

2023年 5月 1 日

Appendix I of RNTPC  
Paper No. A/HSK/454

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。

This document is received on 10 MAY 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)**

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



2301130 26.4.2023

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 1454
	Date Received 收到日期	10 MAY 2023

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
思信停車場有限公司	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input checked="" type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
許幸如 HUI HANG YU	
<b>3. Application Site 申請地點</b>	
(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)	新界元朗廈村丈量約份第125地段第63號(部分)、第65號(部分)、第66號(部分)、第70號(部分)、第71號(部分)、第72號、第73號(部分)、第74號(部分)、第75號(部分)、第78號A分段(部分)、第77號(部分)、第122號(部分)、第124號(部分)、第125號、第126號、第127號(部分)、第128號、第129號(部分)、第136號(部分)、第137號(部分)、第138號(部分)、第139號、第140號、第141號、第142號、第143號、第144號(部分)、第145號(部分)、第146號(部分)、第147號(部分)、第148號(部分)、第149號、第150號、第151號、第152號、第153號、第154號、第155號、第156號、第157號、第158號、第159號、第160號、第161號、第162號、第163號、第164號、第165號、第166號(部分)、第167號(部分)、第168號(部分)、第169號(部分)、第170號、第171號(部分)、第172號(部分)、第173號(部分)、第175號(部分)、第176號(部分)、第181號(部分)、第258號(部分)、第259號(部分)、第261號A分段(部分)、第261號餘段(部分)、第265號(部分)及第267號(部分)
(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 47000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 30962.2 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)	..... 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	洪水橋及廈村分區計劃大綱核准圖 (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」、「住宅(甲類)2」、「休憩用地」、「其他指定用途」註明「環保運輸服務停泊及營運設施」及顯示為「道路」的地方
(f) Current use(s) 現時用途	臨時貯物倉庫、露天存放建築材料及貨櫃、闢設貨櫃車停車場、停泊貨櫃車拖頭,以及闢設物流場地連附屬工場(包括壓實及拆除包裝工場)  (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>郵遞要求同意書<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 27/03/2023 (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 14/03/2023 (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 14/03/2023 (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



**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	擬議臨時貯物倉庫、露天存放建築材料及貨櫃、關設貨櫃車停車場、停泊貨櫃車拖頭，以及關設物流場地連附屬工場（包括壓實及拆除包裝工場）  (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 .....		
<b>(c) Development Schedule 發展細節表</b>			
Proposed uncovered land area 擬議露天土地面積	22039.9	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	24960.1	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	28		
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	30962.2	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	30962.2	sq.m	<input checked="" 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) 詳情請見附頁(可參閱：場地設計圖) ..... ..... .....			
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>			
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)	.....		
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>			
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	52		
Others (Please Specify) 其他 (請列明)	.....		



Proposed operating hours 擬議營運時間

星期一至星期六, 上午八時至晚上八時, 星期日及公眾假期休息。

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)) 可經由屏廈路到達申請地點</p> <p><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)</p> <p><input type="checkbox"/></p>																														
<p>(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。)</p>																																
<p>(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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																														
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>		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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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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"/>																														



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas****位於鄉郊地區臨時用途/發展的許可續期**

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



**7. Justifications 理由**

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

可參閱附頁申請理由



**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



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

HUI HANG YU

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

25/04/2023

(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。



Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	新界元朗廈村丈量約份第125約地段第68號(部分)、第66號(部分)、第60號(部分)、第70號(部分)、 第71號(部分)、第72號、第73號(部分)、第74號(部分)、第75號(部分)、第76號A分段(部分)、第77號(部分)、 第122號(部分)、第124號(部分)、第126號、第128號、第127號(部分)、第128號、第129號(部分)、 第136號(部分)、第137號(部分)、第138號(部分)、第139號、第140號、第141號、第142號、第143號、 第144號(部分)、第145號(部分)、第146號(部分)、第147號(部分)、第148號(部分)、第149號、第150號、 第151號、第152號、第153號、第154號、第155號、第156號、第157號、第158號、第159號、第160號、 第161號、第162號、第163號、第164號、第165號、第166號(部分)、第167號(部分)、第168號(部分)、 第169號(部分)、第170號、第171號(部分)、第172號(部分)、第173號(部分)、第175號(部分)、 第176號(部分)、第181號(部分)、第258號(部分)、第260號(部分)、第261號A分段(部分)、 第261號地段(部分)、第265號(部分)及第267號(部分)
Site area 地盤面積	47000 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	洪水橋及廈村分區計劃大綱核准圖 (S/HSK/2)
Zoning 地帶	「政府、機構或社區」、「住宅(甲類)2」、「休憩用地」、「其他指定用途」註明「環保運輸服務停泊及營運設施」及顯示為「道路」的地方
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	擬議臨時貯物倉庫、露天存放建築材料及貨櫃、闢設貨櫃車停車場、停泊貨櫃車拖頭，以及闢設物流場地連附屬工場(包括壓實及拆除包裝工場)



(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	30962.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	28	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3-12	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1-3	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		52       52



## 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
場地大綱圖、場地位置圖、排水建議計劃圖、消防建議計劃圖、美化環境及保護樹木建議計劃		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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。



## **DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

**Temporary Warehouse, Open Storage,  
Container with Container Vehicles Park, Container Tractors Park  
and Logistic Yard with Ancillary Workshop  
(including Compacting and Unpacking Workshop)  
for a Period of 3 Years**

**in various Lots in DD 125, Ha Tsuen, Yuen Long, NT**

**Prepared by APT Architects Limited**

**revision A, 26 November 2019**



Ref: 160h/02\_contentsA

Temporary Warehouse, Open Storage,  
Container with Container Vehicles Park, Container Tractors Park  
and Logistic Yard with Ancillary Workshop in Various Lots in DD 125, Ha Tsuen, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL (revA)

## CONTENTS

### DRAINAGE IMPACT ASSESSMENT

- 1.0 Introduction
- 2.0 The Drainage Proposal
- 3.0 Use and Maintenance of the Proposed Drainage System
- 4.0 Conclusion

### APPENDIX A

- Assessment Assumptions
- Calculation
- Typical Catch-pit Detail
- Typical Sandtrap Detail

### APPENDIX B

- Response to Comments (by DSD of 4/2/2019)
- Site Photo showing existing site and drainage condition

### APPENDIX C

- Plan No. D-01 revA, D-02 (with cross section of Site)



**Temporary Warehouse, Open Storage,  
Container with Container Vehicles Park, Container Tractors Park  
and Logistic Yard with Ancillary Workshop in Various Lots in DD 125, Ha Tsuen, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL (revA)**

**1.0 INTRODUCTION**

- 1.1 This site is located at Various Lot in DD 125, Ha Tsuen, Yuen Long. The site is accessed from Ping Ha Road.

The Site Area is revised (about 1,210 m<sup>2</sup> site has become part of site of a separate application, TPB ref. A/HSK/110). The Area is updated to about 43,000m<sup>2</sup> (originally 44,213m<sup>2</sup> per application document).

- 1.2 The proposed use of the Site is Temporary Warehouse, Open Storage of Construction Materials, Container with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and unpacking Workshop) for a Period of 3 Years. ("Government, Institution or Community", "Open Space", "Other Specified Uses" annotated "Parking and Operational Facilities for Environmentally Friendly Transport Services", Residential (Group A) 2 Zones and an area shown as "Road".)

- 1.3 The following shows a list of Application for areas near to / adjacent to the Application Site (refer also to the Drainage Plan D01):

Application No. (of Town Planning Board)	Name of Applicant	Catchment Area CA (shown on the Plan D-01)	Remarks
A/HSK/9	三科有限公司	This Site, CA1, 1A, 2,3,4	
A/HSK/146	三科有限公司	CA6, 6A (part)	
A/HSK/135	三科有限公司	CA 6B	
A/HSK/63	海暉物流有限公司	CA 8, 8A	
A/HSK/110	海暉物流有限公司	CA 9	
A/HSK/43	Li Wing On	CA 7 (part, eastern portion)	

Note: 海暉物流有限公司 is a business partner of 三科有限公司 (the Applicant) and therefore the various sites share the common vehicle access and Drain system (channel DA / DF)

**2.0 THE DRAINAGE PROPOSAL**

The enclosed Plan no. D-01 rev B is a drainage proposal for the application site which also shows the condition of its surrounding areas.

- 2.1 Due to the large area of Site with separate storage sheds, there are two main access to the site (southern and northern portion) from the east via formed driveway connecting with Ping Ha Road.

There is an existing main channel DA formed in the middle of the site, running from south to north, such channel extended northward (DF) and connect to main government nullah (DK, Fung Kong Tsuen Channel) at about 200m, north of the site, at the opposite side of Fung Kong Tsuen Road.

- 2.2 The entire SITE is paved with concrete and formed with ground level slightly higher than the peripheral lands / developments and its village pavement, and shall form a natural fall from outer edge to the middle village stream.



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2.3 Various temporary storage sheds were erected on the site.

2.4 Catchment Areas (CA) of Site (CA1, 1A, 2, 3 & 4) and peripheral areas (6, 6A, 6B, 7, 8, 8A and 9) formed, and flow pattern is summarized as follows:

Catchment Area 1 (of Site) - mainly open container storage and container vehicles park and loading bay for storage sheds, paved in concrete; there are entrances at the east side, fence at the south side. Ground paved in concrete mainly to fall inward (from east to west), runoff will be collected to channel DA by gravity. Minor runoff (overflow from site, not more than 5%) will be discharged to open channel DD2 at east of Catchment Area 6A (neighbouring Site of same Applicant, TPB ref: A/HKS/146);

Catchment Area 1A (of Site) - Temporary Warehouse, Container with Container Vehicles Park, Container Tractors Park, with main entrance facing east. Paved in concrete mainly to fall inward, runoff to discharge from east to west to channel DA via channels D2 and D3. Runoff from main storage shed S1 and other minor sheds will also discharge to channel DA. With concrete wall at storage shed S1, no runoff will be discharged to the access road (CA6A, at east side, site of the Same Applicant). For remaining open areas of 1A, drain D2, D3 will collect all runoff of CA 1A and discharge to channel DA.

Catchment Area 2 (of Site) - Temporary Warehouse S3 occupies the major catchment area, runoff collected will discharge from west to east to channel DA. Concrete base of the warehouse will prevent water to affect the neighbouring Site at Catchment Area 7.

Catchment Area 3 & 4 (of Site) - Temporary Warehouse S2 occupies the major catchment areas, Vehicles Park; paved in concrete with fall to allow runoff discharge to channel DA and DD1.

Catchment Area 6, 6A - Area of Site (TPB ref: A/HKS/146) is occupied by the same Applicant of this Site. It has its own drainage system with runoff to discharge to channel DD1, and DD2. DD1 will discharge to channel DA of the Application Site via underground Drain DB.

Catchment Area 6B - Area of Site (TPB ref: A/HKS/135) is occupied by the same Applicant of this Site. It has its own drainage system with runoff to discharge to channel DD2, which will discharge to existing public drainage network along Ping Ha Road.

Catchment Area 8, 8A - Area of Site (TPB ref: A/HKS/63) is occupied by a company which is a business partner of the Applicant. It has its own drainage system discharging to channels DF and DD2. There is no runoff from the Application Site to affect Area 8, 8A.

Catchment Area 9 - Area of Site (TPB ref: A/HKS/110) is occupied by a company which is a business partner of the Applicant. It has a higher formed levels, and has its own drainage system discharging to channel DH (60%) and DA (40%) via underground Drain DB.

Catchment Area 7 - main area of Site (TPB ref: A/HKS/43) has its own drainage system, discharging to DF (80% of runoff) and DH (20% of runoff). And with solid base wall of Temporary Warehouse of Catchment Area 2 of Site, runoff will not affect each other at this common boundary.



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2.5 Schedule of storm water channels / channels formed / used on site:

- DA - 1500mm width x 1300mm depth rectangular open concrete channel, channel shared by different sites (of related applicants).
- DB - 900mm diameter concrete pipe.
- DC - 400mm width x 375mm depth rectangular open concrete channel.
- DD1 - Dredged open channel of 2.6m / 1m Width x 1.0m Depth, runoff to be collected in DA.
- DD2 - same as DD1, fall toward north-east, runoff to be discharged to system at Ping Ha Road
- DF - 2500mm width x 2000mm depth rectangular open concrete channel, a channel shared by all neighbouring sites (of related applicants).
- DG - 1200mm diameter concrete pipes, discharge to Government Nullah DK.
- DH - dredged open village channel of 2m/1m width x 1.2m depth, discharge to Government Nullah DK.

Open Channel DD1 collects runoff from Site (CA4) and the adjacent CA6, and part of runoff of CA9 (of related applicant). Total runoff will be discharged via Catchpit B, to channel DB and into channel DA.

Open Channel DD2 collects runoff from runoff from CA6A, and CA6B, and discharge to public drainage of Ping Ha Road.

Channel DA collects the runoff from CAs 1, 1A, 2 and 3; and runoff from channel DB and DC (discharge from CA4, CA6, part of CA6A, part of CA9).

Existing Channel DF collects the runoff from channel DA and adjacent sites (part of CA7 and CA8).

Sand trap A will collect all runoff from channel DF, and discharge via existing concrete pipe DG to existing government nullah DK.

2.6 By calculation, drainage DA, DB, DC, DD1 and DD2 will adequately handle runoff from Application Site and adjacent sites of same/related applicants (CA6, and part of CA9).

Drainage DF and DG will adequately handle runoff from Application Site and adjacent sites (part of CA9, CA6, CA7, and CA8).

3.0 USE AND MAINTENANCE OF THE PROPOSED DRAINAGE SYSTEM

3.1 The applicant of the Application Site will undertake the following construction / maintenance works for the proposed drainage system at his own costs.

Inspection, cleansing and desilting will be carried out regularly and before / after the rainy season each year to ensure the drainage facilities functions efficiently. Since the system is designed to operate under gravity, the maintenance will be straightforward.

3.2 The applicant will obtain permission from neighbouring site owner/operator as well as other lot owners of use of privately provided drainage system (channels, village drains) not within the Application Site.



Ref: 160h/03\_reportA.doc

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#### 4.0 CONCLUSION

- 4.1 This drainage impact assessment is primarily based on existing drainage system provided and approved in the earlier application of the site. This report aims to record and report the actual site condition and audit the soundness of the provisions. The stormwater drainage system is in a simple manner without jeopardizing the neighboring drainage system and environment. All assumptions made were on conservative side of uniform flow in size and gradient.
- 4.2 The drainage assessment has also considered peak runoff from adjacent catchment areas 6, 6A, 6B, 7, 8, 8A and 9 (most of the occupier of the adjacent sites are of same or business partner of applicant) as such water runoff might affect the site. From calculation, the site drainage and the existing channels are adequate to handle all these run off.
- 4.3 From this assessment, it can be concluded that the proposed drainage will have no adverse impacts to the site and surrounding areas -- upstream, downstream and adjacent catchment of the site. Flooding susceptibility will not be increased to the downstream and the peripherals of the site.



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## **Appendix A**

**ASSUMPTIONS OF CALCULATION,  
CALCULATION,  
TYPICAL CATCHPIT DETAIL  
TYPICAL SANDTRAP DETAIL**



## **DRAINAGE IMPACT ASSESSMENT ASSUMPTIONS OF CALCULATION**

Assessment is carried out in accordance with the guidelines given in the Stormwater Drainage Manual of the Drainage Service Department:

1. Design Return Period is 1 in 50 years for the proposed usage.

2. To determine Rainfall Intensity (i)

$$t_o = \text{Time of Concentration} \\ = 0.14465 L / (H^{0.2} A^{0.1})$$

$$L = \text{distance on plan of total fall} \\ H = \text{average slope (m per 100m) along total fall} \\ A = \text{Catchment Area}$$

$$i = \text{Rainfall Intensity} \quad \text{in mm/hr (based on Gumbel Solution)} \\ = a / (t_o + b)^c \quad \text{(a,b,c are storm constants from Table 3 of Manual)}$$

3. Peak Runoff ( $Q_p$ ) is calculated from Rational Method.

$$Q_p = 0.278 C i A$$

$$C = \text{Runoff Coefficient} \\ = 1.0 \quad \text{(Concrete Paved)} \\ = 0.7 \quad \text{(Unpaved area - crush stone / sandy soil)} \\ = 0.25 \quad \text{(Grassland - heavy soil)} \\ \text{(percentage may apply for mixed surface)}$$

$$i = \text{Rainfall Intensity} \\ A = \text{Catchment Area}$$

4. For Hydraulic Analysis, uniform open channel flow is assumed and Manning's Equation is used.

$$V = R^{1/6} / n (RS_f)^{1/2}$$

Where,

$$R = \text{Hydraulic Radius (m)} \\ = A/P \\ n = \text{Manning's Coefficient} \quad (m^{1/2}/s) \\ \text{eg. } 0.030 \quad \text{(for Dredged-earth Channels)} \\ S_f = \text{Friction gradient} \quad \text{(dimensionless)}$$



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Check Impact of Drainage on Channel DA, DB, DD, DE, DF and DG

Channel DA runs along the middle of the Application Site.

Underground pipe DB connects runoff from open channel DD and open channel DH to existing channel DA.

Open channel DD1 runs along the western edge of the Application Site.

Open channel D3 runs along the eastern /northern edge of Catchment Area 1A of the Application Site.

Runoff from channel DA will be discharged to channel DF and finally be discharged to Government Nullah DK along Fung Kong Tsuen Road via underground pipe DG.

1) Calculation of Catchment Areas & Adjacent Catchment Areas

- Site : Catchment Area 1, 1A, 2, 3, 4, are paved by concrete (i.e. runoff coefficient C = 1)
- Adjacent Catchment Areas 6, 6A, 6B, 7, 8, 8A, 9 are paved by concrete. (i.e runoff coefficient C = 1)

<p><b>Catchment Area 1 (Site) :</b></p> <p>= 9476 m<sup>2</sup> (approx.)</p> <p>= 0.0095 km<sup>2</sup></p> <p><b>Time of Concentration</b></p> <p>to = 0.14465 L / ( H<sup>0.2</sup> A<sup>0.1</sup> )</p> <p>= 0.14465 (90.6) /</p> <p>[(0.200)<sup>0.2</sup> (0.0095)<sup>0.1</sup>]</p> <p>= 28.249min.</p> <p>i = 687 / (to + 4.2)<sup>0.42</sup></p> <p>= 159.313mm/h</p> <p><b>Peak runoff</b></p> <p>Qp = 0.278 C i A</p> <p>= 0.278(1)(159.313)(0.0095)</p> <p>= 0.420m<sup>3</sup>/ sec</p> <p>= 25,181 L / min</p>	<p><b>Catchment Area 1A (Site) :</b></p> <p>= 13,237 m<sup>2</sup>(approx.)</p> <p>= 0.0132km<sup>2</sup></p> <p><b>Time of Concentration</b></p> <p>to = 0.14465 L / ( H<sup>0.2</sup> A<sup>0.1</sup> )</p> <p>= 0.14465 (97.4) /</p> <p>[(0.200)<sup>0.2</sup> (0.0132)<sup>0.1</sup>]</p> <p>= 29.799min.</p> <p>i = 687 / (to + 4.2)<sup>0.42</sup></p> <p>= 156.221mm/h</p> <p><b>Peak runoff</b></p> <p>Qp = 0.278 C i A</p> <p>= 0.278(1)(156.221)(0.0132)</p> <p>= 0.575m<sup>3</sup>/ sec</p> <p>= 34,493 L / min</p>
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<p><b>Catchment Area 2 (Site) :</b>  <math>= 10098\text{m}^2</math> (approx.)  <math>= 0.0101\text{km}^2</math></p> <p><b>Time of Concentration</b>  <math>t_o = 0.14465 \text{ L} / (H^{0.2} A^{0.1})</math>  <math>= 0.14465 (93.1) /</math>  <math>[(0.205)^{0.2} (0.0101)^{0.1}]</math>  <math>= 29.002\text{min.}</math></p> <p><math>i = 687 / (t_o + 4.2)^{0.42}</math>  <math>= 157.786 \text{ mm/h}</math></p> <p><b>Peak runoff</b>  <math>Q_p = 0.278 C i A</math>  <math>= 0.278(1)(157.786)(0.0101)</math>  <math>= 0.443\text{m}^3/\text{sec}</math>  <math>= 26,577 \text{ L} / \text{min}</math></p>	<p><b>Catchment Area 3 (Site) :</b>  <math>= 4105\text{m}^2</math> (approx.)  <math>= 0.0041\text{km}^2</math></p> <p><b>Time of Concentration</b>  <math>t_o = 0.14465 \text{ L} / (H^{0.2} A^{0.1})</math>  <math>= 0.14465 (46.4) /</math>  <math>[(0.431)^{0.2} (0.0041)^{0.1}]</math>  <math>= 13.760 \text{ min.}</math></p> <p><math>i = 687 / (t_o + 4.2)^{0.42}</math>  <math>= 204.246 \text{ mm/h}</math></p> <p><b>Peak runoff</b>  <math>Q_p = 0.278 C i A</math>  <math>= 0.278(1)(204.246)(0.004)</math>  <math>= 0.233\text{m}^3/\text{sec}</math>  <math>= 13,985 \text{ L} / \text{min}</math></p>
<p><b>Catchment Area 4 (Site) :</b>  <math>= 4109\text{m}^2</math> (approx.)  <math>= 0.0041\text{km}^2</math></p> <p><b>Time of Concentration</b>  <math>t_o = 0.14465 \text{ L} / (H^{0.2} A^{0.1})</math>  <math>= 0.14465 (42.9) /</math>  <math>[(0.466)^{0.2} (0.0041)^{0.1}]</math>  <math>= 12.522\text{min.}</math></p> <p><math>i = 687 / (t_o + 4.2)^{0.42}</math>  <math>= 210.461 \text{ mm/h}</math></p> <p><b>Peak runoff</b>  <math>Q_p = 0.278 C i A</math>  <math>= 0.278(1)(210.461)(0.0041)</math>  <math>= 0.240\text{m}^3/\text{sec}</math>  <math>= 14,425 \text{ L} / \text{min}</math></p>	

Total peak runoff from Application Site ( Catchment Area 1, 1A, 2, 3, 4)

$$\begin{aligned}
 &= 0.420 + 0.575 + 0.443 + 0.233 + 0.240 \\
 &= 1.911\text{m}^3/\text{sec} \\
 &= 114,661 \text{ L/min}
 \end{aligned}$$



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<p><b>Adjacent Catchment Area 6:</b>  <math>= 5892\text{m}^2</math> (approx.)  <math>= 0.0059\text{km}^2</math></p> <p><b>Time of Concentration</b>  <math>t_o = 0.14465 \text{ L} / (H^{0.2} A^{0.1})</math>  <math>= 0.14465 (66.5) /</math>  <math>[(0.286)^{0.2} (0.0059)^{0.1}]</math>  <math>= 20.440\text{min.}</math></p> <p><math>i = 687 / (t_o + 4.2)^{0.42}</math>  <math>= 178.842 \text{ mm/h}</math></p> <p><b>Peak runoff</b>  <math>Q_p = 0.278 C i A</math>  <math>= 0.278(1)(178.842)(0.0059)</math>  <math>= 0.293\text{m}^3/\text{sec}</math>  <math>= 17,576 \text{ L} / \text{min}</math></p>	<p><b>Adjacent Catchment Area 6A:</b>  <math>= 27,189\text{m}^2</math> (approx.)  <math>= 0.272 \text{ km}^2</math></p> <p><b>Time of Concentration</b>  <math>t_o = 0.14465 \text{ L} / (H^{0.2} A^{0.1})</math>  <math>= 0.14465 (150) /</math>  <math>[(0.2)^{0.2} (0.272)^{0.1}]</math>  <math>= 42.930 \text{ min.}</math></p> <p><math>i = 687 / (t_o + 4.2)^{0.42}</math>  <math>= 136.198 \text{ mm/h}</math></p> <p><b>Peak runoff</b>  <math>Q_p = 0.278 C i A</math>  <math>= 0.278(1)(136.198)(0.0399)</math>  <math>= 1.029\text{m}^3/\text{sec}</math>  <math>= 61,767 \text{ L} / \text{min}</math></p>
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Note: Adjacent Catchment Area 6B is collected by DD2, hence runoff does not affect the site.

