

2023年 5月 2 4日

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

Appendix I of RNTPC
Paper No. A/HSK/460

This document is received on 24 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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2301318

11.5.2023

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/HSK1460
	Date Received 收到日期	24 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。

1. Name of Applicant 申請人姓名/名稱

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

輝訊投資有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	元朗厦村丈量約份第125約地段第94號(部分)、第98號A分段(部分)、第98號餘段(部分)、第99號(部分)、第100號(部分)、第105號(部分)、第106號(部分)、第107號(部分)、第108號(部分)、第110號(部分)、第116號(部分)及第760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 4,990 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,660 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)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	「住宅(甲類)2」、「住宅(甲類)3」及「道路」
(f) Current use(s) 現時用途	臨時物流中心 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 08/05/2023 (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[&]

- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 08/05/2023 (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[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	臨時物流中心及附屬停車場 Temporary Logistics Centre and Ancillary Parking of Vehicle (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月		
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積	1,390	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	3,600	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	3,600	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	3,600	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) 構築物1：物流中心連同遮雨棚；不超過3,540平方米，一層高，高度不超過11米。 構築物2：辦公室；不超過40平方米，一層高，高度不超過3.5米。 構築物3：洗手間；不超過20平方米，一層高，高度不超過3.5米。 構築物4：消防水缸及泵房；不超過60平方米，一層高，高度不超過5米。			
Proposed number of car parking spaces by types 不同種類停車位的擬議數目			
Private Car Parking Spaces 私家車車位			
Motorcycle Parking Spaces 電單車車位			
Light Goods Vehicle Parking Spaces 輕型貨車泊車位			
Medium Goods Vehicle Parking Spaces 中型貨車泊車位			
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	2個中型及重型貨車泊車位		
Others (Please Specify) 其他 (請列明)	1個貨櫃車拖架車位		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位			
Coach Spaces 旅遊巴車位			
Light Goods Vehicle Spaces 輕型貨車車位			
Medium Goods Vehicle Spaces 中型貨車車位			
Heavy Goods Vehicle Spaces 重型貨車車位			
Others (Please Specify) 其他 (請列明)			

Proposed operating hours 擬議營運時間			
星期一至星期六上午8時至下午8時，星期日及公眾假期全日休息。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從屏廈路轉入	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input 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。

請參考附件的申請摘要

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資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Ms Chong

Name in Block Letters
姓名（請以正楷填寫）

Manager

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

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

Date 日期

11/05/2023

(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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗厦村丈量約份第125約地段第94號(部分)、第98號A分段(部分)、第98號餘段(部分)、第99號(部分)、第100號(部分)、第105號(部分)、第106號(部分)、第107號(部分)、第108號(部分)、第110號(部分)、第116號(部分)及第760號(部分) Lots 94(Part), 98 S.A(Part), 98 R.P.(Part), 99(Part), 100(Part), 105(Part), 106(Part), 107(Part), 108(Part), 110(Part), 116(Part) and 760(Part) in D.D. 125, Ha Tsuen, Yuen Long
Site area 地盤面積	4,990 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	洪水橋及厦村分區計劃大綱編號 S/HSK/2 Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.S/HSK/2
Zoning 地帶	「住宅(甲類)2」、「住宅(甲類)3」及「道路」 "Residential (Group A) 2", "Residential (Group A) 3" and "Road"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <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	臨時物流中心及附屬停車場 Temporary Logistics Centre and Ancillary Parking of Vehicle

