

2023年 3月 27日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

Appendix I of RNTPC  
Paper No. A/HSK/443

This document is received on 27 MAR 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

HSK

2300737

13/3/2023

by hand.

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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



14/3  
2300737

13.3.2023

By Hand

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	A/HSK/443
	Date Received 收到日期	27 MAR 2023

1. 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。
2. 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。
3. 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)

莫永堅 Mok Wing Kin

**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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

**3. Application Site 申請地點**

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	元朗厦村丈量約份第129約地段第3150號餘段(部分)、第3151號餘段(部分)、第3152號餘段(部分)、第3162號餘段、第3163號餘段(部分)、第3164號(部分)、第3165號、第3166號、第3167號A分段(部分)、第3168號(部分)、第3169號(部分)、第3177號(部分)、第3178號(部分)、第3179號、第3180號、第3181號A分段(部分)、第3181號餘段(部分)、第3182號、第3183號(部分)、第3184號(部分)、第3187號餘段(部分)及第3188號餘段(部分)和毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 9,800 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 5,881 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	229 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 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	「政府、機構或社區」及顯示為「道路」的地方
(f) Current use(s) 現時用途	物流中心及附屬泊車位  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞交要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 06/03/2023 (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<sup>&</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 10/03/2023 (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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</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	(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 type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.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)	
..... ..... ..... .....	
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	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間																																	
.....																																	
.....																																	
(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 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))																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明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 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 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 type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 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/ <u>      </u> HSK <u>      </u> / <u>      </u> 227 <u>      </u>
(b) Date of approval 獲批給許可的日期	<u>      26/06/2020      </u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>      26/06/2023      </u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	<b>Temporary Logistics Centre and Ancillary Parking of Vehicles</b> 臨時物流中心及附屬泊車位
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div style="margin-bottom: 10px;"> <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：       </div> <div style="margin-bottom: 10px;">         .....          .....          .....       </div> <div style="margin-bottom: 10px;">         Reason(s) for non-compliance:          仍未履行的原因：       </div> <div style="margin-bottom: 10px;">         .....          .....          .....       </div> <div>         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> year(s) 年 <u>      3      </u> </div> <div> <input type="checkbox"/> month(s) 個月 <u>      </u> </div>

**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）。

申請人已履行全部附帶條件，盼城規會能批准是次續期申請。



**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 this application 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




Ms Hermose Chong

Name in Block Letters  
姓名（請以正楷填寫）

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

Manager

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

10/03/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application 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。

<b>Gist of Application 申請摘要</b> (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 available 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於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 3150 RP (Part), 3151 RP (Part), 3152 RP (Part), 3162 RP, 3163 RP (Part), 3164(Part), 3165, 3166, 3167 S.A (Part), 3168 (Part), 3169 (Part), 3177 (Part), 3178(Part), 3179, 3180, 3181 S.A (Part), 3181 RP (Part), 3182, 3183 (Part), 3184 (Part), 3187 RP (Part) and 3188 RP (Part) in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long  元朗厦村丈量約份第129 約地段第3150 號餘段(部分)、第3151 號餘段(部分)、第3152 號餘段(部分)、第3162 號餘段、第3163 號餘段(部分)、第3164號(部分)、第3165 號、第3166 號、第3167 號A 分段(部分)、第3168 號(部分)、第3169 號(部分)、第3177 號(部分)、第3178 號(部分)、第3179 號、第3180 號、第3181 號A 分段(部分)、第3181號餘段(部分)、第3182 號、第3183 號(部分)、第3184 號(部分)、第3187 號餘段(部分)及第3188 號餘段(部分)和毗連政府土地
Site area 地盤面積	9,800 sq. m 平方米 <input checked="" type="checkbox"/> About 約  (includes Government land of 包括政府土地 229 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 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2
Zoning 地帶	"Government, Institution or Community" and area shown as 'Road' 「政府、機構或社區」及顯示為「道路」的地方
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____  <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時物流中心及附屬泊車位  Temporary Logistics Centre and Ancillary Parking of Vehicles

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5,881 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.6 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	10	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	58.9 % <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		16
	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) 6個貨櫃車泊車位		5個私家車車位  5個中型貨車泊車位
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		2個重型貨車上落貨位 (沒有固定上落貨位置)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>As-built Drainage Plan, Outline Zoning Plan</b>		
<b>Location Plan, Existing Landscape &amp; Tree Preservation Plan</b>		
<b>Reports 報告書</b>		
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"/>
<b>List of Structures</b>		
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.