<p><b>Adjacent Catchment Area 7:</b>  <math>= 36,257\text{m}^2</math> (approx.)  <math>= 0.0363\text{km}^2</math></p> <p><b>Time of Concentration</b>  <math>t_o = 0.14465 \text{ L} / (H^{0.2} A^{0.1})</math>  <math>= 0.14465 (137) /</math>  <math>[(0.292)^{0.2} (0.0363)^{0.1}]</math>  <math>= 35.321\text{min.}</math></p> <p><math>i = 687 / (t_o + 4.2)^{0.42}</math>  <math>= 146.552 \text{ mm/h}</math></p> <p><b>Peak runoff</b>  <math>Q_p = 0.278 C i A</math>  <math>= 0.278(1)(146.552)(0.0363)</math>  <math>= 1.478\text{m}^3/\text{sec}</math>  <math>= 88,691 \text{ L} / \text{min}</math></p>	<p><b>Adjacent Catchment Area 8:</b>  <math>= 18,400\text{m}^2</math> (approx.)  <math>= 0.0184\text{km}^2</math></p> <p><b>Time of Concentration</b>  <math>t_o = 0.14465 \text{ L} / (H^{0.2} A^{0.1})</math>  <math>= 0.14465 (90) /</math>  <math>[(0.222)^{0.2} (0.0184)^{0.1}]</math>  <math>= 26.225\text{min.}</math></p> <p><math>i = 687 / (t_o + 4.2)^{0.42}</math>  <math>= 163.681 \text{ mm/h}</math></p> <p><b>Peak runoff</b>  <math>Q_p = 0.278 C i A</math>  <math>= 0.278(1)(163.681)(0.0184)</math>  <math>= 0.837\text{m}^3/\text{sec}</math>  <math>= 50,236 \text{ L} / \text{min}</math></p>
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Note: Adjacent Catchment Area 8A is collected by DD2, hence runoff does not affect the site.



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Adjacent Catchment Area 9:  
= 22,557m<sup>2</sup> (approx.)  
= 0.0226km<sup>2</sup>  
Time of Concentration  
 $t_o = 0.14465 L / (H^{0.2} A^{0.1})$   
= 0.14465 (149) /  
[(0.402)<sup>0.2</sup> (0.0226)<sup>0.1</sup>]  
= 37.773min.  
 $I = 687 / (t_o + 4.2)^{0.42}$   
= 142.991 mm/h  
Peak runoff  
 $Q_p = 0.278 C I A$   
= 0.278(1)(142.991)(0.0226)  
= 0.897m<sup>3</sup>/sec  
= 53,800 L / min

Note: for Runoff of Catchment Area 9,

$$40\% \text{ Peak runoff to DA : } 0.897 \times 40\% = 0.359 \text{ m}^3/\text{sec}$$

$$60\% \text{ Peak runoff to DH: } 0.897 \times 60\% = 0.538 \text{ m}^3/\text{sec}$$



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**2) Check Capacity of Drainage DA**

- Drainage DA will take all the runoff application site (Catchment Area 1 to 4) and Adjacent Catchment Area 6
- Drainage DA is made of concrete and thus has a manning coefficient (n) of 0.013

$$\begin{aligned}
 \text{Total Distance of drainage DA} &= 270 \text{ m} \\
 \text{Invert Level Difference} &= 5.7 - 4.9 \\
 &= 0.8 \text{ m} \\
 Sf &= \text{gradient} \\
 &= 0.8 / 270 \\
 &= 0.00296 \\
 &= 1: 338
 \end{aligned}$$

$$\begin{aligned}
 A &= \text{Cross sectional area of channel (minimum)} \\
 &= 1.5 \times 1.3 \\
 &= 1.95 \text{ m}^2
 \end{aligned}$$

$$\begin{aligned}
 R &= \text{Hydraulic Radius} \\
 &= A/P \\
 &= 1.95 / [1.3 + 1.3 + 1.5] \\
 &= 0.476 \text{ m}
 \end{aligned}$$

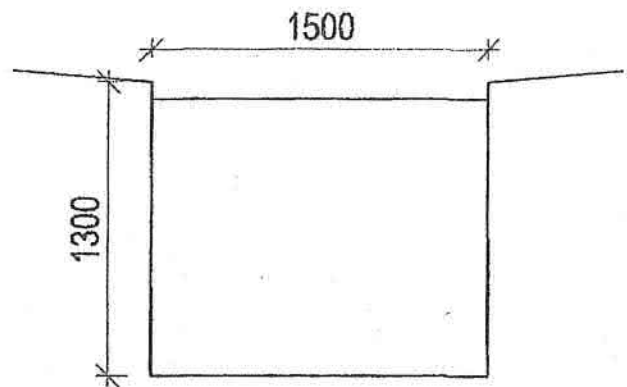
$$\begin{aligned}
 V &= R^{1/6} / n (RSf)^{1/2} \\
 &= [(0.476)^{1/6} / (0.013)] [(0.476)(0.00296)]^{1/2} \\
 &= 2.551 \text{ m/sec}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total Flow capacity of Drainage DA} \\
 &= A \times V \\
 &= 1.95 \times 2.551 \\
 &= \underline{4.975 \text{ m}^3/\text{sec}}
 \end{aligned}$$

**Total Peak Run off from Catchment Area 1 to 4, Adjacent Catchment Area 6, 40% Catchment Area 9 and Peak Run off from DB**

$$\begin{aligned}
 &= 0.420 + 0.575 + 0.443 + 0.233 + 0.240 + 0.293 + 0.359 + 1.493 \\
 &= \underline{4.056 \text{ m}^3/\text{sec} < 4.975 \text{ m}^3/\text{sec} \text{ OK}}
 \end{aligned}$$

Note: Capacity of this Drainage Channel DA is adequate to handle flow from Application Site, Adjacent Catchment Area 6, and part runoff of Catchment Area 9.





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### 3) Check Capacity of Drainage DB

- 900mm diameter underground outlet pipe DB will take runoff from open channel DD and sand trap C

- Drainage DB is a circular concrete pipe (underground)  
 (i.e. manning coefficient = 0.013)

$$\begin{aligned} \text{Total Distance of drainage DB} &= 90 \text{ m} \\ \text{Invert Level Difference} &= 5.9 - 5.4 \\ &= 0.5 \text{ m} \\ Sf &= \text{gradient} \\ &= 0.5 / 90 \\ &= 0.00556 \\ &= 1:180 \end{aligned}$$

$$\text{Diameter D} = 0.90 \text{ m}$$

$$\begin{aligned} \text{Hydraulic Mean Depth HMD} &= 0.291 \times D \\ &= 0.291 \times 0.90 \\ &= 0.2619 \end{aligned}$$

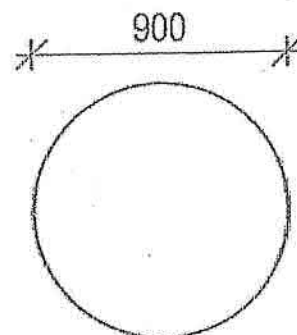
$$\begin{aligned} \text{Area of Flow, A (m}^2\text{)} &= 3.1416 \times (D/2)^2 \\ &= 3.1416 \times (0.90/2)^2 \\ &= 0.636 \end{aligned}$$

$$\begin{aligned} \text{Velocity V (m/s)} &= 1/n \times \text{HMD}^{2/3} \times Sf^{1/2} \\ &= 1/0.013 \times (0.2619)^{2/3} \times (0.00556)^{1/2} \\ &= 2.347 \end{aligned}$$

$$\begin{aligned} \text{Total flow Capacity of DB} &= A \times V \\ &= 0.636 \times 2.347 \\ &= 1.493 \text{ m}^3/\text{sec} \end{aligned}$$

$$\begin{aligned} \text{Total peak run off from Catchment Area 4 by DD1 and 40\% of Adjacent Catchment Area 9 via Catch Pit B} \\ &= 0.240 + (0.897 \times 0.4) \\ &= 0.599 \text{ m}^3/\text{sec} < 1.493 \text{ m}^3/\text{sec} \text{ OK} \end{aligned}$$

Note: Capacity of this Underground Drainage Channel DB is adequate to handle flow from Catchment Area 4 by DD1 and 40% Adjacent Catchment Area 9 via Catch Pit B





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**4) Check Capacity of Drainage DD1**

- Drainage DD1 will take all the runoff from Catchment Area 6,6A.
- Drainage DD1 is concreted and thus has a manning coefficient of 0.013

$$\begin{aligned}
 \text{Total Distance of drainage DD1} &= 100\text{m} \\
 \text{Invert Level Difference} &= 6.2 - 5.9 \\
 &= 0.3\text{ m} \\
 S_f &= \text{gradient} \\
 &= 0.3 / 100 \\
 &= 0.0030 \\
 &= 1 : 333
 \end{aligned}$$

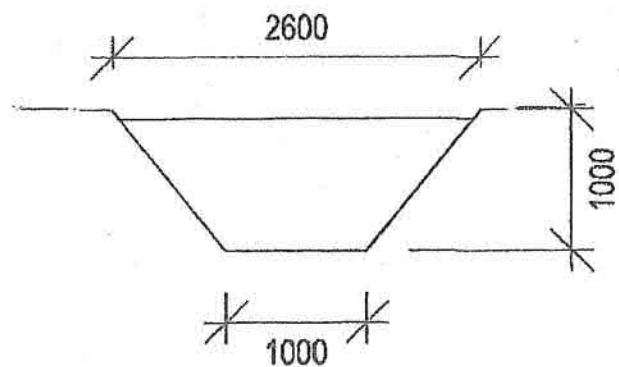
$$\begin{aligned}
 A &= \text{Cross sectional area of channel} \\
 &= (2.6 + 1) \times (1) / 2 \\
 &= 1.800 \text{ m}^2
 \end{aligned}$$

$$\begin{aligned}
 R &= \text{Hydraulic Radius} \\
 &= A/P \\
 &= 1.800 / [ ((2.6-1)/2)^2 + (1)^2 ]^{1/2} \times 2 + 1] \\
 &= 0.5054 \text{ m}
 \end{aligned}$$

$$\begin{aligned}
 V &= R^{1/6} / n (RS_f)^{1/2} \\
 &= [(0.5054)^{1/6} / (0.013)] [(0.5054)(0.0030)]^{1/2} \\
 &= 2.6734 \text{ m/sec}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total Flow capacity of Drainage D2} \\
 &= A \times V \\
 &= 1.8 \times 2.6734 \\
 &= 4.8121 \text{ m}^3/\text{sec}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total peak run off from Catchment Area 4, Adjacent Catchment Area 6} \\
 &= 0.240 + 0.293 \\
 &= 0.533 \text{ m}^3/\text{sec} < 4.8121 \text{ m}^3/\text{sec} \quad \text{OK}
 \end{aligned}$$



Note: Capacity of this Drainage Channel DD1 is adequate to handle flow from Catchment Area 4 and Adjacent Catchment Area 6



Ref: 160h/05\_calculation.doc

Temporary Warehouse, Open Storage, Container with Container Vehicles Park, Container Tractors Park and Logistic Yard with Ancillary Workshop in Various Lots in DD 125, Ha Tsuen, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

5) Check Capacity of Drainage DD2

- Drainage DD2 will take all the runoff from Catchment Area 6A and 6B
- Drainage DD2 are dredged and thus has a manning coefficient of 0.03

$$\begin{aligned}\text{Total Distance of drainage DD2} &= 100\text{m} \\ \text{Invert Level Difference} &= 6.2 - 5.9 \\ &= 0.3\text{ m} \\ S_f &= \text{gradient} \\ &= 0.3 / 100 \\ &= 0.0030 \\ &= 1: 333\end{aligned}$$

$$\begin{aligned}A &= \text{Cross sectional area of channel} \\ &= (2.6 + 1) \times (1) / 2 \\ &= 1.800\text{ m}^2\end{aligned}$$

$$\begin{aligned}R &= \text{Hydraulic Radius} \\ &= A/P \\ &= 1.800 / [(2.6 - 1)/2 + (1)^2]^{1/2} \times 2 + 1 \\ &= 0.5054\text{m}^2\end{aligned}$$

$$\begin{aligned}V &= R^{1/6} / n (RS_f)^{1/2} \\ &= [(0.5054)^{1/6} / (0.03)] [(0.5054) (0.0030)]^{1/2} \\ &= 1.1585\text{ m/sec}\end{aligned}$$

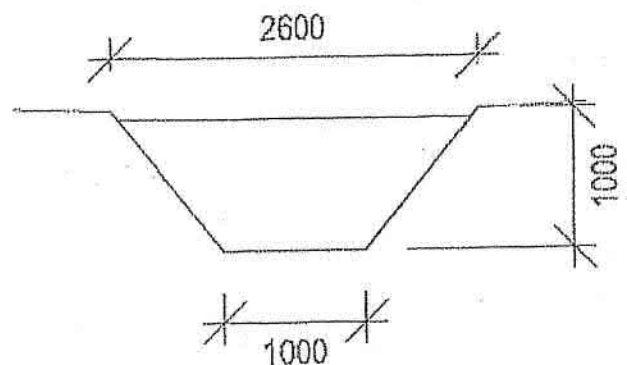
$$\begin{aligned}\text{Total Flow capacity of Drainage D2} &= A \times V \\ &= 1.8 \times 1.1585 \\ &= 2.0853\text{ m}^3/\text{sec}\end{aligned}$$

Total peak run off from Adjacent Catchment Area 6A and 6B

$$\begin{aligned}&= 1.029\text{ \#} \\ &= 1.029\text{m}^3/\text{sec} < 2.0853\text{m}^3/\text{sec} \quad \text{OK}\end{aligned}$$

# the minor overflow runoff from Site (Catchment Area 1) is not counted since it is minimal when compared to runoff of 6A, and that the capacity of DD2 is more than adequate (and that the two sites are of same applicant)

Note: Capacity of this Drainage Channel DD2 is adequate to handle flow from Adjacent Catchment Area 6A & 6B, and minor runoff (overflow) from Application Site (Catchment Area 1).



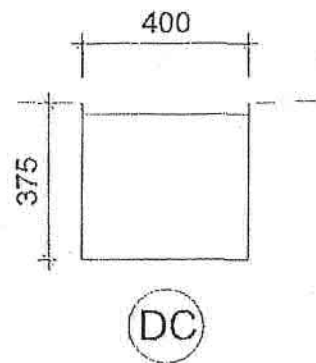


Temporary Warehouse, Open Storage, Container with Container Vehicles Park, Container Tractors Park and Logistic Yard with Ancillary Workshop in Various Lots in DD 125, Ha Tsuen, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

6) Check Capacity of Drainage DC (for catchment area 3/4)

- Drainage DC is a surface channel made of concrete and thus has a manning coefficient of 0.013

$$\begin{aligned} \text{Total length of drainage DC} &= 80 \text{ m} \\ \text{Invert Level Difference} &= 6.2 - 5.9 \\ &= 0.3 \text{ m} \\ S_f &= \text{gradient} \\ &= 0.3 / 80 \\ &= 0.00375 \\ &= 1 : 267 \end{aligned}$$



$$\begin{aligned} A &= \text{Cross sectional area of channel (minimum)} \\ &= 0.4 \times 0.375 \\ &= 0.15 \text{ m}^2 \\ R &= \text{Hydraulic Radius} \\ &= A/P \\ &= 0.15 / [0.4 + 0.4 + 0.4] \\ &= 0.130 \text{ m}^2 \\ V &= R^{1/6} / n (RS_f)^{1/2} \\ &= [(0.130)^{1/6} / (0.013)] [ (0.130)(0.00375) ]^{1/2} \\ &= 1.211 \text{ m/sec} \end{aligned}$$

$$\begin{aligned} \text{Total Flow capacity of Drainage DC} &= A \times V \\ &= 0.15 \times 1.211 \\ &= 0.181 \text{ m}^3/\text{sec} \end{aligned}$$

$$\begin{aligned} \text{Total Peak Run off from Catchment Area 3 \& 4 X 20\%} &= (0.233 + 0.240) \times 20\% \\ &= 0.095 \text{ m}^3/\text{sec} < 0.181 \text{ m}^3/\text{sec} \text{ OK} \end{aligned}$$

Note: Capacity of this Drainage Channel DE is adequate to handle minor flow from Catchment Area 3 & 4

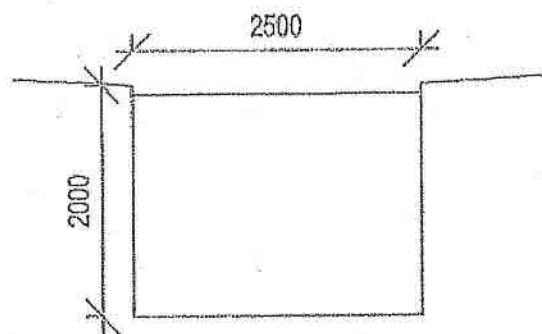


Temporary Warehouse, Open Storage, Container with Container Vehicles Park, Container Tractors Park and Logistic Yard with Ancillary Workshop in Various Lots in DD 125, Ha Tsuen, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

7) Check Capacity of Channel DF

- Channel DF will take all the runoff from application site (Catchment Area 1 to 4) and Adjacent Catchment area 6, 7, 8 and 40% catchment area 9.
- Channel DF is made of concrete and thus has a manning coefficient (n) of 0.013

$$\begin{aligned}
 \text{Total Length of drainage DF} &= 220 \text{ m} \\
 \text{Invert Level Difference} &= 4.9 - 4 \\
 &= 0.9 \text{ m} \\
 \text{Sf} &= \text{gradient} \\
 &= 0.9 / 220 \\
 &= 0.00409 \\
 &= 1: 244
 \end{aligned}$$



$$\begin{aligned}
 A &= \text{Cross sectional area of channel (minimum)} \\
 &= 2.5 \times 2.0 \\
 &= 5.0 \text{ m}^2
 \end{aligned}$$

$$\begin{aligned}
 R &= \text{Hydraulic Radius} \\
 &= A/P \\
 &= 5.0 [2.5 + 2.0 + 2.0] \\
 &= 0.769 \text{ m}
 \end{aligned}$$

$$\begin{aligned}
 V &= R^{1/3} / n (RSf)^{1/2} \\
 &= [(0.769)^{1/3} / (0.013)] [(0.769)(0.00409)]^{1/2} \\
 &= 4.131 \text{ m/sec}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total Flow capacity of Drainage DF} \\
 &= A \times V \\
 &= 5.0 \times 4.131 \\
 &= \underline{20.653 \text{ m}^3/\text{sec}}
 \end{aligned}$$

Total Peak Run off from Catchment Area 1,1A,2,3 and 4 and Adjacent Catchment Area 6,7,8, and 40% Adjacent Catchment Area 9

$$\begin{aligned}
 &= 0.420 + 0.575 + 0.443 + 0.233 + 0.240 + 0.293 + 1.478 + 0.837 + (0.897 \times 40\%) \\
 &= \underline{4.878 \text{ m}^3/\text{sec} < 20.653 \text{ m}^3/\text{sec} \text{ OK}}
 \end{aligned}$$

Note: Capacity of this Channel DF is adequate to handle flow from Application Site (Catchment Area 1,1A,2,3 and 4) and Adjacent Catchment Area 6,7,8 and 40% Catchment Area 9