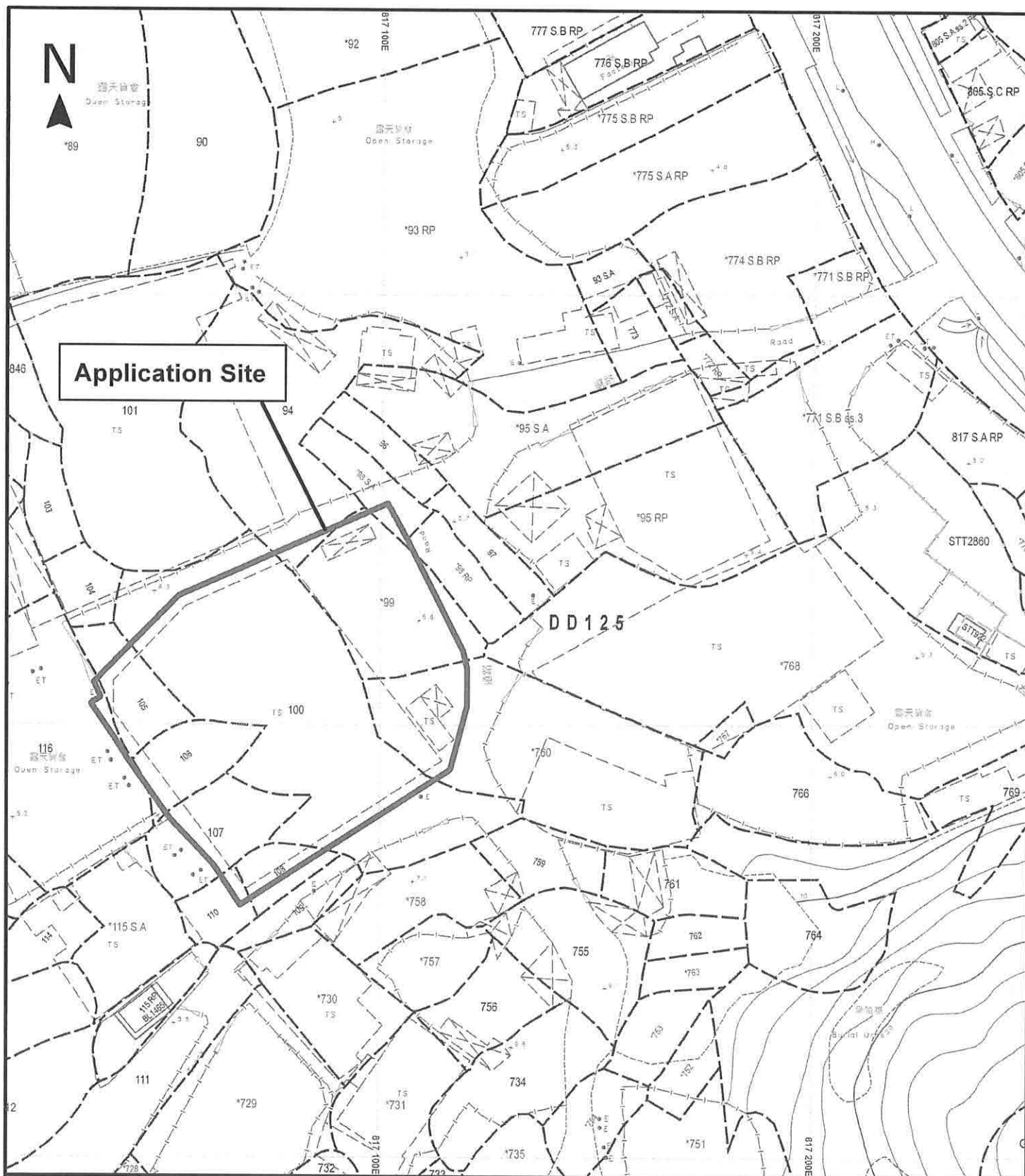
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,600 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.721 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	4	
(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	11	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	72.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		3
	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) 1個貨櫃車拖架車位		2個中型及重型貨車泊車位 1個貨櫃車拖架車位
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan, Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FS-251: 消防證書		
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。



Project 項目名稱:

Proposed Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years at Lots 94(Part), 98 S.A(Part), 98 R.P.(Part), 99(Part), 100(Part), 105(Part), 106(Part), 107(Part), 108(Part), 110(Part), 116(Part) and 760(Part) in D.D. 125, Ha Tsuen, Yuen Long

Drawing Title 圖紙標題:

Site Plan



Drawing No. 圖號:

20230417

Remarks 備註:

Scale 比例:

申請摘要

根據城市規劃條例第 16 條作出規劃許可申請

擬在元朗廈村丈量約份第 125 約地段第 94 號(部分)、第 98 號 A 分段(部分)、第 98 號餘段(部分)、第 99 號(部分)、第 100 號(部分)、第 105 號(部分)、第 106 號(部分)、第 107 號(部分)、第 108 號(部分)、第 110 號(部分)、第 116 號(部分)及第 760 號(部分)