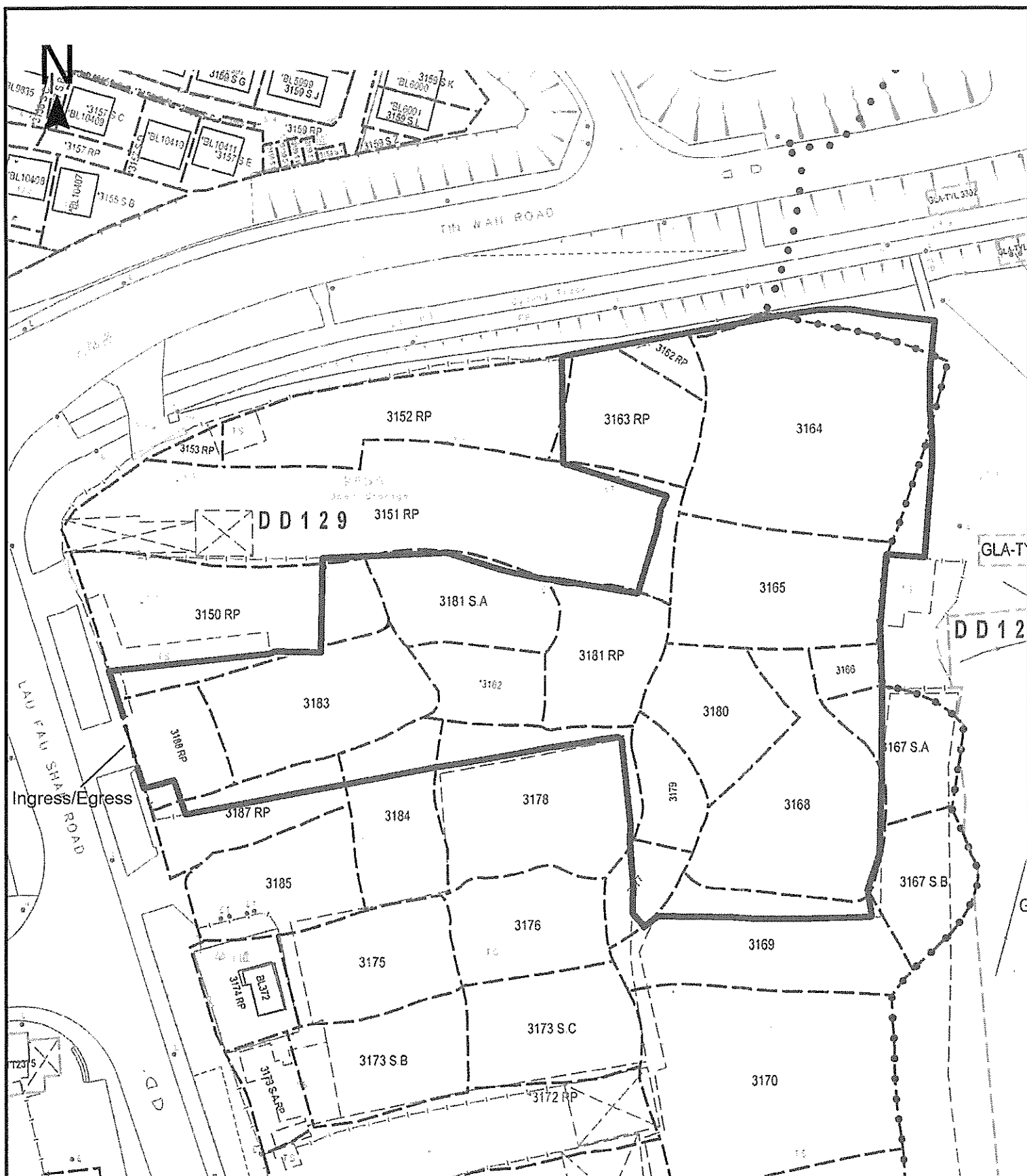
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Proposed Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years at Lots 3150RP(Part),3151RP(Part),3152RP(Part),3162RP,3163RP(Part),3164(Part),3165,3166, 3167 S.A (Part),3168(Part),3169(Part),3177(Part),3178(Part),3179(Part),3180,3181S.A(Part), 3181RP(Part), 3182,3183(Part),3184(Part),3187RP(Part) and 3188RP(Part) in D.D.129 & Adjoining Government Land, Ha Tsuen ,Yuen Long, N.T.

## List of Structures

Structure No.	Usage	GFA ( m <sup>2</sup> )	Proposed Height
1	Site office	220	Not Exceeding 8 m ; 2 Storey
2	Water Meter Room	4	Not Exceeding 3 m ; 1 Storey
3	FS: Water Tank	45	Not Exceeding 5 m ; 1 Storey
4	Converted container for site office use	40	Not Exceeding 3 m ; 1 Storey
5	Logistics Centre	5,491	Not Exceeding 7.62 m ; 1 Storey
6	Electrical Meter Room	4	Not Exceeding 3 m ; 1 Storey
7	FS: Pump oom	21	Not Exceeding 3 m ; 1 Storey
8	Toilet	8	Not Exceeding 3 m ; 1 Storey
9	Converted container for forklift Parking	40	Not Exceeding 3 m ; 1 Storey
10	Toliet	8	Not Exceeding 3 m ; 1 Storey
Total		5,881	





Project 項目名稱:

Proposed Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years at Lots 3150 RP(Part), 3151 RP(Part), 3152 RP(Part), 3162 RP, 3163 RP(Part), 3164(Part), 3165, 3166, 3167 S.A(Part), 3168(Part), 3169(Part), 3177(Part), 3178(Part), 3179, 3180, 3181 S.A(Part), 3181 RP(Part), 3182, 3183(Part), 3184(Part), 3187 RP(Part) and 3188 RP(Part) in D.D. 129, & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖紙標題:

Location Plan

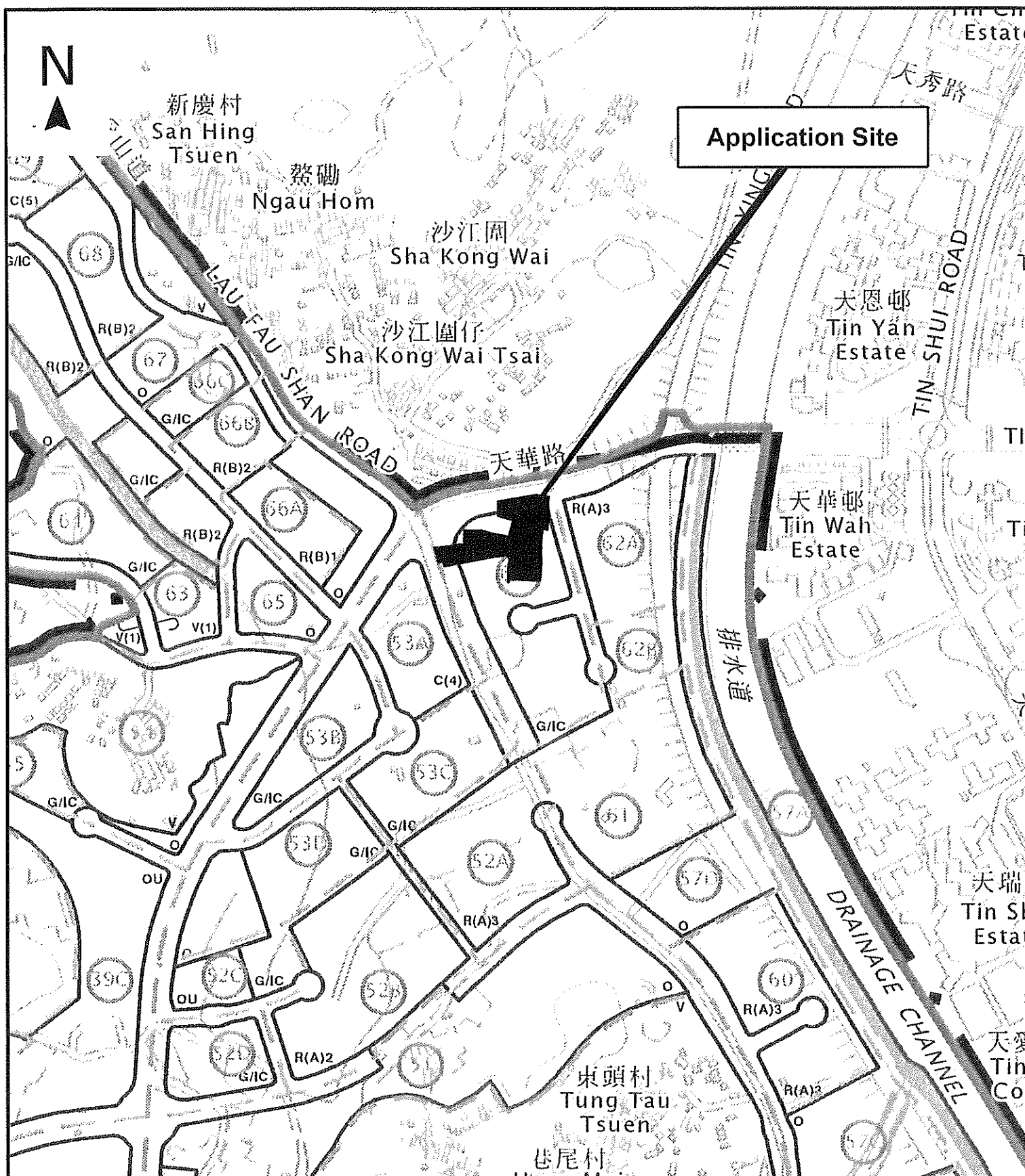
Drawing No. 圖號:

20230303

Remarks 備註:

全堅土地行政師行

Scale 比例:



Project 項目名稱:

Proposed Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years at Lots 3150 RP(Part), 3151 RP(Part), 3152 RP(Part), 3162 RP, 3163 RP(Part), 3164(Part), 3165, 3166, 3167 S.A(Part), 3168(Part), 3169(Part), 3177(Part), 3178(Part), 3179, 3180, 3181 S.A(Part), 3181 RP(Part), 3182, 3183(Part), 3184(Part), 3187 RP(Part) and 3188 RP(Part) in D.D. 129, & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖紙標題:

Extract from  
OZP  
No. S/HSK/2

Drawing No. 圖號:

20230303

全堅土地行政師行

Remarks 備註:

Scale 比例:



**Structure 3**  
F.S. Water Tank  
GFA: Not exceeding 45m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 5m

**Structure 7**  
F.S. Pump  
GFA: Not exceeding 21m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 2**  
Water Meter Room  
GFA: Not exceeding 4m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 4**  
Converted container  
for site office use  
GFA: Not exceeding 40m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 1**  
Site Office  
GFA: Not exceeding 220m<sup>2</sup>  
No. of storey: 2  
Height: Not exceeding 8m

**Structure 10**  
Toilet  
GFA: Not exceeding 8m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 3m

Ingress/  
Egress

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

5 parking spaces  
of 11m x 3.5m for  
medium/heavy goods  
vehicle

6 parking spaces of  
16m x 3.5m for  
container vehicle

Ramp leading  
to the  
warehouse

**Structure 9**  
Converted container  
for forklift parking  
GFA: Not exceeding 40m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 6**  
Electrical Meter Room  
GFA: Not exceeding 4m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 8**  
Toilet  
GFA: Not exceeding 8m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 5**  
Logistics centre  
GFA: Not exceeding 5,491m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 7.62m

man-gate

man-gate

Project 項目名稱:

Proposed Temporary Logistics Centre and Ancillary  
Parking of Vehicle for a Period of 3 Years at Lots  
3150 RP(Part), 3151 RP(Part), 3152 RP(Part),  
3162 RP, 3163 RP(Part), 3164(Part), 3165, 3166,  
3167 S.A(Part), 3168(Part), 3169(Part), 3177(Part),  
3178(Part), 3179, 3180, 3181 S.A(Part),  
3181 RP(Part), 3182, 3183(Part), 3184(Part),  
3187 RP(Part) and 3188 RP(Part) in D.D. 129,&  
Adjoining Government Land, Ha Tsuen, Yuen Long,  
N.T.

Drawing Title 圖紙標題:

Layout Plan

Drawing No. 圖號:

20230303

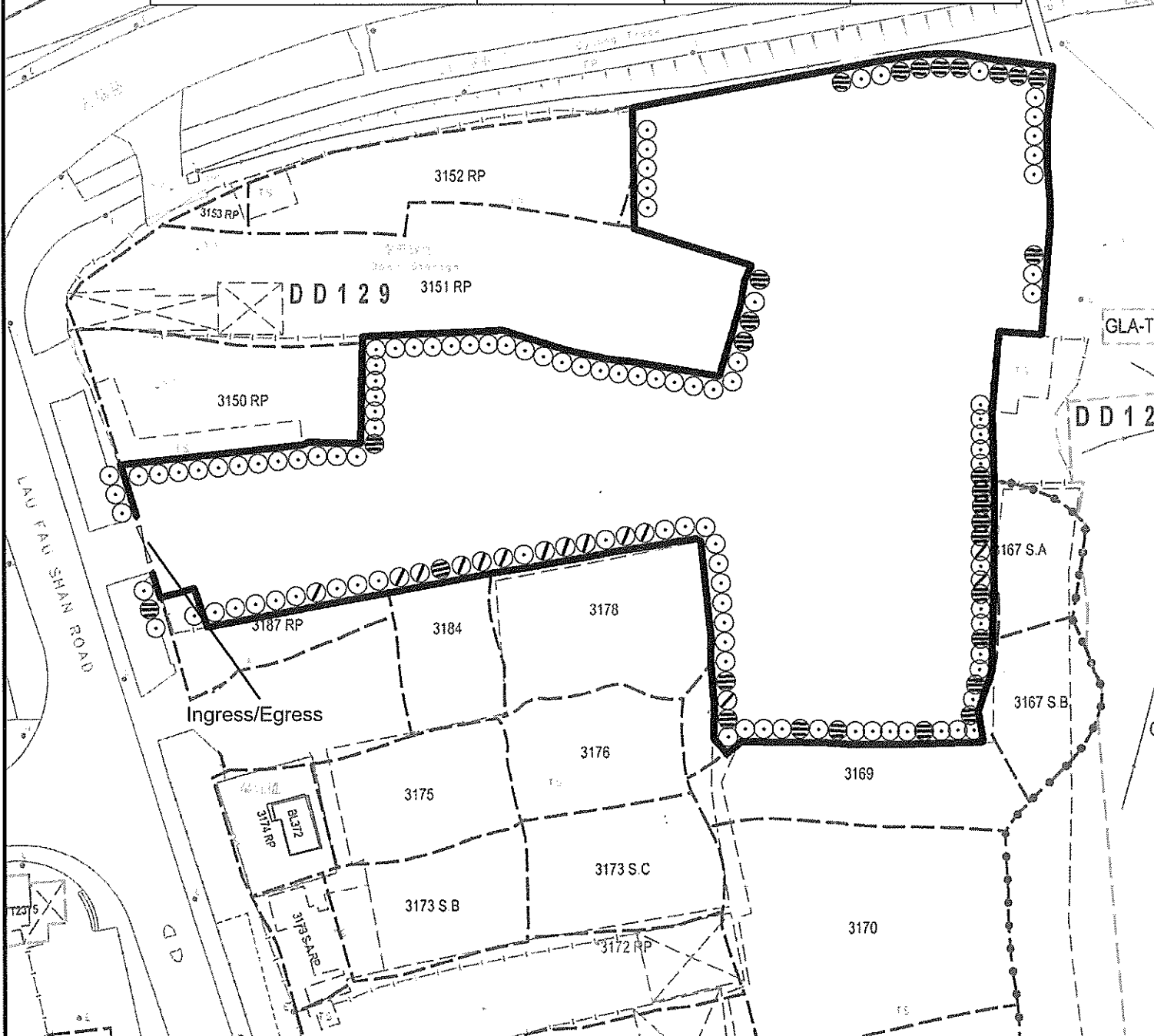
Remarks 備註:

全堅土地行政師行

Scale 比例:



Tree	Approximate Height	Spacing	Quantity
Existing Ficus microcarpa (Chinese Banyan)	About 3m to 5m	About 3m	103
Existing Melaleuca leucadendra	About 3m to 4.5m	About 3m	14
Newly planted Bauhinia blakeana	About 2.75m	About 3m	29



Project 項目名稱:

Application No.A/HSK/227:  
Temporary Logistics Centre and Ancillary  
Parking of Vehicles For a Period of 3 Years

Drawing Title 圖紙標題:

Existing  
Landscape &  
Tree  
Preservation  
Plan

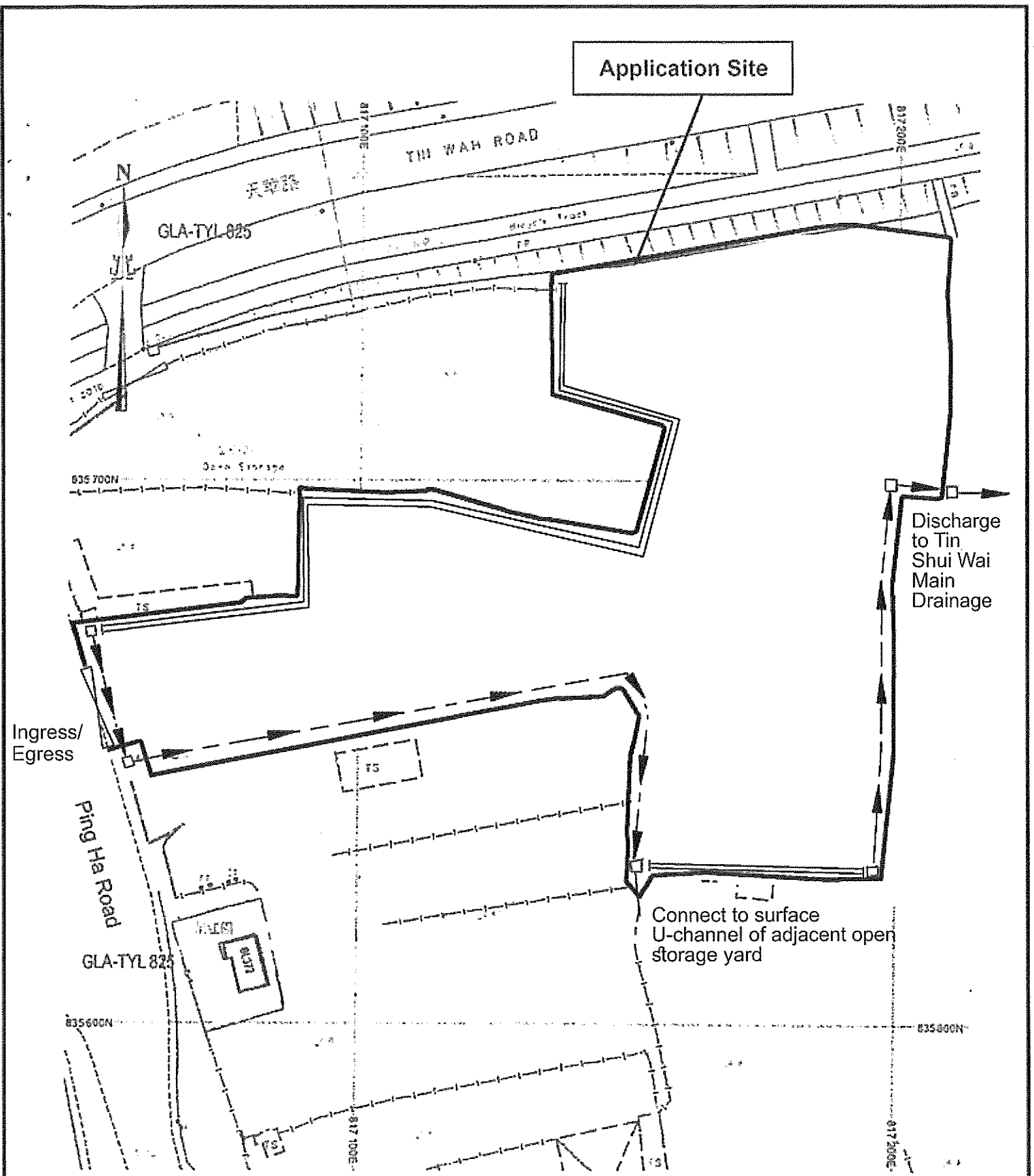
Drawing No. 圖號:

20230313

全堅土地行政師行

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years at Lots 3150 RP(Part), 3151 RP(Part), 3152 RP(Part), 3162 RP, 3163 RP(Part), 3164(Part), 3165, 3166, 3167 S.A(Part), 3168(Part), 3169(Part), 3177(Part), 3178(Part), 3179, 3180, 3181 S.A(Part), 3181 RP(Part), 3182, 3183(Part), 3184(Part), 3187 RP(Part) and 3188 RP(Part) in D.D. 129, & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖紙標題:

As-built Drainage Plan  
(Accepted for previous planning permission No. A/HSK/227 )

Drawing No. 圖號:

Remarks 備註:

- Existing 375mm surface U-channel
- Existing 12" high concrete kerb to prevent the flow of surface runoff from the site to adjacent area
- Catchpit

Scale 比例:





{In Archive} A/HSK/443：補充文件31/03/2023 14:43

From: [REDACTED]

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

Cc: "cshtsui@pland.gov.hk" <cshtsui@pland.gov.hk>

File Ref:

Archive: This message is being viewed in an archive.

#### 5 Attachments



2023\_FS251.pdf



HSK-443\_FS Plan.pdf



DD129\_3188\_Layout\_Plan\_202303031.pdf



補充說明\_2023.3.31.pdf



申請表格\_20230331-p.11.pdf

城規會/規劃處：

您好！

有關規劃許可申請編號：A/HSK/443

現遞交補充說明、申請表格第7頁、update的layout plan、之前已批出的消防圖及消防證書 FS-251。

此電郵將取代2023年3月30日的電郵。

如有任何查詢，請隨時聯絡我，謝謝！

Ms Chong



## 有關規劃申請 A/HSK/443

### 補充說明

1. 本申請為規劃申請 A/HSK/227 的續期申請。
2. A/HSK/227 已履行全部附帶條件，並在 2023 年 6 月 26 日到期。
3. 本申請構築物的用途和 Layout 與 A/HSK/227 的大致相同，除以下改動：
  - (i) 取消 A/HSK/227 的構築物 8：後備發電機（約 16 m<sup>2</sup>；消防處說不需要）
  - (ii) 增加 A/HSK/443 的構築物 8：洗手間（約 8 m<sup>2</sup>）

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5,881 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.6 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	10	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	58.9 % <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  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) 6個貨櫃車泊車位 _____ _____		16  5個私家車車位  5個中型/重型貨車泊車位
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2  2個重型貨車上落貨位

N



**Structure 3**

F.S. Water Tank  
GFA: Not exceeding 45m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 5m

**Structure 7**

F.S. Pump  
GFA: Not exceeding 21m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 2**

Water Meter Room  
GFA: Not exceeding 4m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 4**

Converted container  
for site office use  
GFA: Not exceeding 40m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 1**

Site Office  
GFA: Not exceeding 220m<sup>2</sup>  
No. of storey: 2  
Height: Not exceeding 8m

**Structure 10**

Toilet  
GFA: Not exceeding 8m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 3m

6 parking spaces of  
16m x 3.5m for  
container vehicle

man-gate

Ingress/  
Egress

Ramp leading  
to the  
warehouse

**Structure 9**

Converted container  
for forklift parking  
GFA: Not exceeding 40m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 3m

man-gate

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

5 parking spaces  
of 11m x 3.5m for  
medium/heavy goods  
vehicle

2 Loading/unloading bay  
of 11m x 3.5m for heavy  
goods vehicle

**Structure 6**

Electrical Meter Room  
GFA: Not exceeding 4m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 8**

Toilet  
GFA: Not exceeding 8m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 5**

Logistics centre  
GFA: Not exceeding 5,491m<sup>2</sup>  
No. of storey: 1  
Height: Not exceeding 7.62m

Project 項目名稱:

Proposed Temporary Logistics Centre and Ancillary  
Parking of Vehicle for a Period of 3 Years at Lots  
3150 RP(Part), 3151 RP(Part), 3152 RP(Part),  
3162 RP, 3163 RP(Part), 3164(Part), 3165, 3166,  
3167 S.A(Part), 3168(Part), 3169(Part), 3177(Part),  
3178(Part), 3179, 3180, 3181 S.A(Part),  
3181 RP(Part), 3182, 3183(Part), 3184(Part),  
3187 RP(Part) and 3188 RP(Part) in D.D. 129,&  
Adjoining Government Land, Ha Tsuen, Yuen Long,  
N.T.