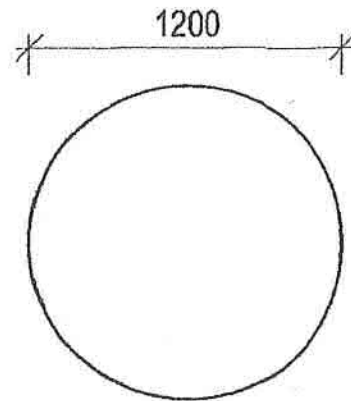


**Temporary Warehouse, Open Storage, Container with Container Vehicles Park, Container Tractors Park and Logistic Yard with Ancillary Workshop in Various Lots in DD 125, Ha Tsuen, Yuen Long, NT**  
**DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

**8) Check Capacity of Existing Drain DG**

- Channel DG will take all the runoff from DF application site (Catchment Area 1,1A,2,3 and 4) and Adjacent Catchment area 6,7,8 and 40% of Adjacent Catchment area 9
- Drainage DG is a circular concrete pipe (underground)  
 (i.e. manning coefficient = 0.013)

$$\begin{aligned}
 \text{Total Length of drainage DG} &= 32 \text{ m} \\
 \text{Invert Level Difference} &= 4 - 2.8 \\
 &= 1.2 \text{ m} \\
 S_f &= \text{gradient} \\
 &= 1.2 / 32 \\
 &= 0.0375 \\
 &= 1:27
 \end{aligned}$$



$$\begin{aligned}
 \text{Diameter D} &= 1.2 \text{ m} \\
 \text{Hydraulic Mean Depth HMD} &= 0.291 \times D \\
 &= 0.291 \times 1.2 \\
 &= 0.349
 \end{aligned}$$

$$\begin{aligned}
 \text{Area of Flow, A (m}^2\text{)} &= 3.1416 \times (D/2)^2 \\
 &= 3.1416 \times (1.2/2)^2 \\
 &= 1.131
 \end{aligned}$$

$$\begin{aligned}
 \text{Velocity V (m/s)} &= 1/n \times \text{HMD}^{2/3} \times S_f^{1/2} \\
 &= 1/0.013 \times (0.349)^{2/3} \times (0.0375)^{1/2} \\
 &= 7.387
 \end{aligned}$$

$$\begin{aligned}
 \text{Total flow Capacity of DH} &= A \times V \\
 &= 1.131 \times 7.387 \\
 &= 8.354 \text{ m}^3/\text{sec}
 \end{aligned}$$

**Total Peak Run off from Catchment Area 1,1A,2,3 and 4 and Adjacent Catchment Area 6,7,8 and 40% Adjacent Catchment Area 9**

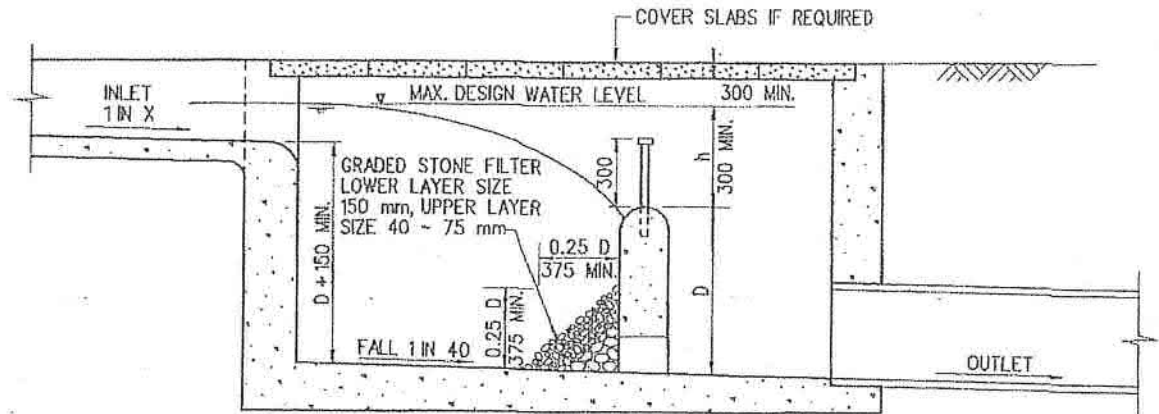
$$\begin{aligned}
 &= 0.420 + 0.575 + 0.443 + 0.233 + 0.240 + 0.293 + 1.478 + 0.837 + (0.897 \times 40\%) \\
 &= \underline{4.878 \text{ m}^3/\text{sec} < 8.354 \text{ m}^3/\text{sec} \text{ OK}}
 \end{aligned}$$

**Note:** Capacity of this Channel DG is adequate to handle flow from Application Site (Catchment Area 1,1A,2,3 and 4) and Adjacent Catchment Area 6,7,8 and 40% Catchment Area 9

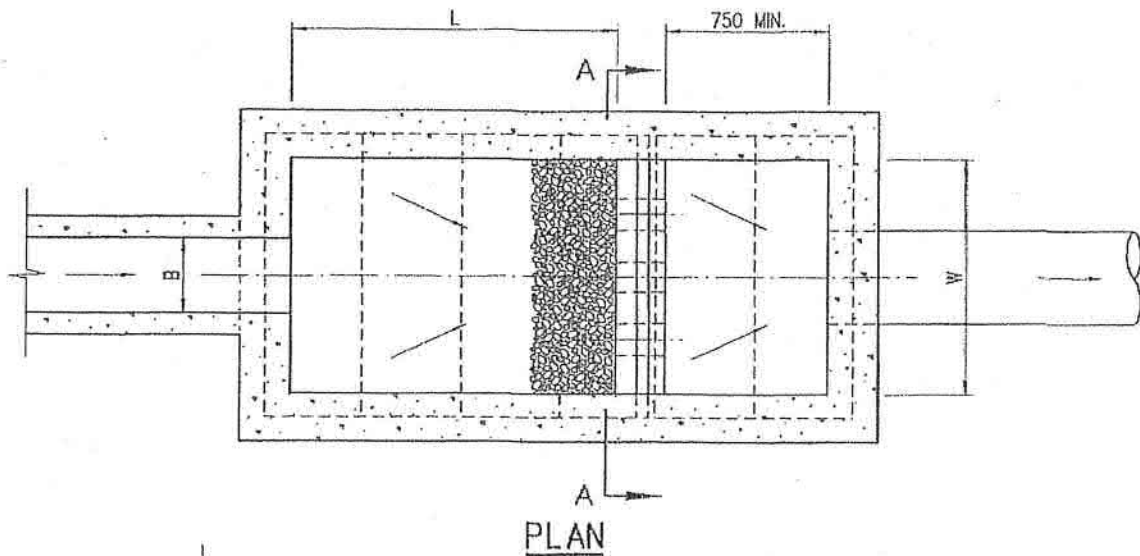




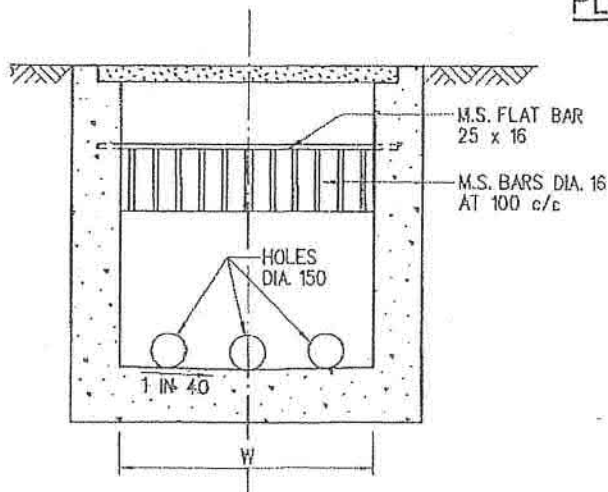




LONGITUDINAL SECTION



PLAN



SECTION A-A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900 mm DIA. AND BELOW. FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE  
DEPTH :  $D \leq 750$   
WIDTH :  $W \geq 3B$   
LENGTH :  $4.8D^{0.47} H^{0.5} X^{0.5} \geq 4B$
4. GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY D W L TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
REV.	DESCRIPTION	SIGNATURE	DATE

DRAINAGE SERVICES DEPARTMENT

REFERENCE

DRAWING No.

SCALE

DIAGRAMMATIC

DS 1025B

SAND TRAP



Ref: 180J/OUT/191126 Report

Application no. A/HSK/9

Drainage Impact Assessment and Proposal

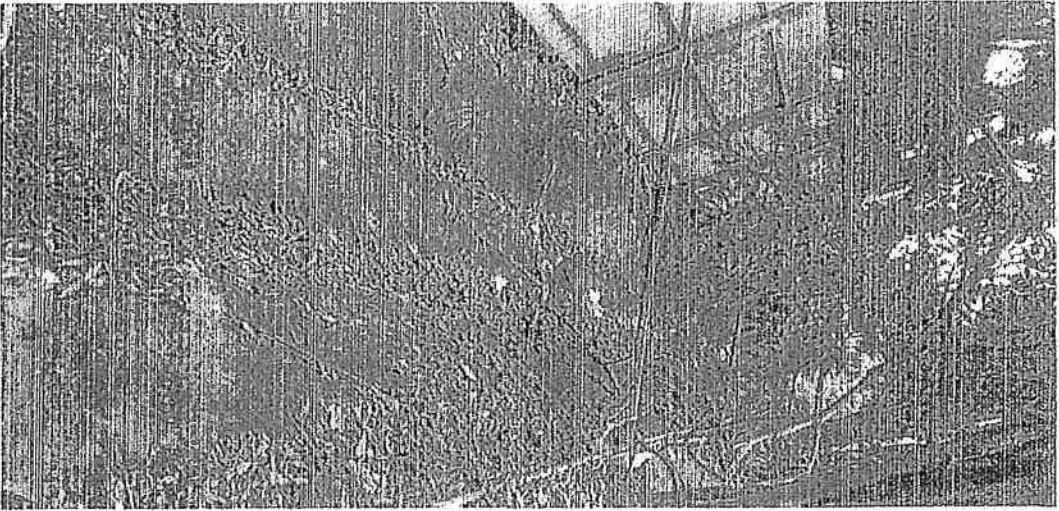
Appendix B

Response to Comments (by DSD of 4/2/2019)

	DSD's Comments (Plan D's letter of 4/2/2019, attached)	Response to Comments
1	Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. It is noted that surface channels are not provided along the east, south and north boundary. Please clarify.	<p>a. East - CA1A - drainage provided ;</p> <p>b. East - CA1 - site filled to fall inward towards DA, minor runoff fall outward to CA6, which is used by same APPLICANT, and runoff is collected by DD2;</p> <p>c. South - CA1, 3, 4 - site levelled to fall inward, fence provided, minor runoff to CA6, 6A (used by same APPLICANT) will be collected by DD1/DD2;</p> <p>d. North - CA2 is a large Storage Shed with low concrete wall dividing adjacent CA7, CA2 outfall collected to DA;</p> <p>e. North - CA1A, north boundary provided with D3, will collect water from Site and neighbouring CA8 (business partner APPLICANT)</p> <p>Please refer Drainage Plan D-02 indicating fence / drainage of site boundary.</p>
2	Please provide site photos showing the current conditions of all the existing drainage facilities for our consideration.	<p>a. Please refer Appendix.</p>
3	The gradients and the sizes of the proposed and existing channels / pipes should be shown on the drainage plan.	<p>a. Gradients and Sizes of the channels / pipes indicated on plans;</p> <p>b. Gradients of Site and other Catchment Areas indicated on plan.</p>
4	The cover levels and invert levels of the proposed u-channels, catchpits / sand traps should be shown on the drainage plan.	<p>a. Cover levels, Invert levels shown.</p>
5	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	<p>a. Section shown in Drainage Plan D-02</p>
6	Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing flow passing through the site.	<p>a. Openings provided at walls / hoarding fences along the site boundary, will allow flow to pass through site (to adjacent areas of Applicant )</p>
7	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	<p>a. Development will not affect natural streams, village drains, ditches;</p> <p>b. Adjacent areas are either used by same Applicant, or business partners, and common drains were constructed with prior agreements;</p>
8	The applicant should consult DLO/ML and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	<p>a. The Applicant will consult relevant departments for such drainage works.</p>