1. 申請地點涉及一個先前的規劃許可編號 A/HSK/85，批准作為期三年的臨時物流中心及附屬停車場用途，由於之前因為社會疫情關係未能如期履行規劃許可附帶的最後一個規劃條件（消防裝置的執行），這個規劃許可已於 2021 年 1 月 3 日被撤銷，因此申請人重新提交本申請並誠意懇求城市規劃委員會再次批准為期三年的規劃許可。
2. 申請人在 2020 年 8 月正式委任新的顧問公司代為跟進，而新的顧問公司亦多次督促申請人必然盡快在限期前完成消防工程及向消防處報完工，奈何 2020 一整年受到疫情影響，有些消防零件短缺，需要更長時間才能運送到香港，造成工程延誤。在 2020 年 11 月初報完工後，消防處有幾個需要改善的意見，其中一個意見是要求一條水務署的獨立來水接駁消防水缸。申請人已經即時向水務署遞交相關的水錶申請，並希望水務署能加急處理，但是水務署口頭回覆要 1-2 年才能為申請人安裝水錶。申請人之前一直準時履行規劃許可編號 A/HSK/85 的其他附帶條件，包括渠務、園藝種植、圍網等相關附帶條件，而在履行最後一個附帶條件時（消防裝置的執行）受今年疫情影響，很多不可抗拒的因素發生，政府部門更曾經兩度在家工作，而這次附帶條件無法通過就是欠水務署那個接駁消防水缸的獨立水錶，最後消防水錶在 2023 年批出了，消防顧問的消防工程亦已報完工。
3. 申請地點的面積約為 4,990 平方米。根據洪水橋及廈村分區計劃大綱草圖編號 S/HSK/2 中所示，申請地點見被規劃為「政府、機構或社區」及「道路」地帶。因政府現在還未開展收回土地作洪水橋新市鎮發展的關係，「政府、機構或社區」及「道路」規劃意向於未來三年比較難以實現。
4. 擬議用途的營業時間為星期一至星期六上午八時至下午八時，星期日及公眾假期全日休業。
5. 申請地點附近已存在貨櫃場及與本規劃申請相類似的物流中心用途，因此本申請用途與周遭環境並非不協調。而大部份於申請地點附近的露天存放場地及港口後勤用途都已取得城市規劃委員會的規劃許可。

6. 申請地點自 2013 年曾四度獲得城市規劃委員會批出規劃許可 (城規會編號 : A/YL-HT/873、A/YL-HT/939、A/YL-HT/960 及 A/HSK/85)，而本申請的用途與上一次的規劃許可 A/HSK/85 的批准用途一樣，由於申請地點現時面對的規劃及周遭環境與先前獲得規劃許可的時間 (即 2018 年 8 月) 並沒有明顯大的變化，所以希望城市規劃委員會能再次考慮本次申請。
7. 申請人已為規劃許可編號 A/HSK/85 履行全部附帶條件，最後的消防工程已完工 (已附上 FS-251 的消防證書)，懇請城市規劃委員會給予最後一次機會。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗廈村丈量約份第 125 約地段第 94 號(部分)、第 98 號 A 分段(部分)、第 98 號餘段(部分)、第 99 號(部分)、第 100 號(部分)、第 105 號(部分)、第 106 號(部分)、第 107 號(部分)、第 108 號(部分)、第 110 號(部分)、第 116 號(部分)及第 760 號(部分)作為期三年的臨時物流中心及附屬停車場用途。

FSD Ref.:
消防處編號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

A 8997071

Name of Client:
顧客姓名

Name of Building:
樓宇名稱

Street No./Town Lot: Lot 94(Part)98(Part),99(Part),100(Part),105(Part),107(Part) Street/Road/Estate Name: Ha Tsuen
門牌號數/市地段 100(Part),105(Part),107(Part) 街道/屋苑名稱

Block: 108(Part),110(Part),116(Part) and 760(Part) in D.D. 125 District: Yuen Long Area: ☐ HK ☐ K ☒ NT
座 108(Part),110(Part),116(Part) and 760(Part) in D.D. 125 地區 新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	2 x 4Kg Dry Powder F.E.	G/F Warehouse	Conforms with FSD requirements	14-03-2023	13-03-2024
24	2 x 5Kg Dry Powder F.E.	G/F Warehouse	Conforms with FSD requirements	14-03-2023	13-03-2024
24	1 no 5Kg CO2 F.E.	G/F F.S. Pump Room	Conforms with FSD requirements	14-03-2023	13-03-2024