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

20230331

Remarks 備註:

Scale 比例:

APPENDIX I

Proposed Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years at Lots 3150 RP(Part), 3151 RP(Part), 3152 RP(Part), 3162 RP, 3163 RP(Part), 3164(Part), 3165, 3166, 3167 S.A(Part), 3168(Part), 3169(Part), 3177(Part), 3178(Park), 3179, 3180, 3181 S.A(Part), 3181 RP(Part), 3182, 3183(Part), 3184(Part), 3187 RP(Park) and 3188 RP (Park), in D.D. 129,& Adjoining Government Land Ha Tsuen, Yuen Long, N.T,

F.S.NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2012 (COP 2012), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2003 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 3/2006 AND 3/2012. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 90m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:  
HAZARD CLASS : ORDINARY HAZARD GROUP III  
TYPE OF STORAGE : POST-PALLET (ST2)  
STORAGE CATEGORY : CATEGORY I  
MAXIMUM STORAGE HEIGHT : 3.5m  
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002 +A2:2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.
- 4.3 A NEW FIRE ALARM CONTROL PANEL SHALL BE PROVIDED TO RECEIVE ALL FIRE ALARM SIGNALS FROM BREAKGLASS UNITS AND SPRINKLER FLOW SWITCHES AND TRANSMIT THE SAME TO THE CFATS VIA DIRECT LINK.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2011 AND BS EN 1838 :2013", COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

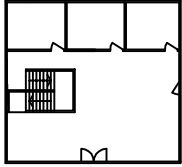
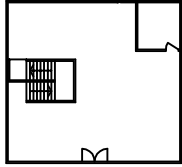
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 AND FSD CIRCULAR LETTER NO. 5/2008, AND SECTION 5.10 OF COP 2012 FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

Structure 5 Openable Windows Calculation

Area of Structure 1 = 5491sq.m.  
Area of opening 1 = 6.0m(W) x 5.5m(H) = 33 sq.m.  
Area of opening 2 = 6.0m(W) x 5.5m(H) = 33 sq.m.  
Area of opening 3 = 6.0m(W) x 5.5m(H) = 33 sq.m.  
Area of opening 4 = 6.0m(W) x 5.5m(H) = 33 sq.m.  
Area of opening 5 = 6.0m(W) x 5.5m(H) = 33 sq.m.  
Area of opening 6 = 6.0m(W) x 5.5m(H) = 33 sq.m.  
Area of High Bay Window (H.B.W.) 1 = 2.0m(H) x 60m = 120 sq.m.  
Area of High Bay Window (H.B.W.) 2 = 2.0m(H) x 12m = 24 sq.m.  
Area of High Bay Window (H.B.W.) 3 = 2.0m(H) x 12m = 24 sq.m.  
Total openable window area = 33 + 33 + 33 + 33 + 33 + 33 + 120 + 24 + 24  
= 366 sq.m.  
= 6.66% of floor area



Site Office Layout

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## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9231798

FSD Ref.: \_\_\_\_\_  
消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Temporary Logistics Centre and Ancillary Parking of Vehicle

Street No./Town Lot :

門牌號數/市地段

DDI29

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

Yuen Long (Ha Tsuen)

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型 :

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團**Part 1 Annual Inspection ONLY**  
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
28	Sprinkler System	G/F	Conforms With FSD Requirements	29/3/2023	28/3/2024
23	Hose Reel	G/F	Conforms With FSD Requirements	29/3/2023	28/3/2024
13	Fire Alarm System	G/F	Conforms With FSD Requirements	29/3/2023	28/3/2024
12	Exit Sign	G/F	Conforms With FSD Requirements	29/3/2023	28/3/2024
11	Emergency Lighting	G/F	Conforms With FSD Requirements	29/3/2023	28/3/2024

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

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

**Part 3 第三部 Defects 損壞事項**

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

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

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

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

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

Authorized  
Signature :  
授權人簽署

Name :

姓名

FSD/RC No. :

消防處註冊號碼

Company Name :  
公司名稱

Telephone :  
聯絡電話

Date :  
日期



KWOK CHUNG YIN

RC1/389 RC2/554

Century Fire Service  
Engineering Co. Ltd

29/3/2023

For FSD  
use only:

Inspected

Key-in

Verified

Temporary Logistics Centre and Ancillary Parking of Vehicle

FSI 251 No. : A 9231798

The Detail Address :

Lot No. 3150RP ( Part ), 3151RP ( Part ), 3152RP ( Part ), 3162RP, 3163RP ( Part ), 3164 ( Part ), 3165, 3166, 3167SA ( Part ), 3168 ( Part ), 3169 ( Part ), 3177 ( Part ), 3178 ( Part ), 3179, 3180, 3181SA ( Part ), 3181RP ( Part ), 3182, 3183( Part ), 3184 ( Part ), 3187RP ( Part ), 3188RP ( Part ) in DD 129, Ha Tsuen, Yuen Long

Century Fire Service engineering Co. Ltd

Kwok Chung Yin

RC1 / 389 , RC2 / 554



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8051663

FSD Ref.: \_\_\_\_\_

消防處檔號

Name of Client : \_\_\_\_\_

顧客姓名

Name of Building : \_\_\_\_\_

樓宇名稱

Temporary Logistics Centre and Ancillary Parking of Vehicle

Street No./Town Lot : \_\_\_\_\_

門牌號數/市地段

DD 119

Street/Road/Estate Name : \_\_\_\_\_

街道/屋苑名稱

Block : \_\_\_\_\_

座

District : \_\_\_\_\_

分區

Yuen Long (Ha Tsuen)

Area : \_\_\_\_\_

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguisher	G/F	Conforms with FSD Requirements (10 Nos of 5Kg Dry Powder Type F.E) (1 Nos of 5kg CO2 Gas Type F.E)	29/3/2023	28/3/2024

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

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

## Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized Signature  
受權人簽署

Name:

姓名

Ting Ka Hin

FSD/RC No.:

消防處註冊號碼

RC3/98

Company Name:  
公司名稱

POLLY FIRE PREVENTION

Telephone:  
聯絡電話

SERVICE ENGINEERING CO.