P1. DRAIN DD1



P2. DRAIN DD1



P3. DRAIN DD1

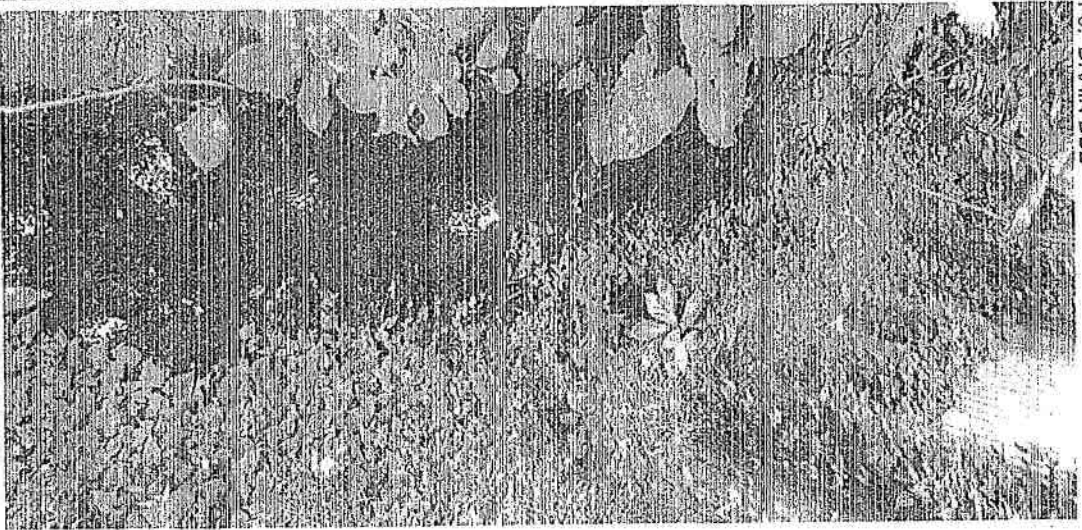




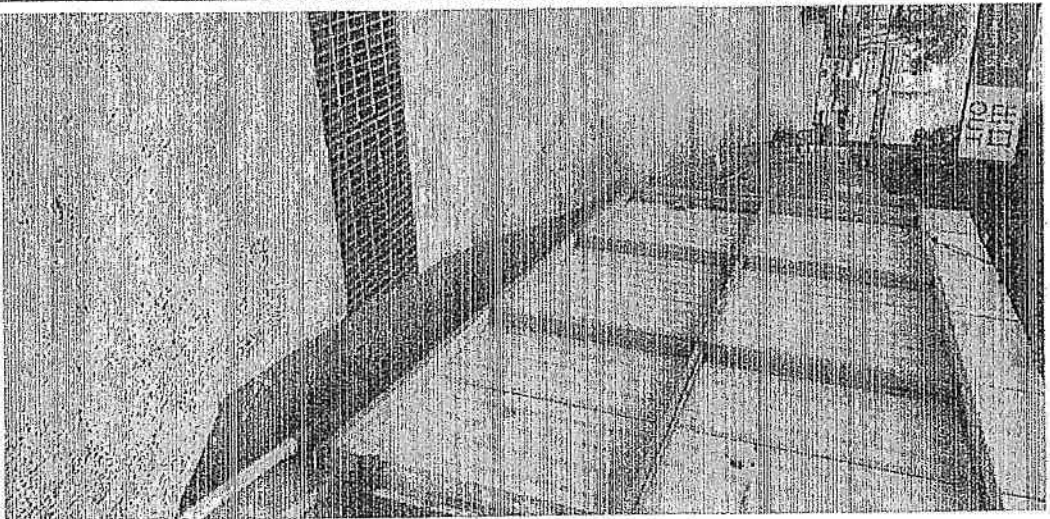
P4. DRAIN DD2



P5. DRAIN DD2

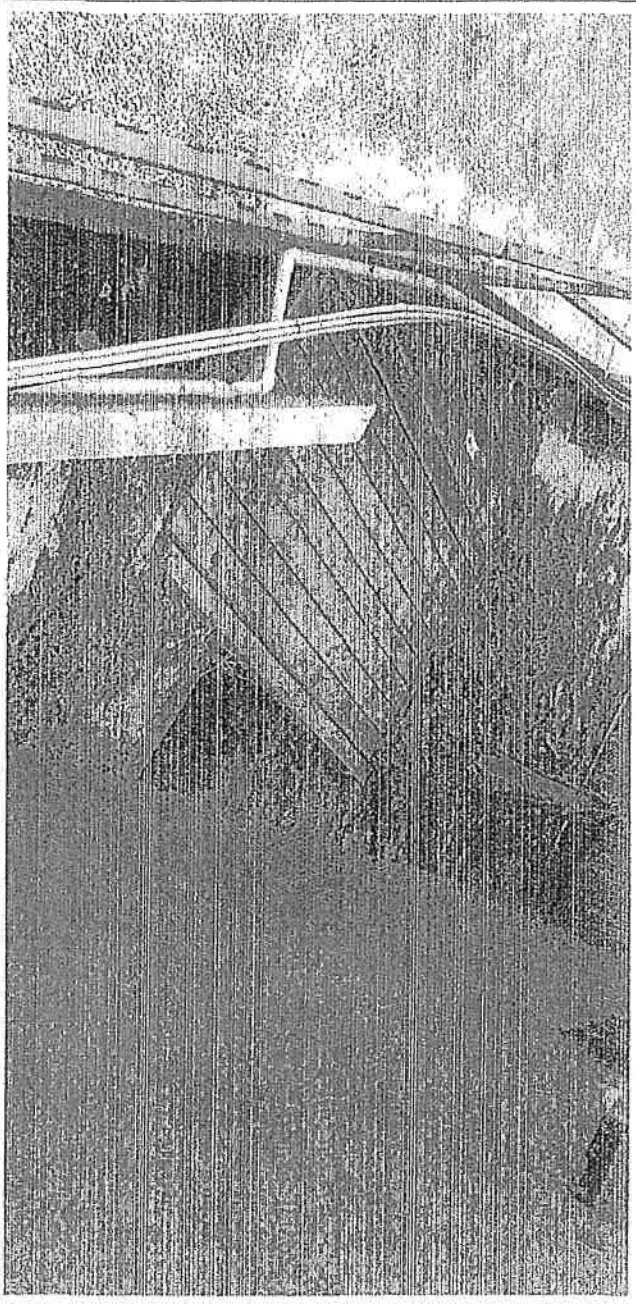


P6. DRAIN DC

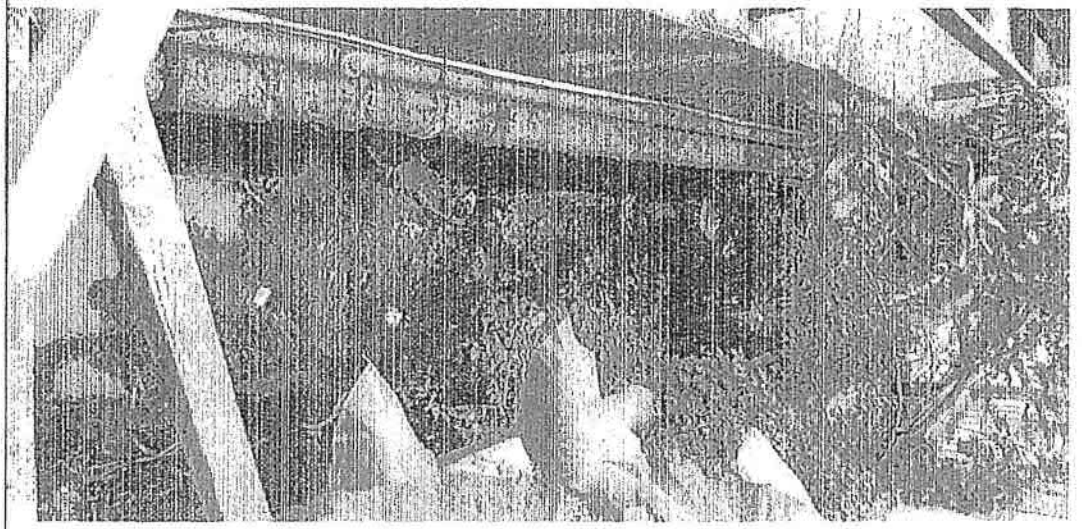




P7. CATCHPIT B

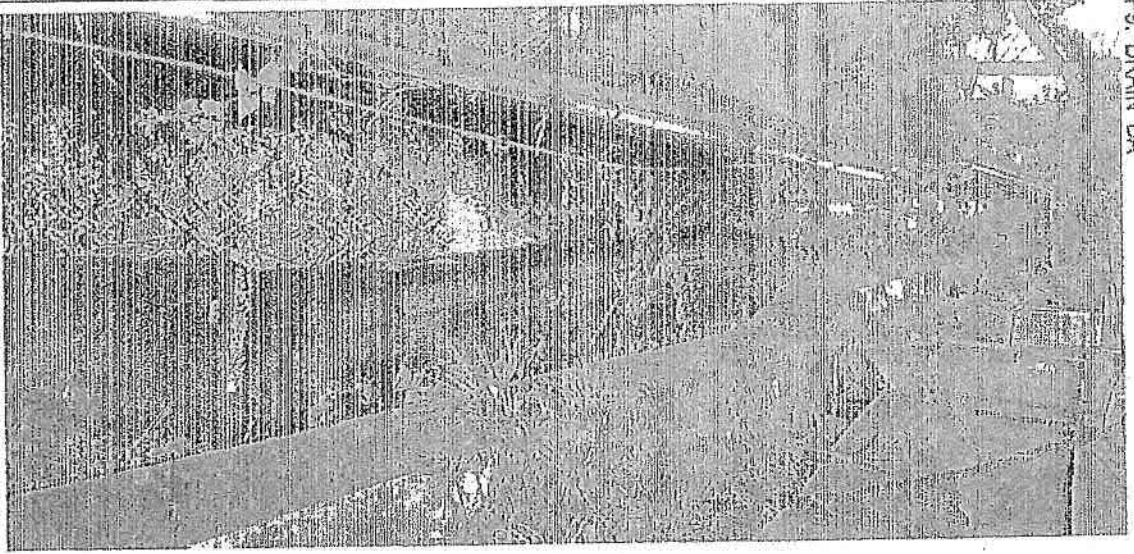


P8. DRAIN DA





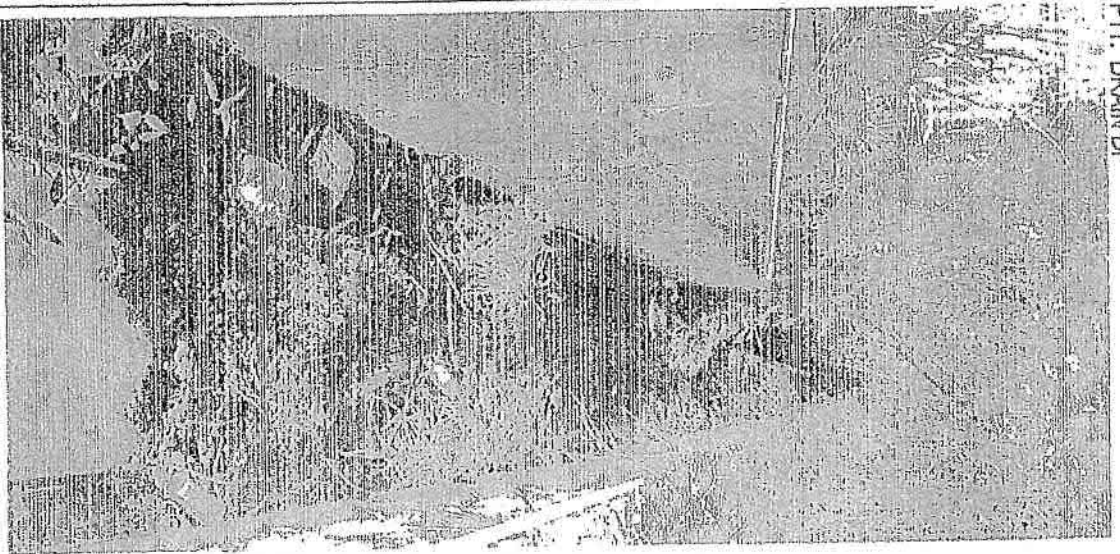
P9. DRAIN DA



P10. DRAIN DF

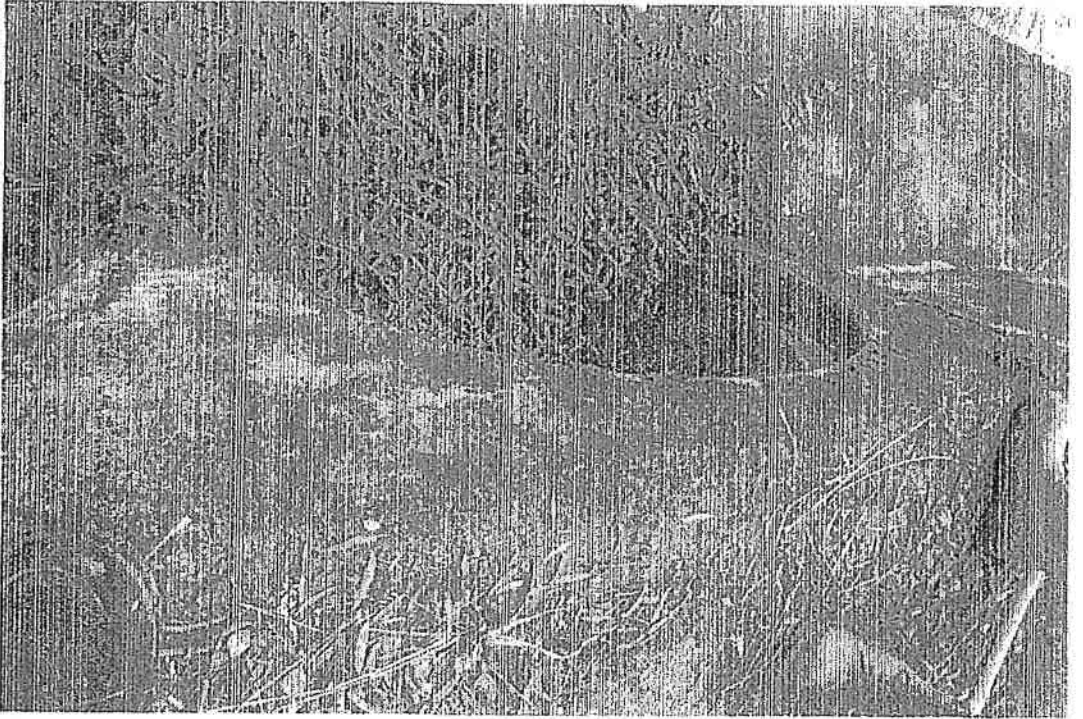


P11. DRAIN DF

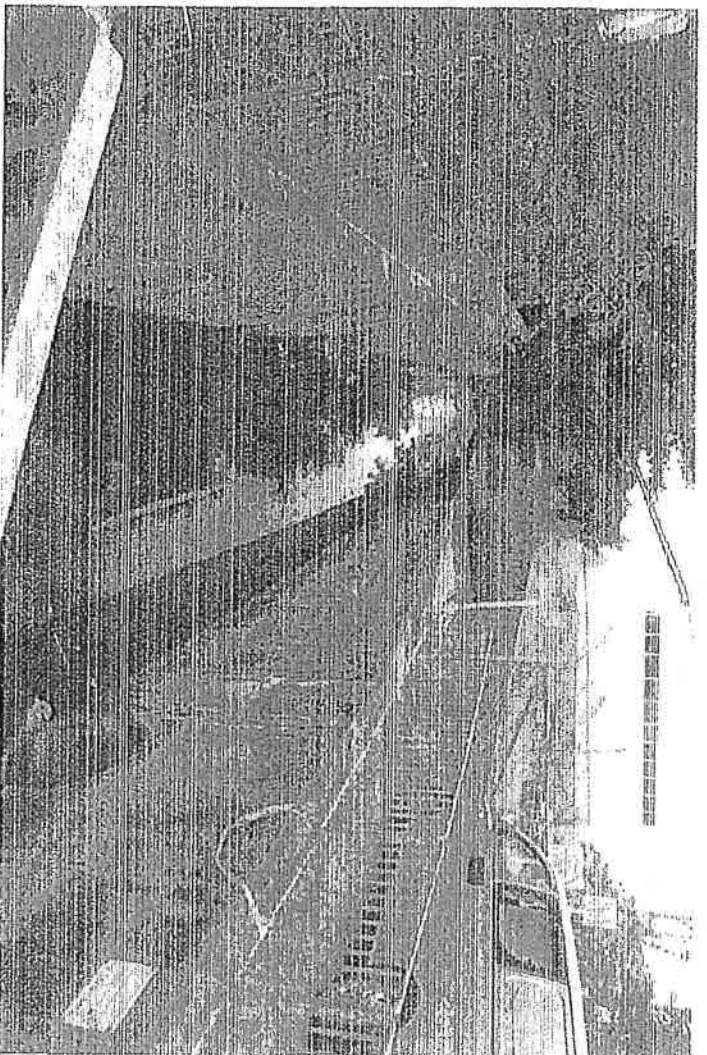




P12. DRAIN DG



P13. DRAIN DG CONNECTION TO GOVERNMENT NULLAH DK.







Your Ref: TPB/A/HSK/9  
Our Ref: 160J/OUT/191126/TPB\_J101

by email / post

26 November 2019

Planning Department  
Tuen Mun and Yuen Long DPO  
14/F Sha Tin Government Offices  
1 Sheung Wo Che Road  
Sha Tin NT

Attn: Ms. Hillary CHUNG (T 2158 6312 / hchchung@pland.gov.hk)

Dear Sir/Madam,

Application No. A/HSK/9  
Temporary Warehouse, Open Storage of Construction Materials,  
Container with Container Vehicles Park, Container Tractors Park and  
Logistic Yard with Ancillary Workshop, Lots in DD 125, Ha Tsuen, Yuen Long, NT  
Revised DRAINAGE PROPOSAL AND ASSESSMENT REPORT, RESPONSE TO COMMENTS

We refer to captioned Planning Application and your letter of 4 February 2019 with comments on the proposed Drainage Plan and Assessment Report.

On behalf of the Applicant, we herewith enclose 2 sets of Drainage Impact Assessment and revised Drainage Proposal for your distribution and approval to support the application. Kindly note that the Response to Comments (given by DSD on the said 4 Feb 2019 letter) is enclosed in the Appendix of the Drainage Impact Assessment.

An identical set of the report will be delivered to DSD/Mainland North (also sent by email). We appreciate that you would kindly liaise with DSD for acceptance of drainage proposal at your earliest convenience. Thank you.

Yours faithfully,  
APT Architects Limited

Alfred Y. K. Chow  
Authorized Person HKIA  
Registered Architect

cc	DSD /Mainland North, Yuen Long - Mr. CHI T2300 1347	) w/e by email & post
	Applicant / Mr. Sam CHEUNG	) w/e by email
	Mr. KWOK Chi Man	) w/e by email



## 申請理由

申請地點位於新界元朗廈村丈量約份第125約地段第63號(部分)、第65號(部分)、第66號(部分)、第70號(部分)、第71號(部分)、第72號、第73號(部分)、第74號(部分)、第75號(部分)、第76號A分段(部分)、第77號(部分)、第122號(部分)、第124號(部分)、第125號、第126號、第127號(部分)、第128號、第129號(部分)、第136號(部分)、第137號(部分)、第138號(部分)、第139號、第140號、第141號、第142號、第143號、第144號(部分)、第145號(部分)、第146號(部分)、第147號(部分)、第148號(部分)、第149號、第150號、第151號、第152號、第153號、第154號、第155號、第156號、第157號、第158號、第159號、第160號、第161號、第162號、第163號、第164號、第165號、第166號(部分)、第167號(部分)、第168號(部分)、第169號(部分)、第170號、第171號(部分)、第172號(部分)、第173號(部分)、第175號(部分)、第176號(部分)、第181號(部分)、第258號(部分)、第259號(部分)、第261號A分段(部分)、第261號餘段(部分)、第265號(部分)及第267號(部分)，申請場地面積為47000平方米，由思信停車場有限公司提出申請，作為期三年的擬議臨時貯物倉庫、露天存放建築材料及貨櫃、闢設貨櫃車停車場、停泊貨櫃車拖頭，以及闢設物流場地連附屬工場(包括壓實及拆除包裝工場)用途，申請地點位於洪水橋及廈村分區計劃大綱圖(S/HSK/2)的「政府、機構或社區」、「住宅(甲類)2」、「休憩用地」、「其他指定用途」註明「環保運輸服務停泊及營運設施」及顯示為「道路」的地帶內。

根據土地註冊處記錄，申請地點由六十五幅相連的農地組成，租期由1898年7月1日起至往後的75年減三天，可續租24年。除了一般性的不得違法貿易條款外，並無其他限制。申請地點不涉及政府土地，申請地點地型不規則，近似長方型，總面積約47000平方米，總樓面面積為約30962.2平方米。

按規劃署記錄，在申請地點所在的同一「政府、機構或社區」、「住宅(甲類)2」、「休憩用地」、「其他指定用途」註明「環保運輸服務停泊及營運設施」及顯示為「道路」地帶內，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/HSK/289，臨時貯物倉庫、露天存放建築材料及貨櫃、闢設貨櫃車停車場、停泊貨櫃車拖頭，以及闢設物流場地連附屬工場(包括壓實及拆除包裝工場)(為期3年)，於12/03/2021在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/9，臨時貯物倉庫、露天存放建築材料、貨櫃連貨櫃車停車場、停泊貨櫃拖頭及物流場地連附屬工場(包括壓實及拆除包裝工場)(為期3年)，於25/08/2017在有條件下批給臨時性質的許可；



- 檔案編號：A/YL-HT/731，臨時露天存放建築材料及貨櫃連貨櫃車停車場、物流場地連附屬工場（包括壓實及包裝工場）（為期3年），於20/05/2011在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/904，臨時露天存放建築材料及貨櫃連貨櫃車停車場，物流場地連附屬工場(包括壓實及拆除包裝工場)，於08/08/2014在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/1052，臨時露天存放貨櫃及停泊貨櫃拖頭連附屬修理貨櫃工場（為期3年），於09/12/2016在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/590，臨時物流及露天存放貨櫃（為期3年），於23/01/2009在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/831，臨時露天存放貨櫃及停泊貨櫃拖頭（為期3年），於16/08/2013在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/781，臨時物流中心連貯物倉庫、回收中心及露天存放回收塑膠、廢紙及貨櫃（為期3年），於18/05/2012在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/826，臨時露天存放貨櫃連附屬物流用途、汽車維修、修理貨櫃及停泊貨櫃拖頭（為期3年），於21/12/2012在有條件下批給臨時性質的許可。

是次規劃申請與A/HSK/289規劃性質相同，再次申請原因是構築物位置、高度及大小有進一步作改動，希望規劃文件能更新至最新情況。A/HSK/289由三科有限公司提出申請，是次由其合作伙伴思信停車場有限公司提出申請。由於場地早年已發展作臨時貯物倉庫、露天存放建築材料及貨櫃、關設貨櫃車停車場、停泊貨櫃車拖頭，以及關設物流場地連附屬工場（包括壓實及拆除包裝工場），已進行地基平整，地面鋪築成硬地表，容易去水。場地已履行了所有附帶條件，不論是排水、消防、設置圍欄還是美化環境方面的工程都獲接納，對保護環境有積極正面作用。是次申請的渠務建議計劃、消防裝置建議計劃及美化環境及保護樹木建議計劃均沿用前申請繼續執行。

此外，申請地點於2002年前已開始發展，基本設施齊備，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點於90年代場地開發時，已開闢了兩條大型渠道：一條大型渠道貫穿場地，另一條大型渠道位於場地西北邊，兩條大型渠道水流亦是由南流向北，至今一直運作良好。

申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。申請人會委託專業管理公司進行管理，對已實施的附帶條件工程設備提供維



修及保養，包括現有樹木、渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾、噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點發展作臨時貯物倉庫、露天存放建築材料及貨櫃、闢設貨櫃車停車場、停泊貨櫃車拖頭，以及闢設物流場地連附屬工場（包括壓實及拆除包裝工場），申請地點地內共設二十八個大小不一的構築物。當中三個大型構築物附設上落貨車位，供車輛輪候上落貨之用。申請地點亦會劃分出「露天存放貨櫃範圍」及「停泊貨櫃拖頭範圍」。（可參閱：場地設計圖）

申請地點共設 28 個構築物，構築物序號：TS1 至 TS24，包含了臨時寫字樓、物流倉庫、工場、臨時保安室、電錶房及洗手間。28 個構築物共佔上蓋面積 24960.1 平方米，28 個構築物佔場地約 53.1% 的土地。以下為構築物的詳細資料：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	6.7	6.7	3.5	1	金屬搭建	臨時保安室
TS2	4.8	4.8	3	1	金屬搭建	電錶房
TS2A	15	15	3	1	金屬搭建	電錶房
TS2B	5.8	5.8	3	1	金屬搭建	電錶房
TS3	6463.5	9663.5	12	1	金屬搭建	大型貯物倉庫
TS4	28.5	57	7	2	金屬搭建	臨時寫字樓
TS5	3	3	3	1	金屬搭建	臨時保安室
TS6	9.3	9.3	3	1	金屬搭建	電錶房
TS7	21	42	7	2	金屬搭建	臨時寫字樓及洗手間
TS7A	9	9	3	1	金屬搭建	電錶房
TS8	6478.5	7728.5	12	1	金屬搭建	大型貯物倉庫
TS9	370	370	8	1	金屬搭建	過貨涼棚
TS9A	40	40	7	1	金屬搭建	臨時寫字樓
TS10	169.9	339.8	8	2	金屬搭建	臨時寫字樓



TS11	24.2	24.2	3.5	1	金屬搭建	臨時洗手間
TS12	4.4	4.4	3	1	金屬搭建	電錶房
TS13	4	4	3	1	金屬搭建	電錶房
TS14	1581.6	1581.6	10	1	金屬搭建	過貨涼棚、倉庫及工場
TS15	49.9	49.9	3	1	混凝土搭建	消防水缸
TS16	20	20	3	1	金屬搭建	消防泵房
TS17	13.9	13.9	3	1	金屬搭建	臨時寫字樓
TS18	16.6	16.6	3	1	金屬搭建	臨時寫字樓
TS19	166.7	166.7	4	1	金屬搭建	過貨涼棚
TS20	180.7	542.1	10	3	金屬搭建	臨時寫字樓
TS21	5720	6020	12	1	金屬搭建	大型貯物倉庫、工場及臨時寫字樓
TS22	84.3	168.6	9	2	金屬搭建	臨時寫字樓
TS23	2366.9	2366.9	9	1	金屬搭建	物流倉庫、大型貯物倉庫、工場及臨時寫字樓
TS24	1101.9	1688.9	12	1	金屬搭建	物流倉庫及工場

申請地點設有 52 個重型貨車上落貨車位，設置以供申請地點所屬的車輛輪候上落貨，作短暫停泊之用。設立此區目的可確保申請地點發展不會影響附近交通，上落貨車位分為四組：

- 19 個重型貨車上落貨車位，位於 TS21 構築物西南面，部份面積有延伸簷篷覆蓋，簷篷部分佔 TS21 面積 250 平方米。
- 22 個重型貨車上落貨車位，位於 TS8 構築物南面，部份面積有延伸簷篷覆蓋，簷篷部分佔 TS8 面積 380 平方米。
- 7 個重型貨車上落貨車位，位於 TS3 構築物南面，部份面積有延伸簷篷覆蓋，此簷篷部分佔 TS3 面積 69 平方米。
- 4 個重型貨車上落貨車位，位於 TS3 構築物北面，部份面積有延伸簷篷覆蓋，此簷篷部分佔 TS3 面積 31 平方米。

重型上落貨車位每個面積 12 米 x 5 米，四組上落貨車位共佔面積約 3,120 平方米，佔申請地點約 6.6% 土地。



申請地點設置兩個「露天存放貨櫃範圍」用作儲存貨櫃，不會涉及其他用途。申請地點主要發展以貯放及物流工作為主，露天存放貨櫃會按貨櫃業使用者守則進行運作，兩個「露天存放貨櫃範圍」的堆疊高度限制在 8 個貨櫃之內，儲物範圍與申請地點邊界會保持至少 5 米距離度，不會在申請地點處理或存放可再造物料。較大的「露天存放貨櫃範圍」部份佔面積約 950 平方米，較小的「露天存放貨櫃範圍」部份佔面積約 620 平方米，共佔面積約 1,570 平方米，佔申請地點約 3.3% 土地。

申請地點會設置一個「停泊貨櫃拖頭範圍」，以供申請地點所屬貨櫃車及貨櫃拖頭停泊，停泊的貨櫃拖頭共十架。貨櫃拖頭屬長期停泊，於貨運高峰期才需要使用，平常處於備用靜止狀態。倘於貨運高峰期，這些貨櫃拖頭都會活躍於中港兩地，不會在申請地點之內存放。設立此地帶目的可確保場地發展不會影響附近交通，「停泊貨櫃拖頭範圍」佔面積約 850 平方米，佔場地約 1% 土地。

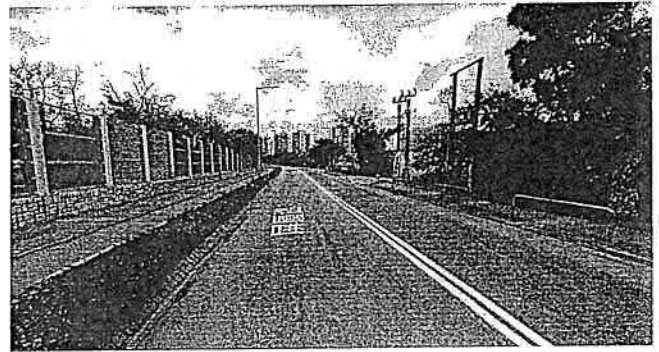
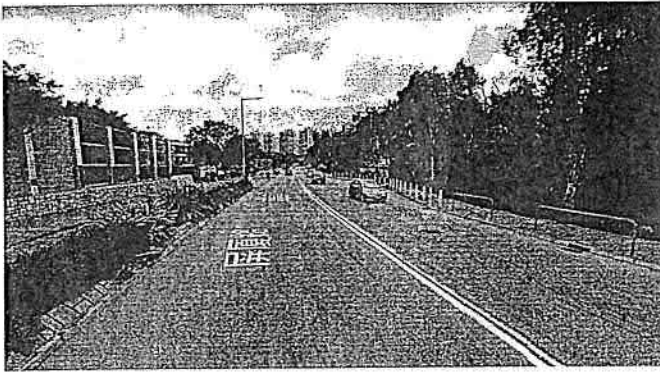
餘下面積約 19619.9 平方米的土地，佔申請地點約 41.7% 土地會用作流動空間。流動空間具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

場地位於元朗廈村臨近天水圍區。出入口（閘門）設於場地東邊。出入口位置寬敞明確，可供消防車之類的緊急車輛進入，並連接行車通道接駁屏廈路，透過屏廈路接駁田廈路貫通新界道路網絡，方便往來各處。申請地點與毗連東北邊場地 A/HSK/63 及北邊場地 A/ HSK/257 接壤，申請地點會借用東北邊場地 A/HSK/63 部份土地作行車通道。同時申請地點北面部份土地，亦會借用予北邊場地 A/ HSK/257 作行車通道。