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核

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

Authorized
Signature:
受權人簽署

Name: Ng Wai Yin
姓名

FSD/RC No.: RC3/690
消防處註冊號碼

Company Name: East Power Engineering Ltd
公司名稱 東力工程有限公司

Telephone:
聯絡電話

Date: 15-03-2023
日期

For FSD
use only:

Inspected

Key-in

Verified

FSD Ref.: —
消防處接獲

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
(第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

A 8997433

Name of Client:
顧客姓名

Name of Building:
樓宇名稱

Street No./Town Lot: Lot 94 (Part), 98 (Part), 99 (Part), 100 (Part), 105 (Part), 106 (Part), 107 (Part), Street/Road/Estate Name: 街道/屋苑名稱

Block: 108 (Part), 113 (Part), 116 (Part), 117 (Part), 760 (Part), In D.D. 125

District: 分區

Yuen Long

Area: 地區

☐ HK 香港

☐ K 九龍

☒ NT 新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

Code 號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Lighting	G/F Warehouse	Conforms with FSD requirements	14-03-2023	13-03-2024
12	Exit Sign	G/F Warehouse	Conforms with FSD requirements	14-03-2023	13-03-2024
13	Fire Alarm System (MFA)	G/F Warehouse	Conforms with FSD requirements	14-13-2023	13-03-2024
16	Fire Hydrant/Hose Reel System	G/F Warehouse	Conforms with FSD requirements	14-03-2023	13-03-2024
28	Sprinkler System	G/F Warehouse	Conforms with FSD requirements	14-03-2023	13-03-2024

