform the vast extent of deserted agricultural land being used for brownfield operations into a new generation new town of Hong Kong with enhanced land use efficiency and environmental quality. The NDA will also give impetus to foster our city's economic growth and become the "Regional Economic and Civic Hub" for the North West New Territories (NWNT).

Members must now ask questions like, what is the timeline for the development of this area and in view of the planned uses what steps are being taken to ensure that there is no negative environmental impact due to current operations as part of the site is to become OS recreational facilities for a large community.

Mary Mulvihill

From:

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

Sent: Monday, January 2, 2017 2:43:41 AM

Subject: A/YL-HT/1062 DD 129 Ha Tsuen

A/YL-HT/1062

Lots in D.D. 129 Ha Tsuen, Yuen Long

Site area : About 18,288 m²

Zoning : "CDA"

Applied Use: Storage

Dear TPB Members,

While the site is zoned CDA there is no history of previous applications for storage. CDA zoning does not necessarily imply that because there are no current plans to go ahead with the CDA the applied use is appropriate.

Unfortunately no images are provided to indicate what the current use of the site is but it would appear to be agriculture land.

In which case it is not desirable that it be trashed and turned into yet another contaminated brownfield site.

TPB must refrain from approving any applications that encourage the creation of further brownfield sites in view of public concern with regard to their negative impact.

Mary Mulvihill