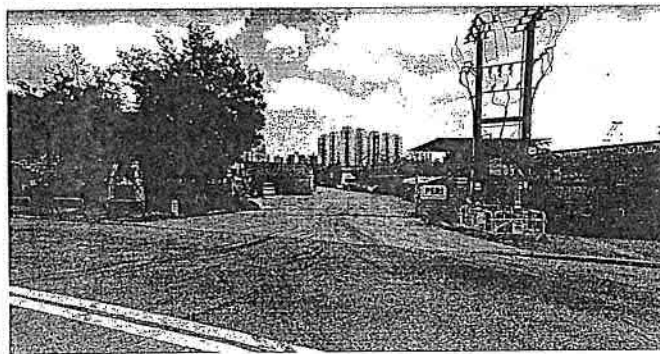
行車通道平坦寬廣且沒有彎位，已平整為混凝土地面，闊度近 20 米，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。



屏廈路實況照片



行車通道實況照片



申請地點開放時間，為星期一至星期六，每日早上八時至晚上八時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作。另外，下午八時至翌日早上八時，不會進行夜間作業。

由於申請地點需預約上落貨，實際運作時一半上落貨車位（26個）只用作輪候用途，另外一半上落貨車位（26個）售進行裝卸。裝卸一個貨櫃需約45分鐘至1小時計算，預算上蓋倉庫每小時能處理26輛貨櫃車的裝卸量。當裝卸完成便會有26輛貨櫃車離開場地，換言之每小時等於有26輛貨櫃車的汽車流量。不過以上只是最高用量的汽車流量，按實際情況及交收發票估計，每小時大約會裝卸20-22輛貨櫃。以裝卸一出一入來回計算，20-22輛貨櫃車離開亦會有20-22駕次貨櫃車進場準備裝貨，即每小時實際會有40-44駕次貨櫃車的汽車流量。

申請地點的運輸工作並無迫切性，可以完全控制貨物交收時間。運輸工作可按交通情況靈活調配，必要的貨櫃交收運輸工作，會安排在日間非繁忙時間進行。按實際經驗，每天早上八時至十時（場地開放後）及下午四時至六時（場地關門前），屬貨櫃場



運作的繁忙時間。加上上午十二時下午至二時為午膳時間，不會有裝卸貨櫃工作。而晚上六時以後，亦不會進行任何運輸工作。故此，上述每小時 40-44 輛貨櫃車的汽車流量，只會出現在每天早上十時至上午十二時及下午二時至四時的非繁忙時間進行。

在申請地點裝卸的貨櫃車均已有車位安排。由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點裝卸的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。

申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地。申請地點設置了 52 個上落貨車位，並預留了 41.7% 的面積的土地作流動空間，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對廈村及附近交通構成壓力。

總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	星期一至六		
	重型貨車上落貨		
	入	出	每小時車輛出入次數
08:00 - 09:00	0	0	0
09:00 - 10:00	0	0	0
10:00 - 11:00	22	22	44
11:00 - 12:00	20	20	40
12:00 - 13:00	0	0	0
13:00 - 14:00	0	0	0
14:00 - 15:00	21	21	42
15:00 - 16:00	20	20	40
16:00 - 17:00	0	0	0



17:00 - 18:00	0	0	0
18:00 - 19:00	0	0	0
19:00 - 20:00	0	0	0
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。			

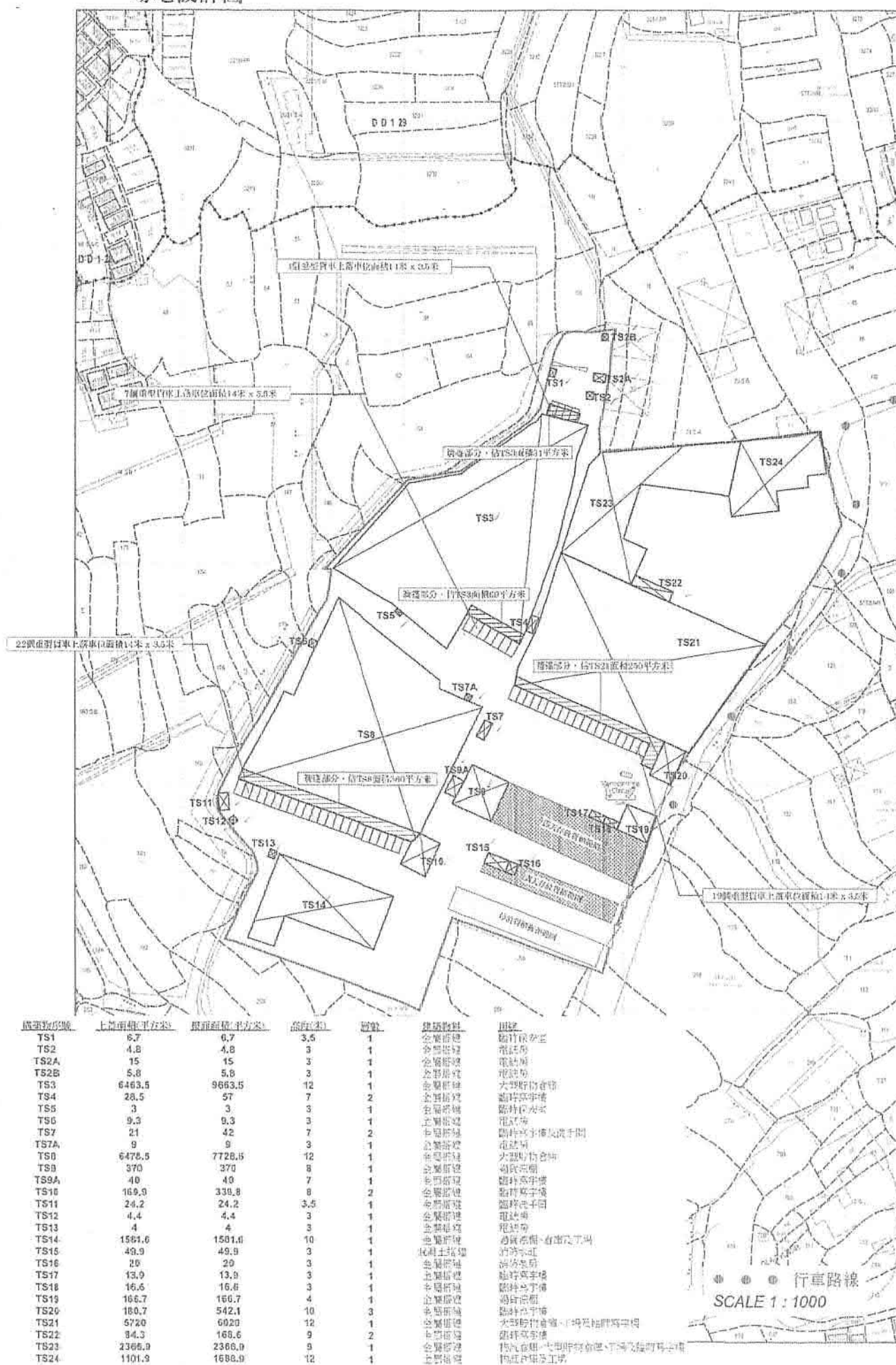
申請地點屬政府租契批租的舊批農地。此申請獲得通過後，申請人會依足規定，向地政處就場地內上蓋物，進行上蓋牌照申請，亦會就涉及政府土地進行短期租約申請。

此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。另外，申請地點位於物流業及貨櫃場雲集地區，附近並無民居，周圍多屬露天倉地或貨櫃場地，加上業界對物流貨運用地有一定需求，申請能製造就業機會外，還能紓緩其需求。於提交申請前，申請人已徵詢過區內人士，並沒收到任何反對意見。

申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，容易還原，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。申請人明白政府有意發展元朗西即洪水橋及廈村區，團隊最終須配合洪水橋及廈村分區計劃大綱圖的意願發展，申請人願意配合，只希望在發展計劃動工前作其他發展。倘若政府工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

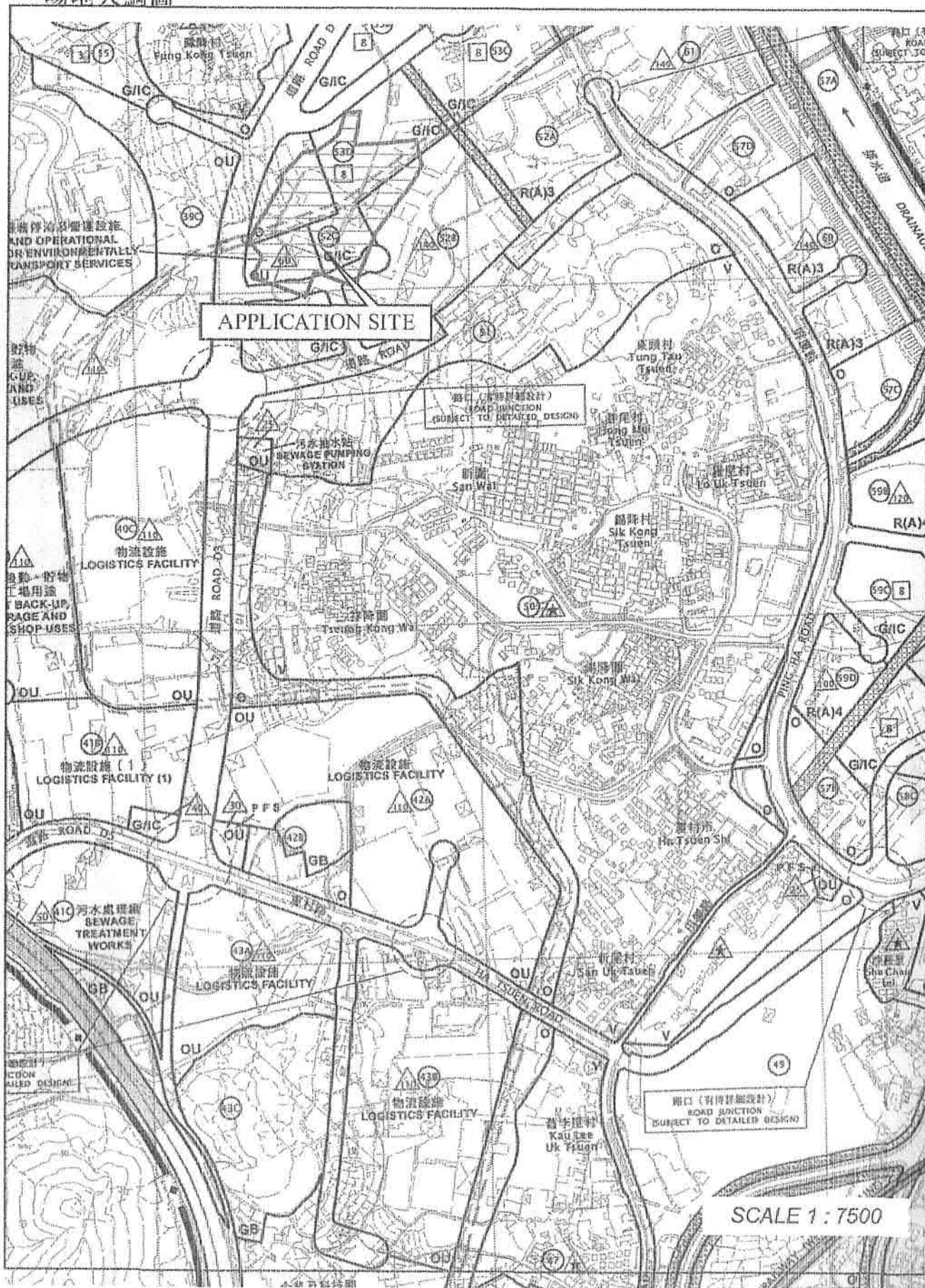


### 場地設計圖



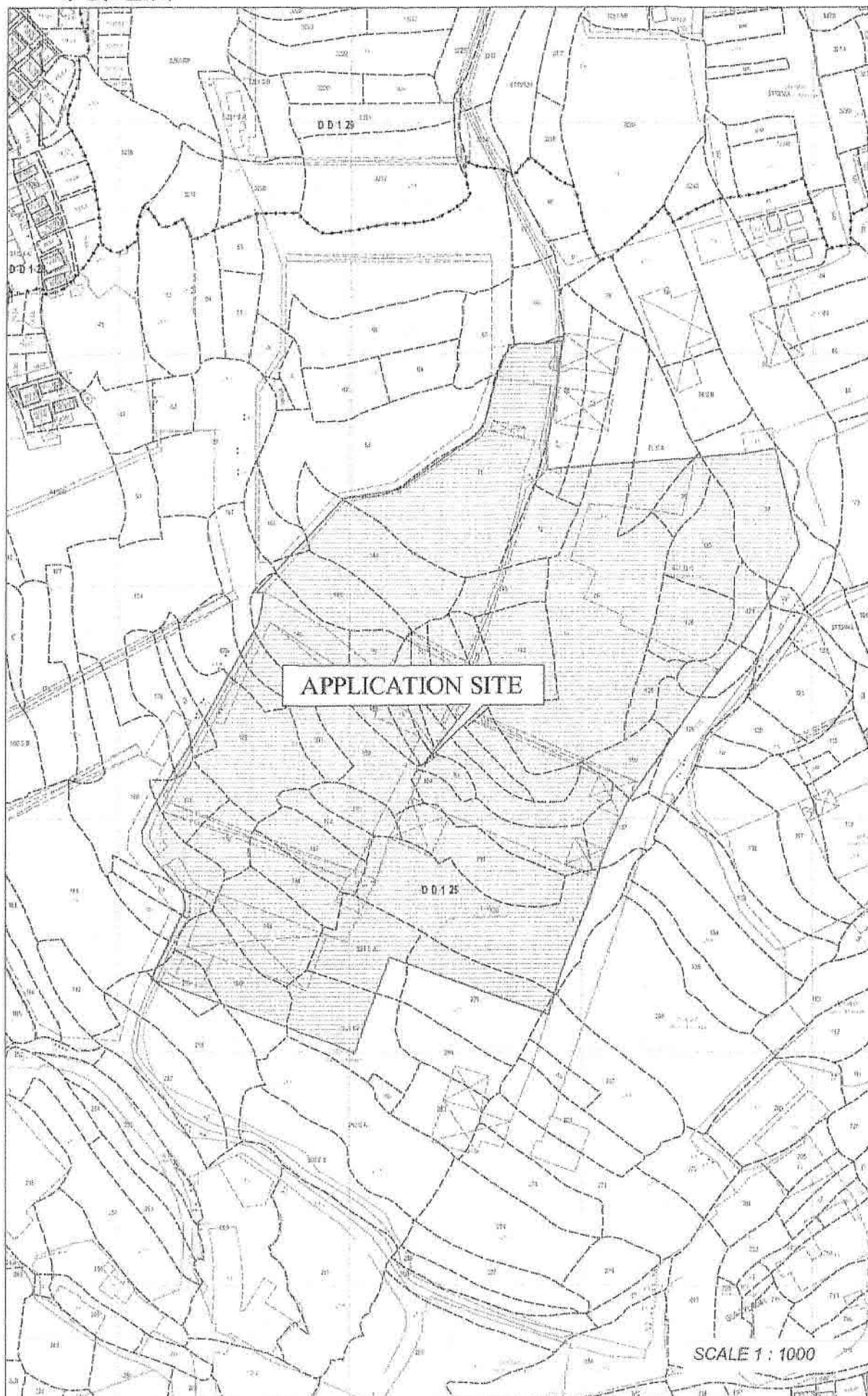


## 場地大綱圖



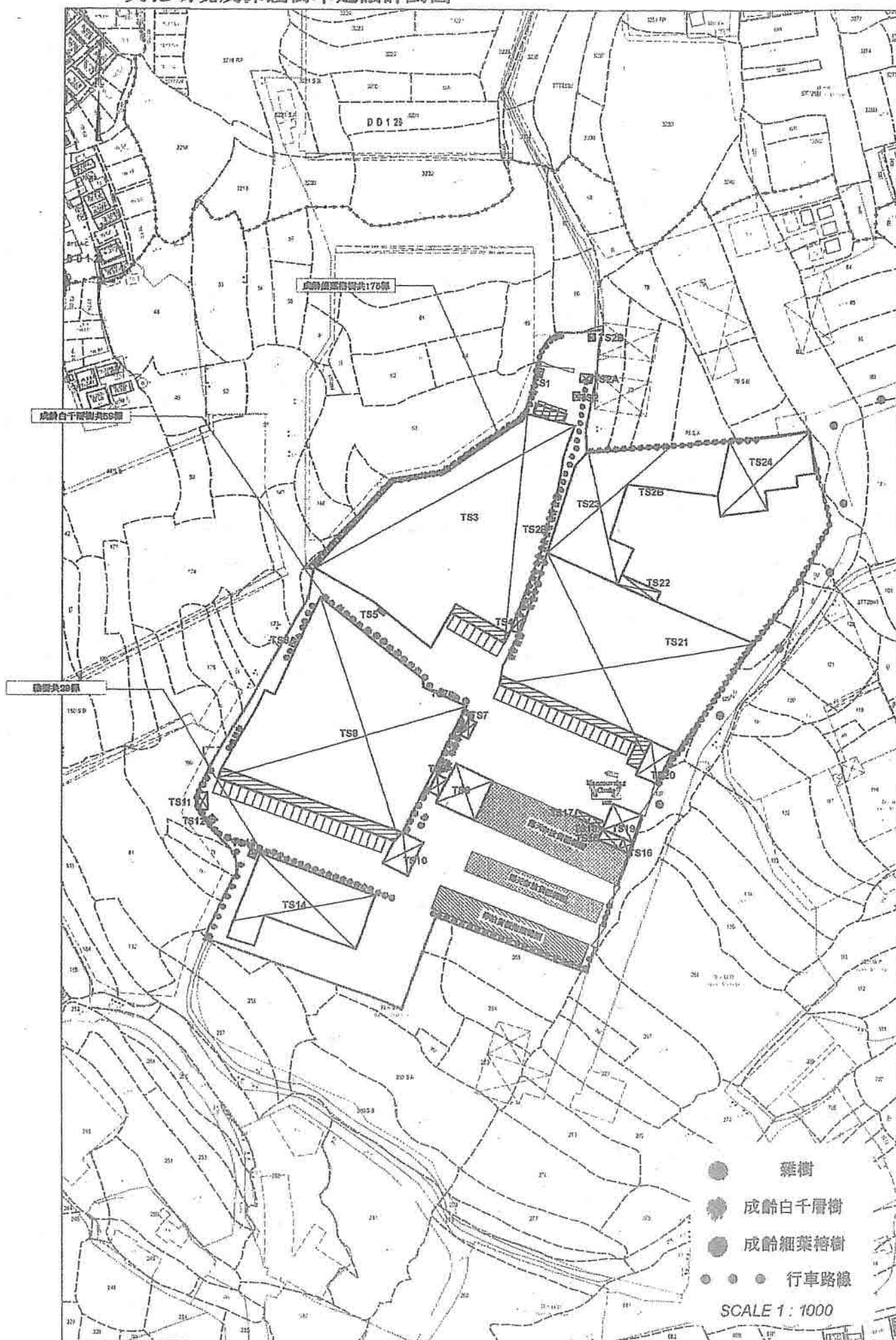


場地位置圖

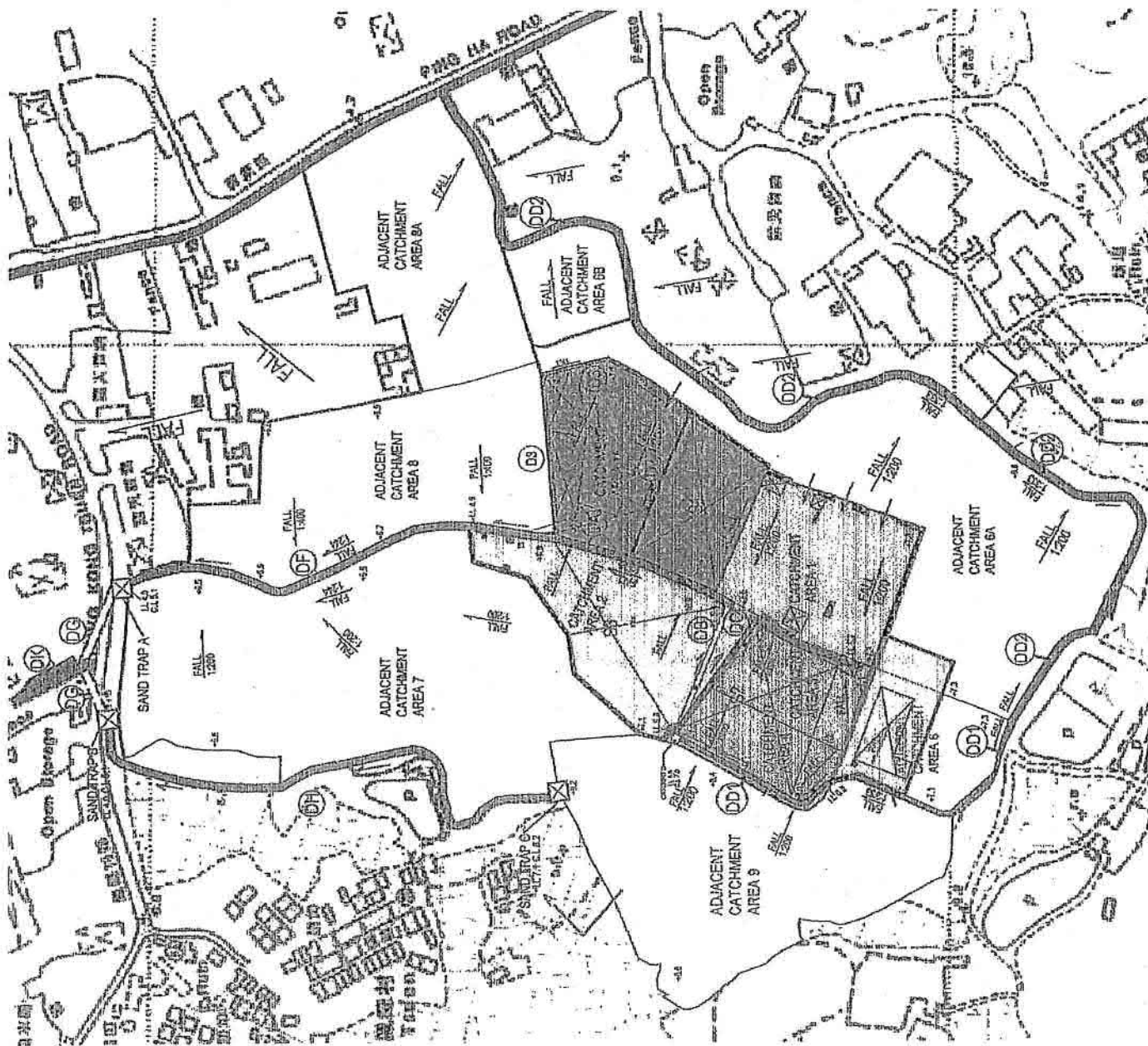




# 美化環境及保護樹木建議計劃圖







APPLICATION NO.	APPLICANT	CATCHMENT AREA
AH/SK/9	三井物産公司	APPLICATION SITE CA1, 1A, 2, 3, 4
AH/SK/146	三井物産公司	CA8A
AH/SK/135	三井物産公司	CA8B
AH/SK/63	三井物産公司	CA8A
AH/SK/110	三井物産公司	CA8B
AH/SK/43	三井物産公司	CA7 (MAJOR EAST PORTION)