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature:
授權人簽署

Name:
姓名

FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

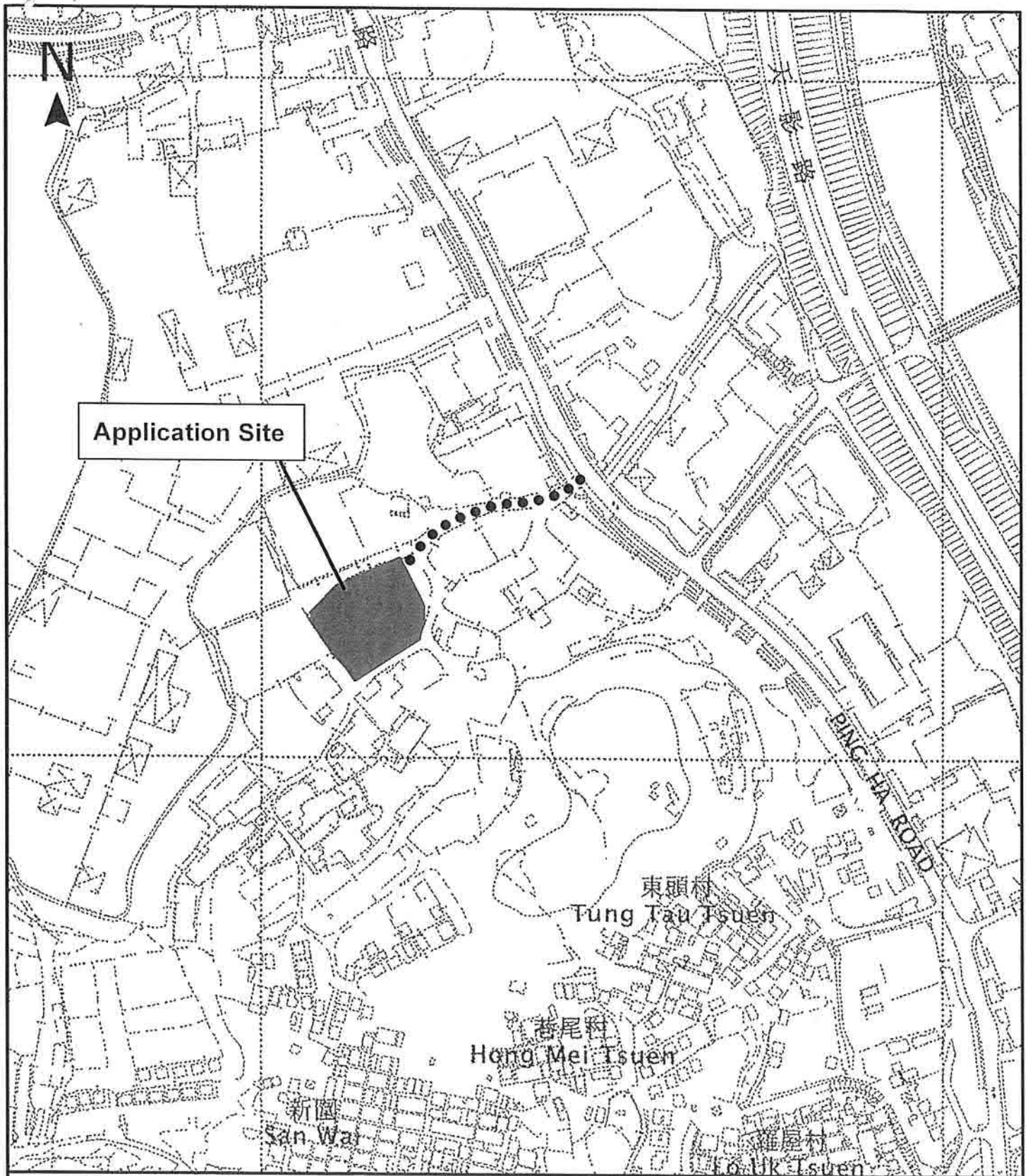


For FSD use only:

Inspected

Key-in

Verified



Project 項目名稱:

Proposed Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years at Lots 94(Part), 98 S.A(Part), 98 R.P.(Part), 99(Part), 100(Part), 105(Part), 106(Part), 107(Part), 108(Part), 110(Part), 116(Part) and 760(Part) in D.D. 125, Ha Tsuen, Yuen Long

Drawing Title 圖紙標題:

Location Plan



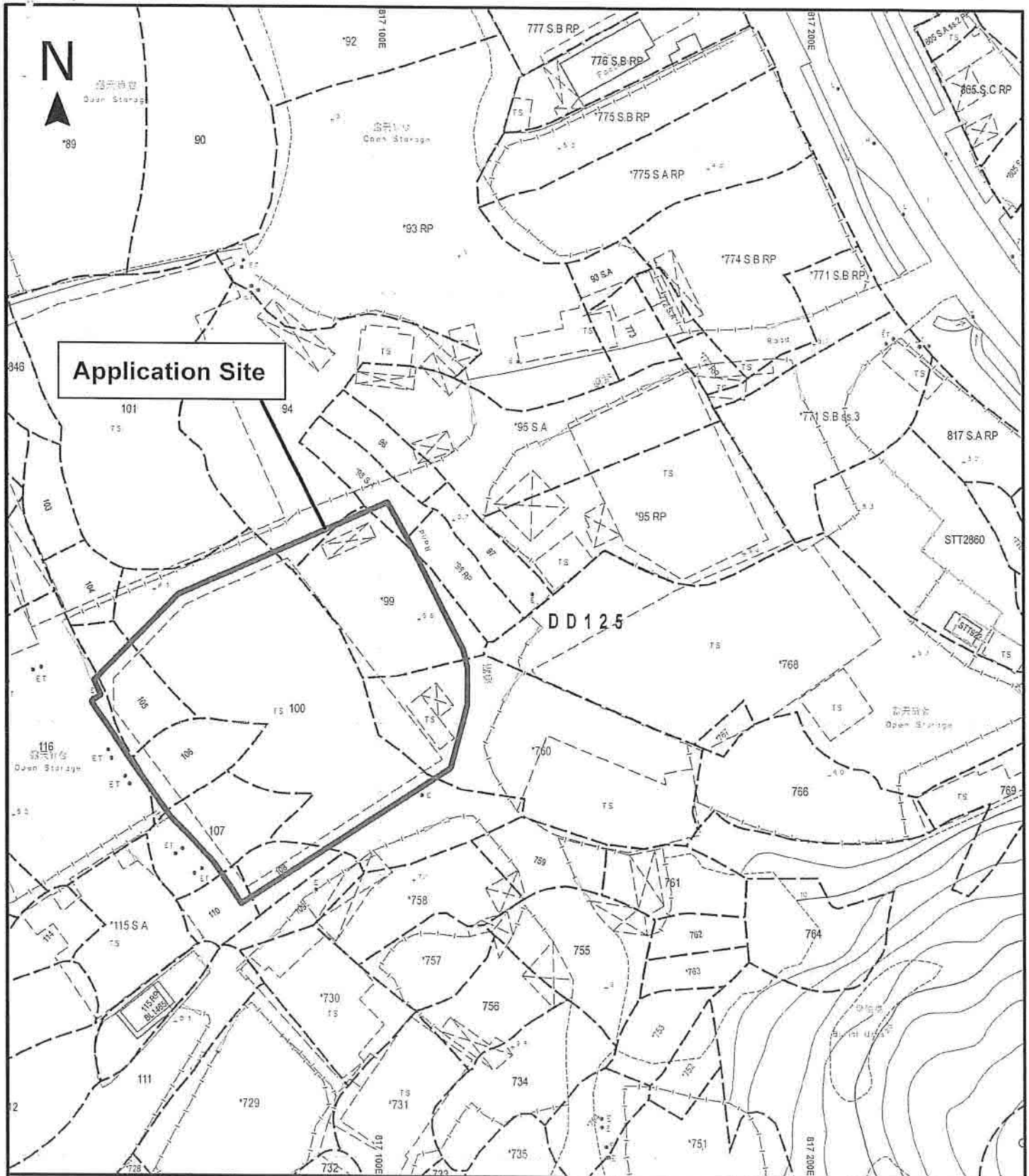
Drawing No. 圖號:

20230417

Remarks 備註:

●●● Vehicular access leading from Ping Ha Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years at Lots 94(Part), 98 S.A(Part), 98 R.P.(Part), 99(Part), 100(Part), 105(Part), 106(Part), 107(Part), 108(Part), 110(Part), 116(Part) and 760(Part) in D.D. 125, Ha Tsuen, Yuen Long

Drawing Title 圖紙標題:

Site Plan

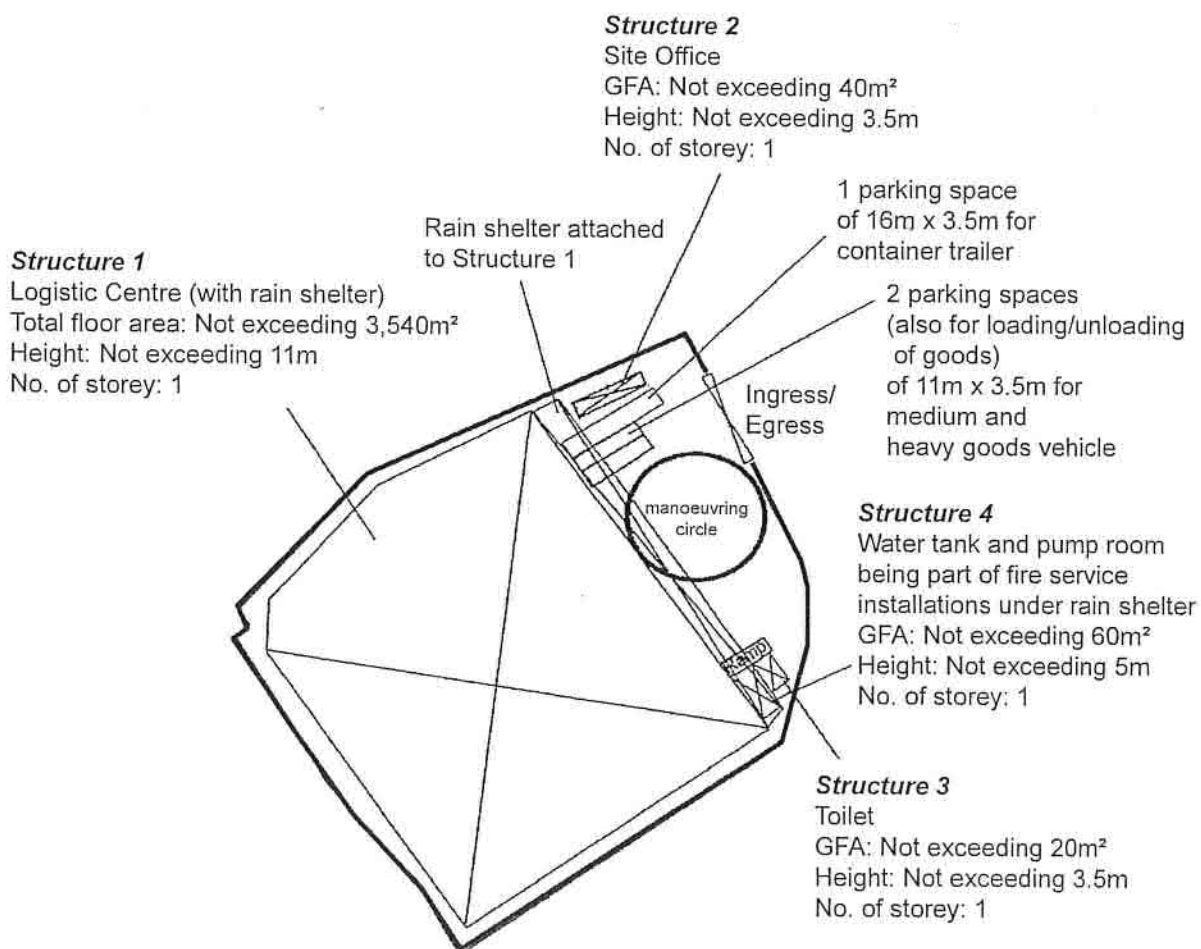
Drawing No. 圖號:

20230417



Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years at Lots 94(Part), 98 S.A(Part), 98 R.P.(Part), 99(Part), 100(Part), 105(Part), 106(Part), 107(Part), 108(Part), 110(Part), 116(Part) and 760(Part) in D.D. 125, Ha Tsuen, Yuen Long

Drawing Title 圖紙標題:

Layout Plan

Drawing No. 圖號:

20230417



Remarks 備註:

Scale 比例:

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



A/HSK/460 - 補充資料

30/05/2023 11:44

From:

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

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

File Ref:

城規會/規劃處：

有關規劃許可：A/HSK/460

現附上補充資料（消防圖、渠務圖、渠務記錄和預計車輛進出流量報告），請查收。

謝謝。

Ms Chong

([REDACTED])



HSK-460 -FS Plan.pdf



HSK-460 - 預計車輛進出流量報告.pdf



HSK-460 - Drainage Plan.pdf



HSK-460 - Drainage Record.pdf

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE (CONTAINER FREIGHT STATION) IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT
- 1.2 HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.
- 1.3 SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
- 1.4 AN MODIFIED HOSE REEL SYSTEM WITH 2000L F.S. WATER TANK TO BE PROVIDED AND TO BE SINGLE END FEED FROM TOWN MAIN. THE LOCATION OF THE FS WATER TANK AND FS PUMP ROOM ARE CLEARLY MARKED ON PLANS.
- 1.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.
- 1.6 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED TO THE ENTIRE STRUCTURE (CONTAINER FREIGHT STATION) IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2003 AND FSD CIRCULAR LETTER 3/2006 & 3/2012.
- 2.2 THE HAZARD GROUP OF THE SPRINKLER SYSTEM IS OH3. CATEGORY I MATERIAL ARE STORED IN THE TEMPORARY LOGISTIC CENTRE. THE MATERIAL ARE STORED IN FREE-STANDING STORAGE (ST1). THE MAXIMUM STORAGE HEIGHT IS 4m.
- 2.3 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.4 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 150m IN PLAN AREA FOR CATEGORY I.
- 2.5 A 95000L SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON THE PLAN. SINGLE-END WATER SUPPLY WILL BE FEED FROM TOWN MAIN
- 2.6 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AT GROUND FLOOR AND THE LOCATION AS INDICATED ON PLAN
- 2.7 TWO FIXED FIRE PUMPS (DUTY & STANDBY) AND ONE SPRINKLER JOCKEY PUMP TO BE PROVIDED FOR SERVING THE STRUCTURE AND LOCATED IN PUMP ROOM.
- 2.8 ALL SPRINKLER PIPE SIZE SHOULD BE Ø32mm UNLESS SPECIFY
- 2.9 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68oC UNLESS OTHERWISE SPECIFIED.
- 2.10 ALL SPRINKLER ALARM SIGNALS TO BE TRANSMITTED TO THE SPRINKLER ANNUCIATION PANEL LOCATED AT THE FIRE CONTROL CENTRE AS INDICATED ON PLANS. THE SPRINKLER ALARM SIGNAL SHALL BE TRANSMITTED TO THE F.S. COMMUNICATION CENTRE BY DIRECT TELEPHONE LINE.

3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTER NO.1/2009 & 3/2010. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE PUMP ROOM

4. EMERGENCY LIGHTING

- 4.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838

5. EXIT SIGN

- 5.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

6. MISCELLANEOUS F.S. INSTALLATION

- 6.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 6.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH
- 6.2 WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT
- 6.3 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.