Date:

日期

29/3/2023

For FSD use only:

Inspected

Key-in

Verified



Temporary Logistics Centre and Ancillary Parking of Vehicle

FSI 251 No. : A 8051663

The Detail Address :

Lot No. 3150RP ( Part ), 3151RP ( Part ), 3152RP ( Part ), 3162RP, 3163RP ( Part ), 3164 ( Part ), 3165, 3166, 3167SA ( Part ), 3168 ( Part ), 3169 ( Part ), 3177 ( Part ), 3178 ( Part ), 3179, 3180, 3181SA ( Part ), 3181RP ( Part ), 3182, 3183 ( Part ), 3184 ( Part ), 3187RP ( Part ), 3188RP ( Part ) in DD 129, Ha Tsuen, Yuen Long

Polly Fire Prevention Service Engineering Co.

Ting Ka Hin

RC3 / 98



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**A/HSK/443-補充資料（車輛流量報告）**

03/04/2023 14:00

From:

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

Cc: "cshtsui@pland.gov.hk" <cshtsui@pland.gov.hk>

File Ref:

城規會/規劃處：

您好！

有關規劃許可申請編號：A/HSK/443

現附上補充文件。

如有任何查詢，請隨時聯絡我，謝謝！

Ms Chong



HSK 443-預計車輛進出流量報告.pdf



# 規劃申請編號 A/HSK/443

## 預計私家車進出流量報告 (停車位) (星期一至星期六)

時間	進入 ( 輛 )	離開 ( 輛 )
7 : 00 - 8 : 00	1	0
8 : 00 - 9 : 00	0	0
9 : 00 - 10 : 00	1	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	0	0
12 : 00 - 13 : 00	1	0
13 : 00 - 14 : 00	0	1
14 : 00 - 15 : 00	1	1
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	1	0
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	0
19 : 00 - 20 : 00	0	1
20 : 00 - 21 : 00	0	1
21 : 00 - 22 : 00	0	1
22 : 00 - 23 : 00	0	0
合共	5	5

# 規劃申請編號 A/HSK/443

## 預計中型/重型貨車進出流量報告（停車位） （星期一至星期六）

時間	進入（輛）	離開（輛）
7：00 - 8：00	0	0
8：00 - 9：00	0	0
9：00 - 10：00	1	0
10：00 - 11：00	0	0
11：00 - 12：00	0	0
12：00 - 13：00	1	0
13：00 - 14：00	0	0
14：00 - 15：00	0	1
15：00 - 16：00	0	0
16：00 - 17：00	0	0
17：00 - 18：00	0	0
18：00 - 19：00	0	0
19：00 - 20：00	0	1
20：00 - 21：00	0	0
21：00 - 22：00	0	0
22：00 - 23：00	0	0
合共	2	2

# 規劃申請編號 A/HSK/443

## 預計貨櫃車進出流量報告 ( 停車位 ) ( 星期一至星期六 )

時間	進入 ( 輛 )	離開 ( 輛 )
7 : 00 - 8 : 00	0	0
8 : 00 - 9 : 00	1	0
9 : 00 - 10 : 00	1	1
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	0	1
12 : 00 - 13 : 00	1	0
13 : 00 - 14 : 00	0	1
14 : 00 - 15 : 00	1	0
15 : 00 - 16 : 00	0	1
16 : 00 - 17 : 00	1	0
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	1	1
19 : 00 - 20 : 00	0	1
20 : 00 - 21 : 00	0	0
21 : 00 - 22 : 00	0	0
22 : 00 - 23 : 00	0	0
合共	6	6

# 規劃申請編號 A/HSK/443

## 預計重型貨車進出流量報告（上落貨車位） （星期一至星期六）

時間	進入（輛）	離開（輛）
7：00 - 8：00	0	0
8：00 - 9：00	0	0
9：00 - 10：00	1	0
10：00 - 11：00	0	0
11：00 - 12：00	0	0
12：00 - 13：00	1	0
13：00 - 14：00	0	0
14：00 - 15：00	0	1
15：00 - 16：00	0	1
16：00 - 17：00	0	0
17：00 - 18：00	0	0
18：00 - 19：00	0	0
19：00 - 20：00	0	0
20：00 - 21：00	0	0
21：00 - 22：00	0	0
22：00 - 23：00	0	0
合共	2	2

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



**A/HSK/443-補充資料**

09/05/2023 17:53

From:

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

Cc: "cshtsui@pland.gov.hk" <cshtsui@pland.gov.hk>

File Ref:

城規會/規劃處：

有關規劃申請：A/HSK/443

現附上補充資料。

請查收。

謝謝。

Ms Chong



20230509-補充文件.pdf

# A/HSK/443 補充文件

## 申請理由

1. 申請地點的面積約為 9,800 平方米。根據洪水橋及廈村分區計劃大綱草圖編號 S/HSK/2 中所示，申請地點見被規劃為「政府、機構或社區」及「道路」地帶。因政府現在還未開展收回土地作洪水橋新市鎮發展的關係，「政府、機構或社區」及「道路」規劃意向於未來三年比較難以實現。
2. 申請地點附近已存在貨櫃場及與本規劃申請相類似的物流中心用途，因此本申請用途與周遭環境並非不協調。而大部份於申請地點附近的露天存放場地及港口後勤用途都已取得城市規劃委員會的規劃許可。
3. 申請地點自 2000 年曾九度獲得城市規劃委員會批出規劃許可（城規會編號：A/YL-HT/151、291、431、594、701、795、866、1072、A/HSK/40 及 A/HSK/227），而本申請的用途與上一次的規劃許可批准的用途一樣，由於申請地點現時面對的規劃及周遭環境與先前獲得規劃許可的時間（即 2020 年 6 月）並沒有明顯大的變化，所以希望城市規劃委員會能從優考慮本次申請。）
4. 申請人已履行全部附帶條件，盼城規會能批准是次續期申請。



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

1. On 14.4.2023, 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. 13G) were promulgated, which set out the following criteria for New Development Areas:
  - (a) The planning for various New Development Areas (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 sites 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, may also need to 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. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. 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.