Drainage Discharge - Summary

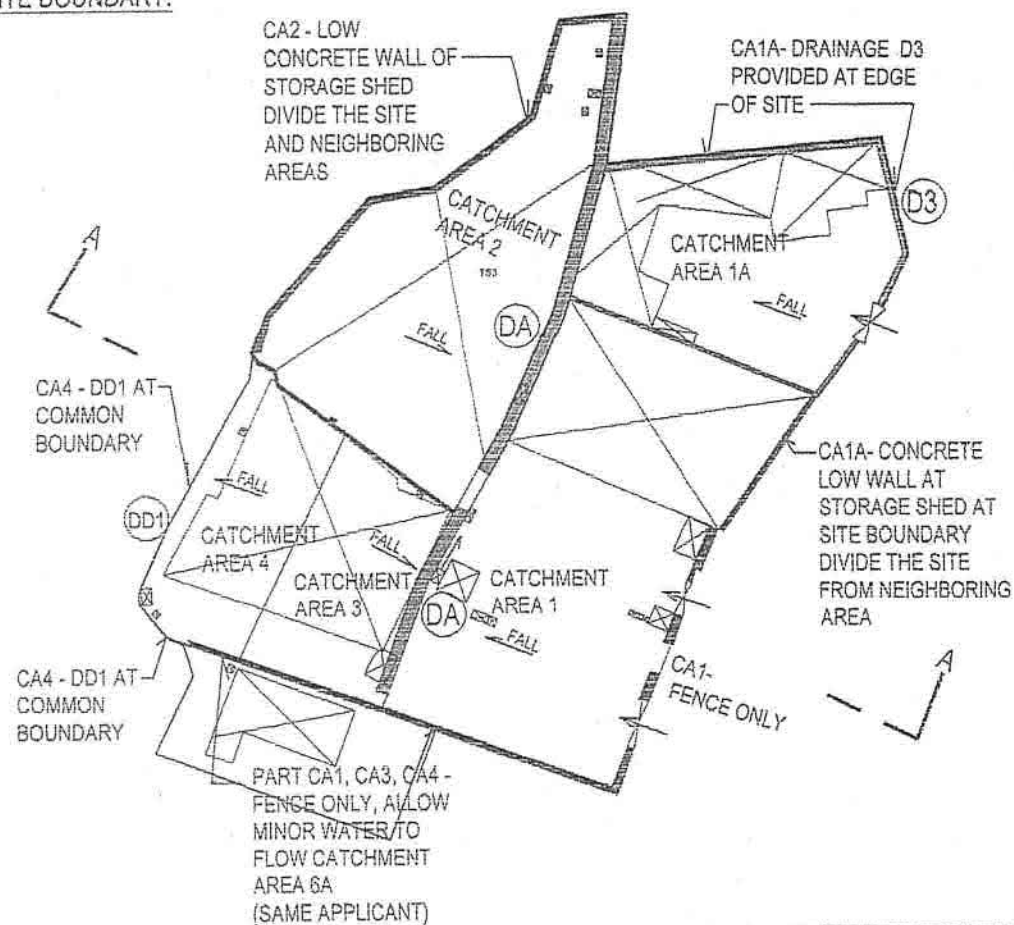
Catchment Area	Drainage
Site CA1, 1A, 2, 3, 4	DA and DF
CA6, 6A	DD1 to DD107 (No DB)
CA 6B	DD2
CA8, 8A	DF and DD2
CA 9	DD and DD107 (No DB)

DRAWING NO. D-01 (Rev. A)  
SCALE 1:2500

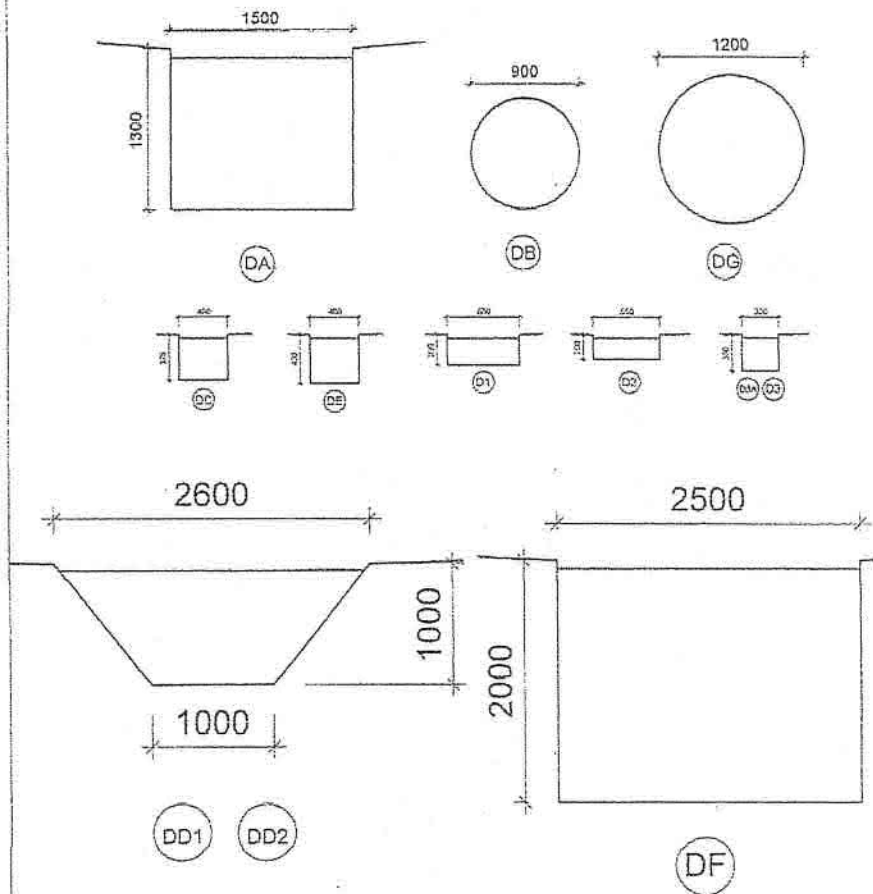




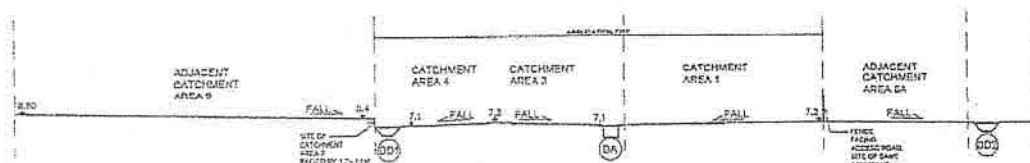
DRAINAGE/FENCE/SOLIDWALLS PROVIDED AT SITE BOUNDARY:



DRAIN SCHEDULE:



SECTION A-A SCALE: N.T.S.



- APPLICATION SITE
- ADJACENT SITE
- SAND TRAP
- CATCHPIT
- OPEN CHANNEL
- COVERED CHANNEL
- FLOW DIRECTION

DRAWING NO. D-02  
SCALE: N.T.S.



1. A MODULAR HOSE REEL SYSTEM WITH A 2000 L.F.S. TANK SHALL BE PROVIDED TO THE SUBJECT BUILDINGS IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012. HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDINGS WHERE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUNING.

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.  
1.2 NO FIRE SERVICE INLET TO BE PROVIDED FOR MODIFIED HOSE REEL SYSTEM.  
1.3 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED.

2. FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1: 2002  
 A2, 700K AND FSD CIRCULAR LETTER NO. 1/2009 & 3/2010 & 2/2012. ONE  
 ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH  
 HOSE REEL POINT. VISUAL ALARM SIGNALS TO BE PROVIDED. ACTUATING  
 POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL  
 WARNING DEVICE INITIATION.

2.1 FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE F.S. PUMP ROOM

3. SUFFICIENT EMERGENCY LIGHTING WITH 2 HOURS BACK UP BATTERY TO BE PROVIDED TO THE BUILDINGS IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838

L. SUFFICIENT EXIT SIGN / DIRECTIONAL SIGN TO BE PROVIDED IN ACCORDANCE WITH BS 5366 : PART 1 AND FSD CIRCULAR LETTER NO. 5/2008.

3. FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON PLANS.

6. WHEN A VENTILATION AIR CONDITIONING CONTROL SYSTEM TO THE AREAS BUILDING IS REQUIRED TO BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

7. AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH IFC RULES INCORPORATING BS EN 12845 - 2015 AND FSD CIRCULAR LETTER 5-2020 EXCEPT ELEM PLANT ROOMS SPRINKLER SHALL NOT BE PROVIDED TO STANDALONE TEMPORARY TOILETS STANDALONE TEMPORARY OFFICES / STANDALONE WORKSHOP WHERE TOTAL FLOOR AREAS LESS THAN 230 SQ. ARE METRES. SPRINKLER SHALL NOT BE PROVIDED TO COVERED SHEDS AS THOSE ARE METAL STRUCTURE WITH 3 SIDES OPENING.

7.1 HAZARD CLASSIFICATION (OH3)

## 7.2 STORED PRODUCTS AND CATEGORIES: CATEGORY (1)

7.5 STORAGE CONFIGURATION : FREE STANDING (ST1) &  
POST-PALLET STORAGE (ST2)

7.4 STORAGE HEIGHT NOT EXCEEDING : 4M & 3.5M

7.5 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50 SQ M.  
IN PLAN AREA FOR CATEGORY I.

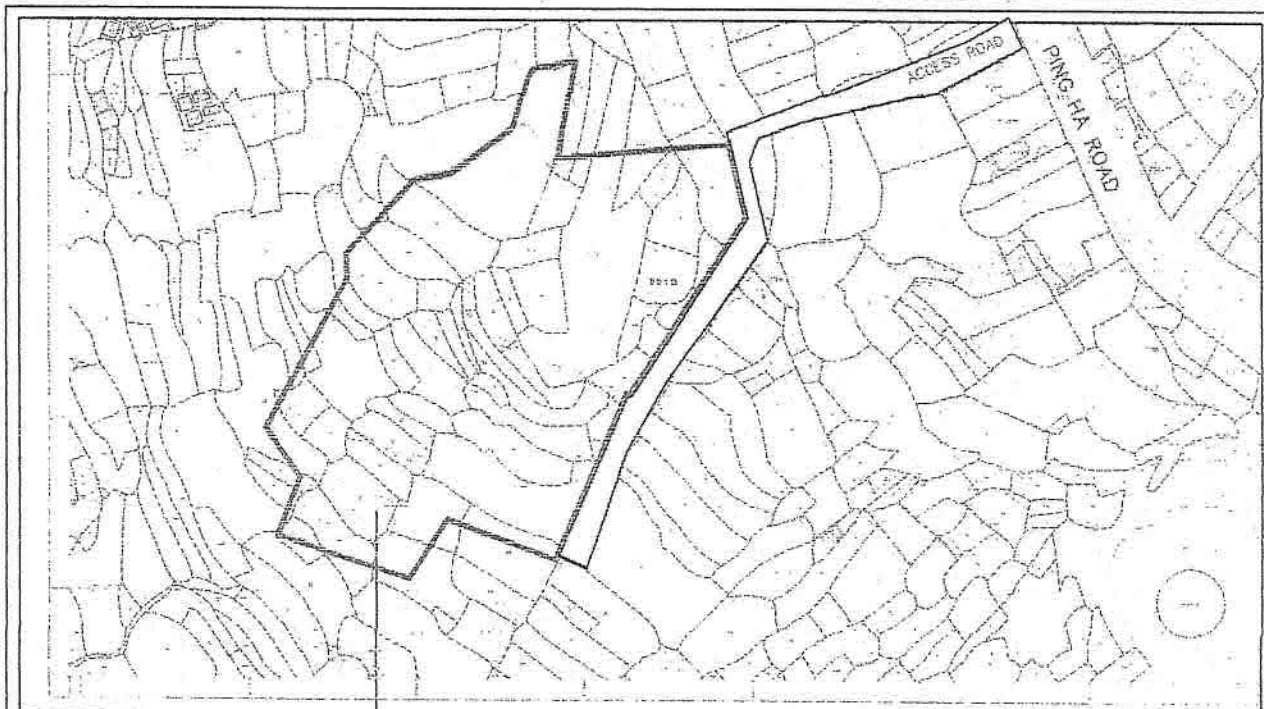
7.6 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 1.5M WIDE

7.7 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.

7.8 SPRINKLER PUMPS, SPRINKLER CONTROL VALVES AND SPRINKLER INLETS SHALL BE PROVIDED AS INDICATED ON PLANS

8. SECONDARY SOURCE OF POWER SUPPLY FOR FIRE SERVICE INSTALLATIONS TO BE PROVIDED BY CONNECTION BEFORE THE MAIN SWITCH WITH AUTOMATIC CHANGE-OVER DEVICE AND SATISFACTION OF THE DIRECTOR OF FIRE SERVICES

9. SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED WHEREAS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT EXCEEDS 625% OF THE FLOOR AREA OF THAT COMPARTMENT IN WAREHOUSES 2, 3, 4, 5, 6, 7 AND THE FIRE COMPARTMENT OF WAREHOUSE 1 LESS THAN 7600 CUBIC METRES.



LOTS 31(PART), 63(PART), 85(PART), 86(PART),  
 75(PART), 71(PART), 77, 78(PART), 74(PART),  
 75(PART), 76, 84(PART), 77(PART), 12(PART),  
 124(PART), 125, 126, 127(PART), 128, 129(PART),  
 132(PART), 133(PART), 134(PART), 139, 140, 141, 142,  
 143, 144(PART), 145(PART), 146(PART), 147(PART),  
 148(PART), 149, 150, 151, 152, 153, 154, 155, 156,  
 157, 158, 159, 160, 161, 162, 163, 164, 165(PART),  
 166(PART), 167, 170(PART), 172(PART), 173(PART),  
 174(PART), 175(PART), 176(PART), 261(PART),  
 262(PART), 263, 264(PART) RE D.O. 122, HA 15000.

BLOCK PLAN  
(NOT TO SCALE)

LEGEND

- |   |  |
|---|--|
|  | COVERED SHED                                       |
|  | METAL GATE   |
|  | FIRE ALARM BELL                                    |
|  | VISUAL FIRE ALARM                                  |
|  | MANUAL FIRE ALARM CALL POINT<br>(BREAK GLASS TYPE) |
|  | EXIT SIGN  |

FLYING DOCK

- |   |                                |
|---|--------------------------------|
|  | HOSE REEL SET                  |
|  | FIXED FIRE PUMP/SPRINKLER PUMP |
|  | SPRINKLER CONTROL VALVE        |
|  | SPRINKLER INLET                |
|  | 5KG CO2 FIRE EXTINGUISHER      |
|  | 9L W/ CO2 FIRE EXTINGUISHER    |
|  | F.S. CONTROL PANEL             |

## FS1 CONSULTANT



**GLOBAL ENG CONSULTANTS LTD**  
ROOM 602, S.F. LIAISON TOWER,  
88 LAMH STREET, TAI KOK 150100.  
Email: gk@globaleng.com.hk  
Tel: 21881924 Fax: 21882980

## PROJECT:

[illegible]

## TITL E#

FS NOTES, LEGEND AND  
BLOCK PLAN

(RNTPC PAPER NO.A/HSK/289)

SCALE:  
NOT TO SCALE  
QAO

DRAWN BY: BARRY
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DATE: 15-08-2022

DESIGNED BY:	BARRY
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DWG. NO:  
FS/01

CHECKED BY:	NG L.C.
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CONTRACT NO.	
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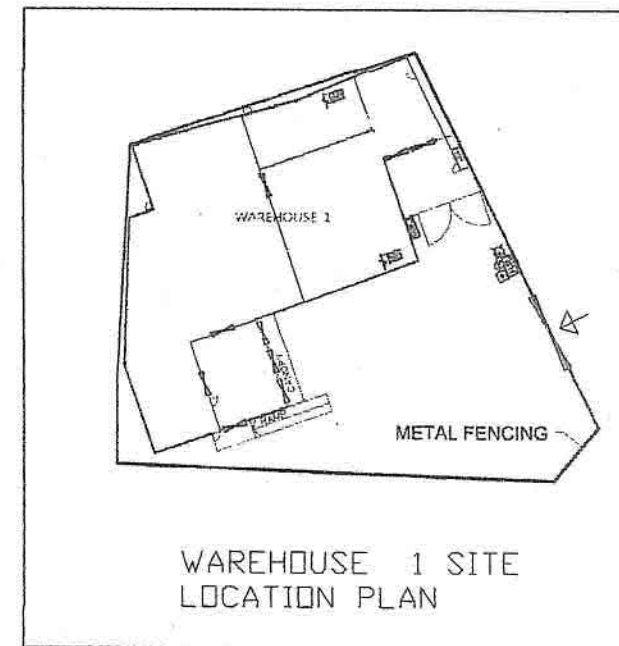
SHEET	9
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REVISION:





















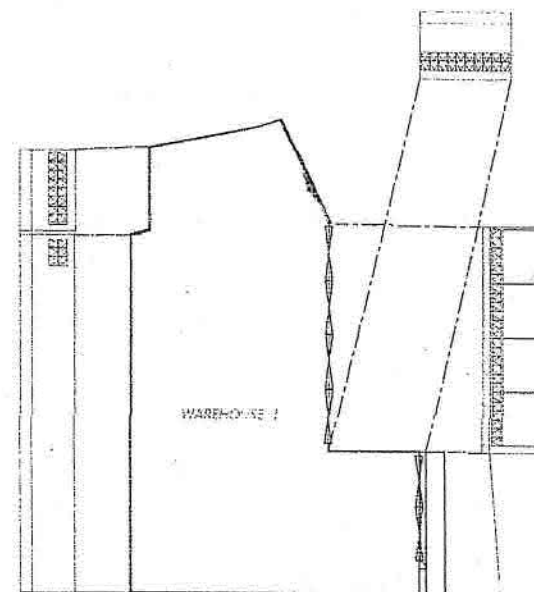


TOTAL :	339.8 m <sup>2</sup>
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TOTAL :	158.8 m <sup>2</sup>
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TOTAL :	87.1 m <sup>2</sup>
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REVISION:











WAREHOUSE 1

FLOOR AREA		REQUIRED OPENABLE WINDOWS	OPENABLE WINDOWS	PROVIDED OPENABLE WINDOWS
AREA - A	537.6 M <sup>2</sup>	X 6.25% = 33.5 M <sup>2</sup>	1 M X 1.5M = 1.5M <sup>2</sup> X 27 = 40.5 M <sup>2</sup>	40.5 M <sup>2</sup>
AREA - L1	293.5 M <sup>2</sup>	X 6.25% = 18.34 M <sup>2</sup>	1 M X 1.5M = 1.5M <sup>2</sup> X 14 = 21 M <sup>2</sup>	21 M <sup>2</sup>
AREA - L2	293.5 M <sup>2</sup>	X 6.25% = 18.34 M <sup>2</sup>	1 M X 1.5M = 1.5M <sup>2</sup> X 14 = 21 M <sup>2</sup>	21 M <sup>2</sup>
TOTAL:	1558.6 M <sup>2</sup>	X 6.25% = 97.305 M <sup>2</sup>	TOTAL:	114 M <sup>2</sup>

FOR PlanD SUBMISSION

FSI CONSULTANT:



GLOBAL ENG CONSULTANTS LTD

ROOM 102, 2/F, SHI KONG TOWER B,  
88 LARSEN STREET, TAI KOW, TSUNG  
HONG JOURNALISM & MEDIA TRAINING  
Tel: 31465623 Fax: 31465311

PROJECT:

LOTS 51(PART), 63(PART), 65(PART), 80(PART),  
 203(PART), 217(PART), 73, 73(PART), 74(PART),  
 75(PART), 76, 54(PART), 72(PART), 102(PART),  
 123(PART), 125, 126, 127(PART), 130, 120(PART),  
 130(PART), 131(PART), 130(PART), 132, 130, 141, 142,  
 143, 144(PART), 145(PART), 146(PART), 147(PART),  
 150(PART), 149, 150, 151, 152, 153, 154, 155, 156,  
 157, 158, 159, 160, 161, 162, 163, 164, 165(PART),  
 166(PART), 170, 171(PART), 172(PART), 173(PART),  
 174, 175(PART), 176(PART), 177(PART), 201(PART),  
 202(PART) AND 203(PART) IN D.D. 125, N.A. 75004,  
 100% ACRES, N.M. 100% ACRES.

TITLE:

### PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION

(RNTPC PAPER NO.A/HSK/289)

SCALE:  
NOT TO SCALE  
300

DRAWN BY:	BARRY
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DATE:

DESIGNED BY:	
--------------	--

DWG. NO:

CHECKED BY:

CONTRACT NO.
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SHEET:	9
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REVISION:



郵寄

## 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路1號  
沙田政府合署14樓



## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T. Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/289  
電話號碼 Tel. No.: 2158 6295  
傳真機號碼 Fax No.: 2489 9711

郭志文

先生／女士：

### 履行規劃許可附帶條件(i)項 規劃申請編號：A/HSK/289

本處於二零二一年七月五日收到你提交消防裝置建議的資料以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

- ☒ 接受。因此，你已經履行上述附帶條件。有關部門的詳細意見請見附件 I。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此，上述附帶條件未能被視作已履行。

如你對部門意見有疑問，請直接聯絡消防處盧先生(電話：2733 5845)。

規劃署屯門及元朗西規劃專員  
(黃鎮國 黃鎮國 代行)

二零二一年七月十六日



副本送呈

消防處處長 (經辦人：黃浩然先生)

內部傳閱

總城市規劃師/城市規劃委



郵寄

## 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路1號  
沙田政府合署14樓



## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T. Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/289  
電話號碼 Tel. No. : 2158 6295  
傳真機號碼 Fax No. : 2489 9711

三科有限公司

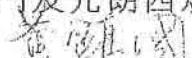
先生／女士：

履行規劃許可附帶條件(h)項  
規劃申請編號：A/HSK/289

本處於二零二一年十二月九日收到你提交現有排水設施狀況記錄的資料以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

- ☒ 接受。因此，你已經履行上述附帶條件。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此，上述附帶條件未能被視作已履行。有關部門的詳細意見請見附件 I。

如你對部門意見有疑問，請直接聯絡渠務署施穎琦女士(電話: 2300 1347)。

規劃署屯門及元朗西規劃專員  
(黃鎮國  代行)

二零二二年四月二十一日



副本送呈

渠務署總工程師 / 新界北 (經辦人：施穎琦女士)

內部傳閱

總城市規劃師/城市規劃委員會 2



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



**有關A/HSK/454進一步資料**

16/05/2023 15:39

From:

To:

tpbpd@pland.gov.hk

Cc:

規劃署 徐紹軒 <cshtsui@pland.gov.hk>

File Ref:

敬啟者

本人為A/HSK/454的代理人，現提交進一步資料。此電郵取代5月15日5:47的電郵。此外，規劃署所收到的申請表，附帶了A/HSK/445(已撤回)的申請表，其表格不用理會，對本案並無幫助。

此致



規劃署/ 徐先生 Form No. S.16-III\_Feb 2022.pdf 申請理由updated.pdf



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
思信停車場有限公司

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input checked="" type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
許幸如 HUI HANG YU

<b>3. Application Site 申請地點</b>	
(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)	新界元朗廈村丈量約份第125約地段第63號(部分)、第65號(部分)、第66號(部分)、第70號(部分)、第71號(部分)、第72號、第73號(部分)、第74號(部分)、第75號(部分)、第76號A分段(部分)、第77號(部分)、第122號(部分)、第124號(部分)、第125號、第126號、第127號(部分)、第128號、第129號(部分)、第136號(部分)、第137號(部分)、第138號(部分)、第139號、第140號、第141號、第142號、第143號、第144號(部分)、第145號(部分)、第146號(部分)、第147號(部分)、第148號(部分)、第149號、第150號、第151號、第152號、第153號、第154號、第155號、第156號、第157號、第158號、第159號、第160號、第161號、第162號、第163號、第164號、第165號、第166號(部分)、第167號(部分)、第168號(部分)、第169號(部分)、第170號、第171號(部分)、第172號(部分)、第173號(部分)、第175號(部分)、第176號(部分)、第181號(部分)、第258號(部分)、第259號(部分)、第261號A分段(部分)、第261號餘段(部分)、第265號(部分)及第267號(部分)
(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 ..... 47000 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 32644.3 ..... 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)	..... sq.m 平方米 <input type="checkbox"/> About 約



<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	擬議臨時貯物倉庫、露天存放建築材料及貨櫃、闢設貨櫃車停車場、停泊貨櫃車拖頭，以及闢設物流場地連附屬工場（包括壓實及拆除包裝工場）  (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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 22039.9 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 24960.1 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 28 .....
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	..... 32644.3 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 32644.3 .....sq.m <input checked="" 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) 詳情請見附頁(可參閱：場地設計圖) ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
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)	.....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
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	..... 52 .....
Others (Please Specify) 其他 (請列明)	.....



(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	32644.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	28	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3-12 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1-3 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	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) _____ _____		52       52



## 申請理由

申請地點位於新界元朗廈村丈量約份第125約地段第63號(部分)、第65號(部分)、第66號(部分)、第70號(部分)、第71號(部分)、第72號、第73號(部分)、第74號(部分)、第75號(部分)、第76號A分段(部分)、第77號(部分)、第122號(部分)、第124號(部分)、第125號、第126號、第127號(部分)、第128號、第129號(部分)、第136號(部分)、第137號(部分)、第138號(部分)、第139號、第140號、第141號、第142號、第143號、第144號(部分)、第145號(部分)、第146號(部分)、第147號(部分)、第148號(部分)、第149號、第150號、第151號、第152號、第153號、第154號、第155號、第156號、第157號、第158號、第159號、第160號、第161號、第162號、第163號、第164號、第165號、第166號(部分)、第167號(部分)、第168號(部分)、第169號(部分)、第170號、第171號(部分)、第172號(部分)、第173號(部分)、第175號(部分)、第176號(部分)、第181號(部分)、第258號(部分)、第259號(部分)、第261號A分段(部分)、第261號餘段(部分)、第265號(部分)及第267號(部分)，申請場地面積為 47000 平方米，由思信停車場有限公司提出申請，作為期三年的擬議臨時貯物倉庫、露天存放建築材料及貨櫃、闢設貨櫃車停車場、停泊貨櫃車拖頭，以及闢設物流場地連附屬工場（包括壓實及拆除包裝工場）用途，申請地點位於洪水橋及廈村分區計劃大綱圖（S/HSK/2）的「政府、機構或社區」、「住宅(甲類)2」、「休憩用地」、「其他指定用途」註明「環保運輸服務停泊及營運設施」及顯示為「道路」的地帶內。

根據土地註冊處記錄，申請地點由六十五幅相連的農地組成，租期由 1898年7月1日起至往後的 75 年減三天，可續租 24 年。除了一般性的不得違法貿易條款外，並無其他限制。申請地點不涉及政府土地，申請地點地型不規則，近似長方型，總面積約 47000 平方米，總樓面面積為約 32644.3 平方米。

按規劃署記錄，在申請地點所在的同一「政府、機構或社區」、「住宅(甲類)2」、「休憩用地」、「其他指定用途」註明「環保運輸服務停泊及營運設施」及顯示為「道路」地帶內，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/HSK/289，臨時貯物倉庫、露天存放建築材料及貨櫃、闢設貨櫃車停車場、停泊貨櫃車拖頭，以及闢設物流場地連附屬工場（包括壓實及拆除包裝工場）（為期3年），於12/03/2021在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/9，臨時貯物倉庫、露天存放建築材料、貨櫃連貨櫃車停車場、停泊貨櫃拖頭及物流場地連附屬工場(包括壓實及拆除包裝工場)（為期3年），於25/08/2017在有條件下批給臨時性質的許可；



- 檔案編號：A/YL-HT/731，臨時露天存放建築材料及貨櫃連貨櫃車停車場、物流場地連附屬工場（包括壓實及包裝工場）（為期3年），於20/05/2011在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/904，臨時露天存放建築材料及貨櫃連貨櫃車停車場、物流場地連附屬工場(包括壓實及拆除包裝工場)，於08/08/2014在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/1052，臨時露天存放貨櫃及停泊貨櫃拖頭連附屬修理貨櫃工場（為期3年），於09/12/2016在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/590，臨時物流及露天存放貨櫃（為期3年），於23/01/2009在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/831，臨時露天存放貨櫃及停泊貨櫃拖頭（為期3年），於16/08/2013在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/781，臨時物流中心連貯物倉庫、回收中心及露天存放回收塑膠、廢紙及貨櫃（為期3年），於18/05/2012在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/826，臨時露天存放貨櫃連附屬物流用途、汽車維修、修理貨櫃及停泊貨櫃拖頭（為期3年），於21/12/2012在有條件下批給臨時性質的許可。

是次規劃申請與A/HSK/289規劃性質相同，再次申請原因是構築物位置、高度及大小有進一步作改動，希望規劃文件能更新至最新情況。A/HSK/289由三科有限公司提出申請，是次由其合作伙伴思信停車場有限公司提出申請。由於場地早年已發展作臨時貯物倉庫、露天存放建築材料及貨櫃、關設貨櫃車停車場、停泊貨櫃車拖頭，以及關設物流場地連附屬工場（包括壓實及拆除包裝工場），已進行地基平整，地面鋪築成硬地表，容易去水。場地已履行了所有附帶條件，不論是排水、消防、設置圍欄還是美化環境方面的工程都獲接納，對保護環境有積極正面作用。是次申請的渠務建議計劃、消防裝置建議計劃及美化環境及保護樹木建議計劃均沿用前申請繼續執行。

此外，申請地點於2002年前已開始發展，基本設施齊備，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點於90年代場地開發時，已開闢了兩條大型渠道：一條大型渠道貫穿場地，另一條大型渠道位於場地西北邊，兩條大型渠道水流亦是由南流向北，至今一直運作良好。

申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。申請人會委託專業管理公司進行管理，對已實施的附帶條件工程設備提供維



修及保養，包括現有樹木、渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點發展作臨時貯物倉庫、露天存放建築材料及貨櫃、闢設貨櫃車停車場、停泊貨櫃車拖頭，以及闢設物流場地連附屬工場（包括壓實及拆除包裝工場），申請地點地內共設二十八個大小不一的構築物。當中三個大型構築物附設上落貨車位，供車輛輪候上落貨之用。申請地點亦會劃分出「露天存放貨櫃範圍」及「停泊貨櫃拖頭範圍」。（可參閱：場地設計圖）

申請地點共設 28 個構築物，構築物序號：TS1 至 TS24，包含了臨時寫字樓、物流倉庫、工場、臨時保安室、電錶房及洗手間。28 個構築物共佔上蓋面積 24960.1 平方米，28 個構築物佔場地約 53.1% 的土地。以下為構築物的詳細資料：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	6.7	6.7	3.5	1	金屬搭建	臨時保安室
TS2	4.8	4.8	3	1	金屬搭建	電錶房
TS2A	15	15	3	1	金屬搭建	電錶房
TS2B	5.8	5.8	3	1	金屬搭建	電錶房
TS3	6463.5	11227.5	12	1	金屬搭建	大型貯物倉庫
TS4	28.5	57	7	2	金屬搭建	臨時寫字樓
TS5	3	3	3	1	金屬搭建	臨時保安室
TS6	9.3	9.3	3	1	金屬搭建	電錶房
TS7	21	42	7	2	金屬搭建	臨時寫字樓及洗手間
TS7A	9	9	3	1	金屬搭建	電錶房
TS8	6478.5	7857.5	12	1	金屬搭建	大型貯物倉庫
TS9	370	370	8	1	金屬搭建	過貨涼棚
TS9A	40	40	7	1	金屬搭建	臨時寫字樓
TS10	169.9	339.8	8	2	金屬搭建	臨時寫字樓



TS11	24.2	24.2	3.5	1	金屬搭建	臨時洗手間
TS12	4.4	4.4	3	1	金屬搭建	電錶房
TS13	4	4	3	1	金屬搭建	電錶房
TS14	1581.6	1581.6	10	1	金屬搭建	過貨涼棚、倉庫及工場
TS15	49.9	49.9	3	1	混凝土搭建	消防水缸
TS16	20	20	3	1	金屬搭建	消防泵房
TS17	13.9	13.9	3	1	金屬搭建	臨時寫字樓
TS18	16.6	16.6	3	1	金屬搭建	臨時寫字樓
TS19	166.7	166.7	4	1	金屬搭建	過貨涼棚
TS20	180.7	542.1	10	3	金屬搭建	臨時寫字樓
TS21	5720	6056	12	1	金屬搭建	大型貯物倉庫、工場及臨時寫字樓
TS22	84.3	168.6	9	2	金屬搭建	臨時寫字樓
TS23	2366.9	2386.9	9	1	金屬搭建	物流倉庫、大型貯物倉庫、工場及臨時寫字樓
TS24	1101.9	1622	12	1	金屬搭建	物流倉庫及工場

申請地點設有 52 個重型貨車上落貨車位，設置以供申請地點所屬的車輛輪候上落貨，作短暫停泊之用。設立此區目的可確保申請地點發展不會影響附近交通，上落貨車位分為四組：

- 19 個重型貨車上落貨車位，位於 TS21 構築物西南面，部份面積有延伸簷篷覆蓋，簷篷部分佔 TS21 面積 250 平方米。
- 22 個重型貨車上落貨車位，位於 TS8 構築物南面，部份面積有延伸簷篷覆蓋，簷篷部分佔 TS8 面積 380 平方米。
- 7 個重型貨車上落貨車位，位於 TS3 構築物南面，部份面積有延伸簷篷覆蓋，此簷篷部分佔 TS3 面積 69 平方米。
- 4 個重型貨車上落貨車位，位於 TS3 構築物北面，部份面積有延伸簷篷覆蓋，此簷篷部分佔 TS3 面積 31 平方米。

重型上落貨車位每個面積 12 米 x 5 米，四組上落貨車位共佔面積約 3,120 平方米，佔申請地點約 6.6% 土地。



申請地點設置「露天存放貨櫃範圍」及「露天存放建築材料及貨櫃範圍」用作儲存貨櫃及建築材料，不會涉及其他用途。申請地點主要發展以貯放及物流工作為主，露天存放貨櫃會按貨櫃業使用者守則進行運作，「露天存放貨櫃範圍」的堆疊高度限制在 8 個貨櫃之內，儲物範圍與申請地點邊界會保持至少 5 米距離度，不會在申請地點處理或存放可再生物料。「露天存放建築材料及貨櫃範圍」佔面積約 1,570 平方米，佔申請地點約 3.3% 土地；「露天存放貨櫃範圍」佔面積約 990 平方米，佔申請地點約 2.1% 土地。

申請地點會設置一個「停泊貨櫃拖頭範圍」，以供申請地點所屬貨櫃車及貨櫃拖頭停泊，停泊的貨櫃拖頭共十架。貨櫃拖頭屬長期停泊，於貨運高峰期才需要使用，平常處於備用靜止狀態。倘於貨運高峰期，這些貨櫃拖頭都會活躍於中港兩地，不會在申請地點之內存放。設立此地帶目的可確保場地發展不會影響附近交通，「停泊貨櫃拖頭範圍」佔面積約 850 平方米，佔場地約 1% 土地。

餘下面積約 18629.9 平方米的土地，佔申請地點約 39.6% 土地會用作流動空間。流動空間具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

場地位於元朗廈村臨近天水圍區。出入口（閘門）設於場地東邊。出入口位置寬敞明確，可供消防車之類的緊急車輛進入，並連接行車通道接駁屏廈路，透過屏廈路接駁田廈路貫通新界道路網絡，方便往來各處。申請地點與毗連東北邊場地 A/HSK/63 及北邊場地 A/ HSK/257 接壤，申請地點會借用東北邊場地 A/HSK/63 部份土地作行車通道。同時申請地點北面部份土地，亦會借用予北邊場地 A/ HSK/257 作行車通道。

行車通道平坦寬廣且沒有彎位，已平整為混凝土地面，闊度近 20 米，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。



屏廈路實況照片



行車通道實況照片



申請地點開放時間，為星期一至星期六，每日早上八時至晚上八時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作。另外，下午八時至翌日早上八時，不會進行夜間作業。

由於申請地點需預約上落貨，實際運作時一半上落貨車位（26個）只用作輪候用途，另外一半上落貨車位（26個）售進行裝卸。裝卸一個貨櫃需約45分鐘至1小時計算，預算上蓋倉庫每小時能處理26輛貨櫃車的裝卸量。當裝卸完成便會有26輛貨櫃車離開場地，換言之每小時等於有26輛貨櫃車的汽車流量。不過以上只是最高用量的汽車流量，按實際情況及交收發票估計，每小時大約會裝卸20-22輛貨櫃。以裝卸一出一入來回計算，20-22輛貨櫃車離開亦會有20-22駕次貨櫃車進場準備裝貨，即每小時實際會有40-44駕次貨櫃車的汽車流量。

申請地點的運輸工作並無迫切性，可以完全控制貨物交收時間。運輸工作可按交通情況靈活調配，必要的貨櫃交收運輸工作，會安排在日間非繁忙時間進行。按實際經驗，每天早上八時至十時（場地開放後）及下午四時至六時（場地關門前），屬貨櫃場



運作的繁忙時間。加上上午十二時下午至二時為午膳時間，不會有裝卸貨櫃工作。而晚上六時以後，亦不會進行任何運輸工作。故此，上述每小時 40-44 輛貨櫃車的汽車流量，只會出現在每天早上十時至上午十二時及下午二時至四時的非繁忙時間進行。

在申請地點裝卸的貨櫃車均已有車位安排。由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點裝卸的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。

申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地。申請地點設置了 52 個上落貨車位，並預留了 41.7% 的面積的土地作流動空間，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對廈村及附近交通構成壓力。

總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	星期一至六		
	重型貨車上落貨		
	入	出	每小時車輛出入次數
08:00 - 09:00	0	0	0
09:00 - 10:00	0	0	0
10:00 - 11:00	22	22	44
11:00 - 12:00	20	20	40
12:00 - 13:00	0	0	0
13:00 - 14:00	0	0	0
14:00 - 15:00	21	21	42
15:00 - 16:00	20	20	40
16:00 - 17:00	0	0	0



17:00 - 18:00	0	0	0
18:00 - 19:00	0	0	0
19:00 - 20:00	0	0	0
<p>以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。</p>			

申請地點屬政府租契批租的舊批農地。此申請獲得通過後，申請人會依足規定，向地政處就場地內上蓋物，進行上蓋牌照申請，亦會就涉及政府土地進行短期租約申請。

此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。另外，申請地點位於物流業及貨櫃場雲集地區，附近並無民居，周圍多屬露天倉地或貨櫃場地，加上業界對物流貨運用地有一定需求，申請能製造就業機會外，還能紓緩其需求。於提交申請前，申請人已徵詢過區內人士，並沒收到任何反對意見。

申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，容易還原，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸。申請人明白政府有意發展元朗西即洪水橋及廈村區，團隊最終須配合洪水橋及廈村分區計劃大綱圖的意願發展，申請人願意配合，只希望在發展計劃動工前作其他發展。倘若政府工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。



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**Re: 有關A/HSK/454 進一步資料**

16/05/2023 17:30

From:

To:

tpbpd@pland.gov.hk

Cc:

規劃署 徐紹軒 <cshtsui@pland.gov.hk>

File Ref:

敬啟者

此場地設計圖取代今天15:47發出的設計圖。

此致

規劃署

於 2023年5月15日週一 下午3:48寫道：

於 2023年5月15日週一 下午3:47寫道：

敬啟者

本人為A/HSK/454的代理人，現提交進一步資料。此外，規劃署所收到的申請表，附帶了A/HSK/445(已撤回)的申請表，其表格不用理會，對本案並無幫助。

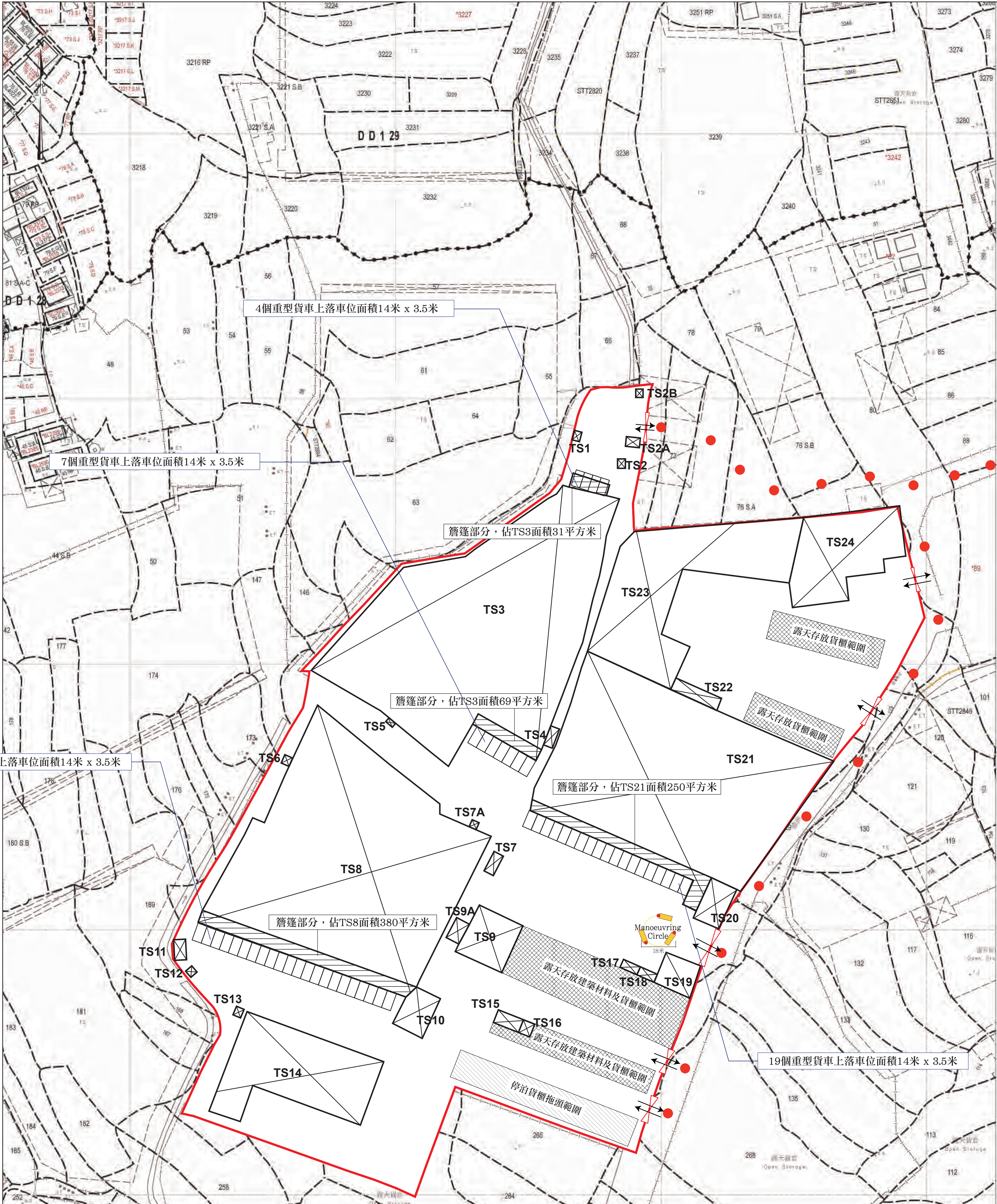
此致



規劃署/ 徐先生 場地設計圖.pdf



場地設計圖



構築物序號	上蓋面積(平方米)	樓面面積(平方米)	高度(米)	層數	建築物料	用途
TS1	6.7	6.7	3.5	1	金屬搭建	臨時保安室
TS2	4.8	4.8	3	1	金屬搭建	電錶房
TS2A	15	15	3	1	金屬搭建	電錶房
TS2B	5.8	5.8	3	1	金屬搭建	電錶房
TS3	6463.5	11227.5	12	1	金屬搭建	大型貯物倉庫
TS4	28.5	57	7	2	金屬搭建	臨時寫字樓
TS5	3	3	3	1	金屬搭建	臨時保安室
TS6	9.3	9.3	3	1	金屬搭建	電錶房
TS7	21	42	7	2	金屬搭建	臨時寫字樓及洗手間
TS7A	9	9	3	1	金屬搭建	電錶房
TS8	6478.5	7857.5	12	1	金屬搭建	大型貯物倉庫
TS9	370	370	8	1	金屬搭建	過貨涼棚
TS9A	40	40	7	1	金屬搭建	臨時寫字樓
TS10	169.9	339.8	8	2	金屬搭建	臨時寫字樓
TS11	24.2	24.2	3.5	1	金屬搭建	臨時洗手間
TS12	4.4	4.4	3	1	金屬搭建	電錶房
TS13	4	4	3	1	金屬搭建	電錶房
TS14	1581.6	1581.6	10	1	金屬搭建	過貨涼棚、倉庫及工場
TS15	49.9	49.9	3	1	混凝土搭建	消防水缸
TS16	20	20	3	1	金屬搭建	消防泵房
TS17	13.9	13.9	3	1	金屬搭建	臨時寫字樓
TS18	16.6	16.6	3	1	金屬搭建	臨時寫字樓
TS19	166.7	166.7	4	1	金屬搭建	過貨涼棚
TS20	180.7	542.1	10	3	金屬搭建	臨時寫字樓
TS21	5720	6056	12	1	金屬搭建	大型貯物倉庫、工場及臨時寫字樓
TS22	84.3	168.6	9	2	金屬搭建	臨時寫字樓
TS23	2366.9	2386.9	9	1	金屬搭建	物流倉庫、大型貯物倉庫、工場及臨時寫字樓
TS24	1101.9	1622	12	1	金屬搭建	物流倉庫及工場





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**Fw: 有關A/HSK/454 進一步資料**

07/06/2023 15:21

From: tmylwdpo\_pd/PLAND/HKSARG  
To: Sherry Man Wa KONG/PLAND/HKSARG@PLAND  
Cc: Simon PH CHAN/PLAND/HKSARG@PLAND, Charlie Siu Hin TSUI/PLAND/HKSARG@PLAND  
File Ref:

----- Forwarded by tmylwdpo\_pd/PLAND/HKSARG on 07/06/2023 15:21 -----

From: <tpbpd@pland.gov.hk>  
To: <tmylwdpo@pland.gov.hk>  
Cc: <kkfyiu@pland.gov.hk>  
Date: 07/06/2023 11:55  
Subject: FW: 有關A/HSK/454進一步資料

From: [REDACTED]  
Sent: Wednesday, June 7, 2023 11:44 AM  
To: tpbpd@pland.gov.hk  
Cc: 規劃署 徐紹軒 <cshtsui@pland.gov.hk>  
Subject: 有關A/HSK/454進一步資料

敬啟者

此電郵取代10:54發出的電郵。

有關上述檔案，現向規劃署提供進一步資料。

是次申請與A/HSK/289的申請範圍一致，且申請人於過往已履行美化環境和保護樹木建議，有關建議及其落實工程已被接納，故申請人會沿用並繼續保育既有的美化環境和保護樹木建議計劃。

由於申請範圍在過去多次取得許可，申請人於批給許可期間均有植樹，不少樹木都已成齡。美化環境和保護樹木建議計劃的綠化樹木共284棵，當中21棵位於毗連場地，由既有毗連場地負責。申請地點會負責263棵綠化樹木。原有樹木已成齡，包括：細葉榕樹（175棵）、白千層樹（59棵）及一些雜樹（29棵），上述樹木足以將申請地點包圍。由於得到悉心照料，成齡樹木生長狀況良好，樹木高度普遍有3米以上。申請人會將這些樹木繼續進行保護。

此致



規劃署

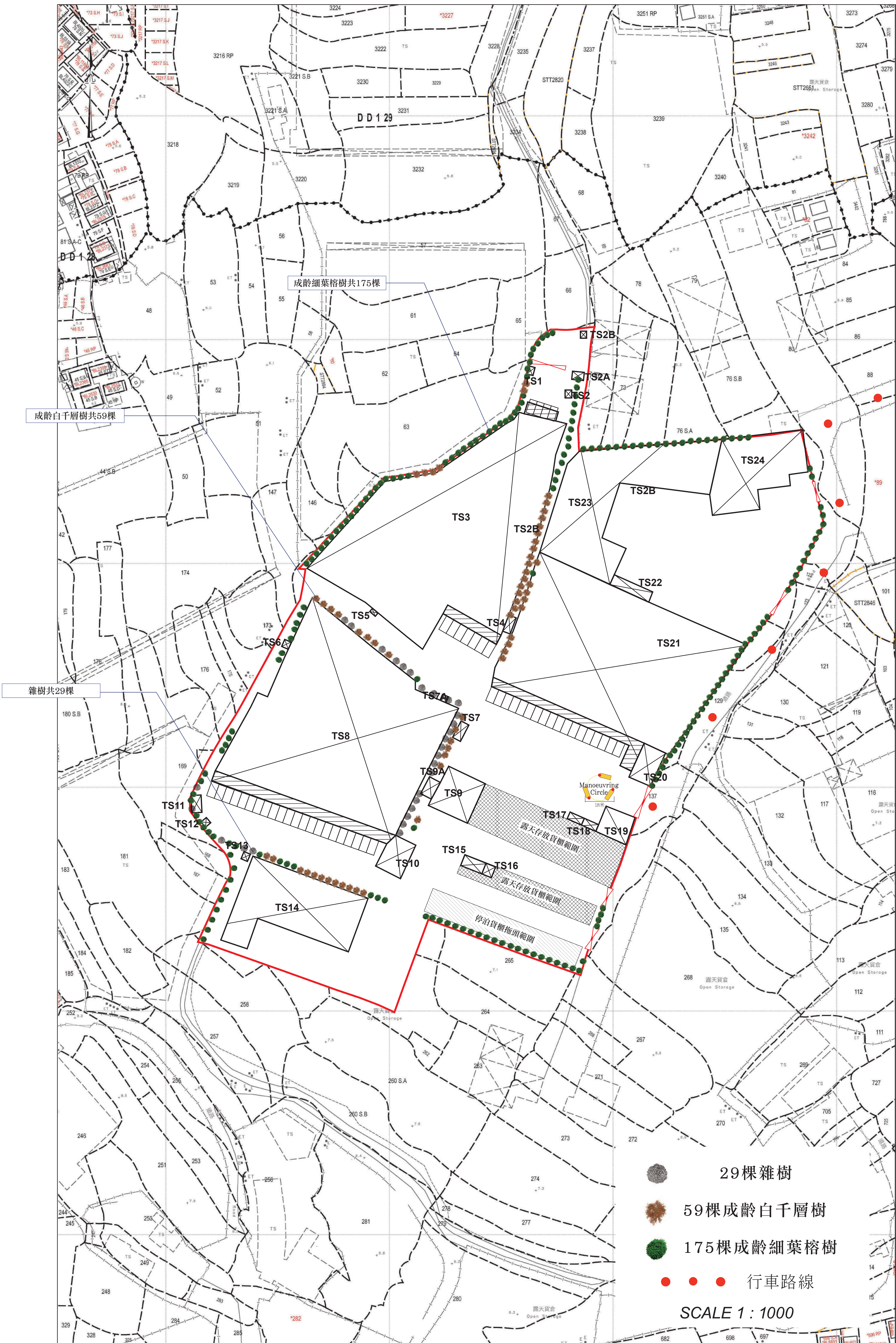
許小姐



美化環境及保護樹木建議計劃圖\_compressed.pdf



美化環境及保護樹木建議計劃圖





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**有關A/HSK/454資料**

15/06/2023 10:24

From:

To:

Cc:

File Ref:

[REDACTED]  
tpbpd@pland.gov.hk

規劃署 徐紹軒 <cshtsui@pland.gov.hk>

敬啟者

此電郵取代6月14日16:46發出的郵件。有關案件更正上落貨車輛面積，場地共有52個  
重型貨車上落貨車位，面積為14米X3.5米。

許小姐



**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.



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

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Use(s)/Development(s)</u></b>	<b><u>Date of Consideration by RNTPC</u></b>
A/YL-HT/24	Temporary Open Storage of Containers with Parking Spaces for 6 Months	14.3.1997
A/YL-HT/41	Temporary Open Storage of Containers with Parking Spaces for 12 Months	6.2.1998
A/YL-HT/78	Temporary Open Storage of Containers for 12 Months	26.3.1999
A/YL-HT/103	Temporary Open Storage of Construction Materials and Construction Vehicles for a Period of 3 Years	22.10.1999 (Revoked on 22.7.2000)
A/YL-HT/136	Temporary Open Storage of Containers for 3 Years	17.3.2000
A/YL-HT/232	Temporary Open Storage of Containers for a Period of 3 Years	22.3.2002 (on review)
A/YL-HT/289	Temporary Open Storage of Containers for a Period of 3 Years	7.3.2003
A/YL-HT/389	Temporary Open Storage of Containers for a Period of 3 Years	13.5.2005 (1 Year)
A/YL-HT/430	Renewal of Planning Approval for Temporary Open Storage of Containers for a Period of 3 Years	3.3.2006
A/YL-HT/443	Renewal of Planning Approval for Temporary Open Storage of Containers for a Period of 3 Years	28.4.2006 (2 Years)
A/YL-HT/590	Temporary Open Storage of Containers and Logistics Yard for a Period of 3 Years	23.1.2009
A/YL-HT/731	Temporary Open Storage of Construction Materials and Containers with Container Vehicle Park, Logistics Yard and Ancillary Workshop (Including Compaction and Unpacking Workshop) for a Period of 3 Years	20.5.2011
A/YL-HT/781	Temporary Logistics Centre and Warehouse, Recycling Centre and Open Storage of Recycled Plastics, Paper and Containers (with Ancillary Container and Container Machinery Repair Workshop) for a Period of 3 Years	18.5.2012
A/YL-HT/831	Proposed Temporary Open Storage of Containers and Container Tractors Park for a Period of 3 Years	16.8.2013



<b><u>Application No.</u></b>	<b><u>Use(s)/Development(s)</u></b>	<b><u>Date of Consideration by RNTPC</u></b>
A/YL-HT/904	Temporary Open Storage of Construction Materials, Container with Container Vehicle Park, Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	8.8.2014
A/YL-HT/1052	Temporary Open Storage of Containers and Parking of Container Tractor with Ancillary Container Repair Workshop for a Period of 3 Years	9.12.2016 (revoked on 9.12.2017)
A/HSK/9	Temporary Warehouse, Open Storage of Construction Materials, Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	10.11.2017 (revoked on 10.4.2020)
A/HSK/289	Temporary Warehouse, Open Storage of Construction Materials, Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	12.3.2021

**Rejected Applications**

<b><u>Application No.</u></b>	<b><u>Use(s)/Development(s)</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Rejection Reason(s)</u></b>
A/YL-HT/183	Proposed Temporary Open Storage of Containers, Ancillary Maintenance Workshop, Open Parking of Container Vehicles and Trailers and Office for a Period of 3 Years	12.1.2001	(1), (2), (3)
A/YL-HT/201	Proposed Pond Filling for Temporary Tree Plantation, Plant Nursery, Ancillary Office, Storage Shed, Parking and Open Storage of Equipment for a Period of 3 Years	15.6.2001	(3)
A/YL-HT/203	Temporary Open Storage of Containers for 3 Years	28.9.2001 (on review)	(3)
A/YL-HT/410	Temporary Logistics Transport Transit Centre with Ancillary Vehicle Parking Facilities for a Period of 3 Years	9.3.2007	(3), (4)

**Rejection Reason(s):**

- (1) Not compatible with the village settlements in the adjacent area.
- (2) Destroying the integrity of the fish ponds
- (3) Insufficient information to demonstrate no possible adverse traffic, environmental, landscape and/or drainage impacts
- (4) Not in line with the Town Planning Board Guidelines TPB-PG No. 13D



**Similar S.16 Applications within/straddling the subject “Government, Institution or Community”, “Residential (Group A) 2”, “Open Space” and “Other Specified Uses” annotated “Parking and Operational Facilities for Environmentally Friendly Transport Services” Zones on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

<b><u>Application No.</u></b>	<b><u>Use(s)/Development(s)</u></b>	<b><u>Date of Consideration by RNTPC</u></b>
A/HSK/75	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	6.7.2018 (Revoked on 6.1.2019)
A/HSK/85	Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years	3.8.2018 (Revoked on 3.1.2021)
A/HSK/99	Temporary Logistics Centre with Storage of Recyclable Materials (Plastic, Metal and Paper) for a Period of 3 Years	19.10.2018 (Revoked on 19.1.2021)
A/HSK/110	Proposed Temporary Logistics Centre and Warehouse for a Period of 3 Years	7.12.2018 (Revoked on 7.1.2021)
A/HSK/121	Proposed Temporary Open Storage of Construction Machinery and Construction Material for a Period of 3 Years	1.2.2019
A/HSK/135	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	12.4.2019
A/HSK/146	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	3.5.2019 (Revoked on 3.8.2020)
A/HSK/163	Temporary Warehouse and Logistics Centre for a Period of 3 Years	19.7.2019 (Revoked on 19.8.2021)
A/HSK/223	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop and Parking of Tractors for a Period of 3 Years	12.6.2020
A/HSK/254	Proposed Temporary Logistics Centre, Warehouse and Anti-epidemic Equipment Production Workshop for a Period of 3 Years	6.11.2020
A/HSK/258	Temporary Open Storage and Godown (for Ceramic Tableware) for a Period of 3 Years	20.11.2020 (Revoked on 20.4.2023)
A/HSK/295	Temporary Logistics Centre with Storage of Recyclable Materials (Plastics, Metal and Paper) for a Period of 3 Years	26.3.2021



<b><u>Application No.</u></b>	<b><u>Use(s)/Development(s)</u></b>	<b><u>Date of Consideration by RNTPC</u></b>
A/HSK/312	Temporary Logistics Centre, Warehouse, Cold Storage, Open Storage of Containers and Container Vehicle Park with Ancillary Workshop (including Compacting, Unpacking and Tyre Repairing) and Canteen for a Period of 3 Years	9.7.2021
A/HSK/319	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years	26.11.2021
A/HSK/385	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	12.8.2022
A/HSK/415	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years	25.11.2022



**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 submit an updated drainage proposal, to implement and maintain the proposed drainage facilities, and a condition should be stipulated requiring the applicant to maintain the proposed/existing drainage facilities, and to submit condition record of the existing drainage facilities to his satisfaction.

**4. Environment**

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- there was no environmental complaint pertaining to the Site received in the past three years.

**5. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

No comment from landscape planning perspective.



## 6. **Fire Safety**

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

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided on the Site;
- with regard to the submitted FSIs proposal, the applicant is advised that a set of legible FSIs proposal shall be provided;
- having considered the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) and submission of a valid fire certificate (FS 251) within 6 weeks from the date of planning approval.

## 7. **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.

## 8. **Long-term Development**

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

No adverse comment on the application.

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

- no in-principle objection to the application; and
- his office has no plan to develop the Site into public open space at present.

## 9. **Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

## 10. **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 may 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) 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>Lots in D.D.125</u>	<u>STWs No.</u>	<u>Purposes</u>
69, 73 and 80	4017	Temporary Logistics Yard, Open Storage of Containers, Container Vehicle Park with Ancillary Workshop (for works including compacting and dismantling, and repairing or tyre) and Canteen
70	4018	
74	4019	
77 and 3237 in D.D. 129	4021	
168, 263, 264, 271 and 273	4087	Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshops, Container Repair Workshop and Parking of Tractors
169	4089	
165	4090	
166	4091	
261	4094	
72	4107	Temporary Open Storage of Construction Materials, Container with Container Vehicle Park, Logistics Yard with Ancillary Workshop (including compaction and unpacking workshop)
172	4108	
75, 129, 137, 140, 142, 143, 153 and 154	4109	
76 S.A	4110	
125, 127 and 128	4111	
126	4112	
136	4113	
138	4114	
139	4115	
141, 148, 157 and 171	4116	
147	4117	



150, 158 and 173	4118	
159 and 163	4119	
160 and 162	4120	
161	4121	
175	4122	
74	4339	
71	4277	Temporary Open Storage of Containers and Container Tractors
63 and 65	4327	Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material with Ancillary Office and Parking of Vehicle
144	4329	
42, 44 S.B, 51, 152, 182, 183, 184 and 258	5036	Temporary Logistics Centre and Warehouse
50 and 167	5037	
181	5042	
176 and 178	5117	

- the STW holder(s) should apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot without STW should apply to his office to permit the structures to be erected or regularise 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 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 Ping Ha 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 Ping Ha 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 Town Planner/Urban Design and Landscape, Planning Department that the approval of the planning application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works, where appropriate;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
  - good practice guidelines (**Appendix VI** of this RNTPC Paper) for open storage should be adhered to; 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 or referral from relevant licensing authority respectively;
- (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 does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the 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 Second 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 Second Phase development will commence in 2024. In this regard and subject to the necessary approvals as required, the government plans to acquire these relevant sites by mid-2024 progressively for the development of HSK/HT NDA. The applicant is required to pay attention to the development programme and to liaise with his office if any structures would be erected to ensure that their proposed development would not affect the proposed works under HSK/HT NDA.



消防處發出之露天貯存用地良好作業指引  
**Good Practice Guidelines for Open Storage issued by the Director of Fire Services**

		消防車輛 內部通道 Internal Access for Fire Appliances	地段界線 (淨闊度) Lot Boundaries (Clear Width)	貯存物品 地點與 臨時構築物 之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品 地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品 或有限數量的易燃物品 Open Storage of Non- Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

備註：露天貯存用地／回收場內不得吸煙或使用明火。

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.



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A/HSK/454 DD 125 Ha Tsuen GIC OS

09/06/2023 02:26

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/HSK/454

Various Lots in D.D. 125 Ha Tsuen

Site area : About 46,233sq.m

Zoning : "GIC", "Res (Group A) 2", "Open Space", "Other Specified Uses" annotated  
"Parking and Operational Facilities for Environmentally Friendly Transport Services"  
and area shown as 'Road'

Applied use : Open Storage of Construction Materials, etc / 52 Vehicle Parking

Dear TPB Members,

Yet another operation that has failed over the years to fulfill conditions. 289  
approved in March 2021 but the Applicant continues to be allowed extension of time.

So he resorts again to the usual trick, file another applicant with minor tweak and  
good to go for another three years **BECAUSE RULES AND REGULATIONS APPLY  
ONLY TO URBAN HK**. PlanD will recommend roll over and members will ask no  
questions.

Yet we have to stomach every day the propaganda about the Rule of Law when the  
systems are clearly geared to encourage abuse.

Mary Mulvihill

From:

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

Date: Monday, 15 February 2021 3:52 AM CST

Subject: A/HSK/289 DD 125 Ha Tsuen GIC OS

A/HSK/289

Various Lots in D.D. 125 Ha Tsuen

Site area : About 46,233sq.m

Zoning : "GIC", "Res (Group A) 2", "Open Space", "Other Specified Uses"  
annotated "Parking and Operational Facilities for Environmentally Friendly



Transport Services" and area shown as 'Road'

Applied use : Open Storage of Construction Materials, etc / 52 Vehicle Parking

Dear TPB Members,

No doubt PlanD will trot out the usual line even though the operation has been carried out for many years without the requisite approval.

*Whilst the applied use was not in line with the planning intentions, the implementation programme for that part of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) was still being formulated. Approval of the application on a temporary basis would not jeopardize the long-term development of the site*

The CE promised that development of the new town would be expedited but if applications like this continue to be approved then the community cannot be condemned for having lost all faith in the government and its constant pledges to provide homes for the grass roots.

Mary Mulvihill