**Extract of Town Planning Board Guidelines  
on Renewal of Planning Approval  
and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development**  
**(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.

Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous S.16 Applications covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/YL-HT/151	Temporary Vehicle Park for Private Cars, Lorries and Container Trailers for a Period of 3 Years	16.6.2000
A/YL-HT/291	Temporary Vehicle Park for Private Cars, Light and Heavy Goods Vehicles & Container Trailers for a Period of 3 Years	21.3.2003
A/YL-HT/311	Temporary Vehicle Park for Private Cars, Light and Heavy Goods Vehicles & Container Trailers for a Period of 3 Years	25.7.2003 (Revoked on 25.10.2003)
A/YL-HT/431	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles, Heavy Goods Vehicles and Container Trailers for a Period of 3 Years	17.3.2006
A/YL-HT/594	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles, Heavy Goods Vehicles and Container Trailers for a Period of 3 Years	13.3.2009
A/YL-HT/701	Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles, Heavy Goods Vehicles and Container Tractors/Trailers for a Period of 3 Years	26.11.2010 (Revoked on 26.8.2011)
A/YL-HT/795	Proposed Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years	6.7.2012
A/YL-HT/866	Proposed Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years	17.1.2014
A/YL-HT/1072	Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years	17.3.2017 (Revoked on 17.9.2017)
A/HSK/40	Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years	26.1.2018 (Revoked on 26.2.2020)
A/HSK/277	Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years	26.6.2020

**Similar S.16 Applications within/straddling the subject “Government, Institution or Community” Zone  
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/68	Renewal of Planning Approval for Temporary Logistics Centre and Ancillary Tyre Repair Workshop for a Period of 3 Years	15.6.2018
A/HSK/94	Temporary Logistics Centre and Warehouse for a Period of 3 Years	21.9.2018 (Revoked on 21.2.2021)
A/HSK/173	Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years	16.8.2019 (Revoked on 15.12.2021)
A/HSK/307	Renewal of Planning Approval for Temporary Logistics Centre and Ancillary Tyre Repair Workshop for a Period of 3 Years	25.6.2021
A/HSK/316	Temporary Logistics Centre and Warehouse for a Period of 3 Years	23.7.2021
A/HSK/345	Temporary Logistics Centre for a Period of 3 Years	14.1.2022

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application; and
- according to his record, there is no lease modification/land exchange application or building plan submission in relation to development at the application site (the Site) approved/under processing.

**2. Traffic**

(a) Comments of the Commissioner for Transport:

No comment on the application from traffic engineering point of view.

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

No adverse comment on the application.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

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

**4. Fire Safety**

Comments of the Director of Fire Services:

No in-principle objection to the renewal application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

**5. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no adverse comment on 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:

No comment on the application.

**7. Long-term Development**

Comments of the Project Manager (West), Civil Engineering and Development Department:

No objection to the application.

**8. District Officer's Comments**

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

- 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) 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;
  - no permission is given for occupation of GL (about 229 m<sup>2</sup> subject to verification) included in the application site. Any occupation of GL without Government's prior approval is not allowed;
  - the private lots covered by Short Term Waivers (STW) in the Site are listed below:

<u>Lots Nos. in D.D.129</u>	<u>STWs Nos.</u>	<u>Purposes</u>
3169	3054	Ancillary Use to Storage
3150 RP	4060	Temporary Logistics Centre and Ancillary Parking of Vehicles
3162 RP	4061	
3163 RP	4062	
3164	4063	
3165	4064	
3166	4065	
3167 S.A	4066	
3168	4067	
3177	4068	
3179 and 3183	4069	
3180	4070	
3181 S.A	4071	
3181 RP	4072	
3188 RP	4073	
3184	4378	Temporary Shop for Construction Machinery Parts with Warehouse and Workshop, Logistics Warehouse and Logistics Vehicles Back-up Centre, and Ancillary Site Office, Guard Room and Staff Canteen
3178 and 3187 RP	4379	

- the STW holder will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularise any irregularities on Site, if any. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport 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 leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department 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;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department 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;
- (g) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental impacts on the surrounding areas;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under this planning application;
  - 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 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;
  - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
  - 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; and
- (i) to note the comment of the Project Manager (West), Civil Engineering and Development Department 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.

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**A/HSK/443 DD 129 Ha Tsuen GIC**

25/04/2023 02:30

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

Dear TPB Members,

Long history of failure to fulfill conditions under previous "CDA" zoning and Application 227.

Members have a duty to question what conditions are not being fulfilled and consider the possible impact on the community if there should be a fire at the premises as it is usually the fire conditions that are at issue.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Monday, 1 June 2020 1:56 AM CST  
**Subject:** A/HSK/227 DD 129 Ha Tsuen GIC

A/HSK/227

Lots 3150 RP (Part), 3151 RP (Part), 3152 RP (Part), 3162 RP, 3163 RP (Part), 3164 (Part), 3165, 3166, 3167 S.A (Part), 3168 (Part), 3169 (Part), 3177 (Part), 3178 (Part), 3179, 3180, 3181 S.A (Part), 3181 RP (Part), 3182, 3183 (Part), 3184 (Part), 3187 RP (Part) and 3188 RP (Part) in D.D.129 and Adjoining Government Land, Ha Tsuen

Site area : About 9,800sq.m Includes Government Land of about 229sq.m

Zoning : "GIC" and "Road"

Applied use : Logistic Centre / 18 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 two decades, despite repeated failure to comply with approval conditions:

"Whilst the development was not in line with the planning intention of the "Government, Institution or Community" ("G/IC") zone, the implementation programme for this part of 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