LEGEND (FOR LAYOUT PLAN)

RR	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
10	150mm FIRE ALARM BELL
□	BREAK GLASS UNIT
○	SPRINKLER HEAD
⊕	FLOW SWITCH
⊗	MONITORED GATE VALVE
⊗	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY, INCLUDING ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
⊗	GATE VALVE
⊗	NON RETURN VALVE
⊗	VORTEX INHIBITOR
⊗	BALL FLOAT VALVE
⊗	PRESSURE SWITCH
—	SPRINKLER / HOSE REEL PIPE
⊗	SPRINKLER CONTROL VALVE SET
—	CHECK METER POSITION
—	SPRINKLER / F.S. INLET
⊗	5kg CO2 TYPE FIRE EXTINGUISHER
⊗	4kg DRY POWDER TYPE FIRE EXTINGUISHER
⊗	PUMP
⊗	150mm WATER ALARM GONG
⊗	ADDRESSABLE TYPE FIRE ALARM PANEL
⊗	PUMP CONTROL PANEL

ABBREVIATION

SPR.	SPRINKLER
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CQ.	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10434-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10434-FS02	PROPOSED FSI LAYOUT PLAN

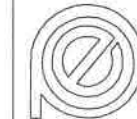
COLOUR CODE

PIPE SIZES	COLOUR
Ø25mm	LIGHT GREEN
Ø32mm	RED
Ø40mm	PURPLE
Ø50mm	YELLOW
Ø65mm	BLUE
Ø80mm	GREEN
Ø100mm	LIGHT BROWN
Ø150mm	DEEP BROWN

REV	DESCRIPTION	DATE	BY
E	REVISION	04-05-2019	JN
D	REVISION	22-02-2019	KH
C	REVISION	28-01-2019	KH
B	FSD SUBMISSION	30-12-2015	HY
A	FSD SUBMISSION	22-07-2015	HY

FSI CONTRACTOR

East Power Engineering Limited



PROJECT

PROPOSED TEMPORARY TEMPORARY LOGISTICS CENTRE AND ANCILLARY PARKING OF VEHICLE FOR A PERIOD OF 3 YEARS IN "COMPREHENSIVE DEVELOPMENT AREA", LOTS 94 (PART), 98 (PART), 99 (PART), 100 (PART), 105(PART), 106 (PART), 107 (PART), 108 (PART), 110 (PART), 116 (PART) AND 760 (PART) IN D.D.125, HA TSUEN, YUEN LONG

DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	SEng	04-05-2019
DESIGNED BY	JN	SEng	04-05-2019
CHECKED BY	CM	PM	05-05-2019
APPROVED BY	—	—	—
PROJECT NO.	10434		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10434-FS01			
SCALE	N. T. S.	REVISION	E

LOT BOUNDARY



NO	STRUCTURE CONTENT:
1	TEMPORARY LOGISTIC CENTRE
2	SITE OFFICE
3	TOILET
4	PARKING SPACES FOR MEDIUM AND HEAVY GOODS VEHICLE

APPROXIMATED AREA (m ²)
3010
25
6.25
-

E	REVISION	04-05-2019	JN
D	REVISION	22-02-2019	KH
C	REVISION	28-01-2019	KH
B	FSD SUBMISSION	30-12-2015	HY
A	FSD SUBMISSION	22-07-2015	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



PROJECT

PROPOSED TEMPORARY LOGISTICS CENTRE AND ANCILLARY PARKING OF VEHICLE FOR A PERIOD OF 3 YEARS IN "COMPREHENSIVE DEVELOPMENT AREA", LOTS 94 (PART), 98 (PART), 99 (PART), 100 (PART), 105(PART), 106 (PART), 107 (PART), 108 (PART), 110 (PART), 116 (PART) AND 760 (PART) IN D.D.125, HA TSUEN, YUEN LONG

DRAWING TITLE

PROPOSED FSI LAYOUT PLAN AND SITE LOCATION

	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	SEng	04-05-2019
DESIGNED BY	JN	SEng	04-05-2019
CHECKED BY	CM	PM	05-05-2019
APPROVED BY	-	-	-
PROJECT NO.	10434		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10434-FS02		
SCALE	1 : 300	REVISION	E

規劃申請編號 A/HSK/460

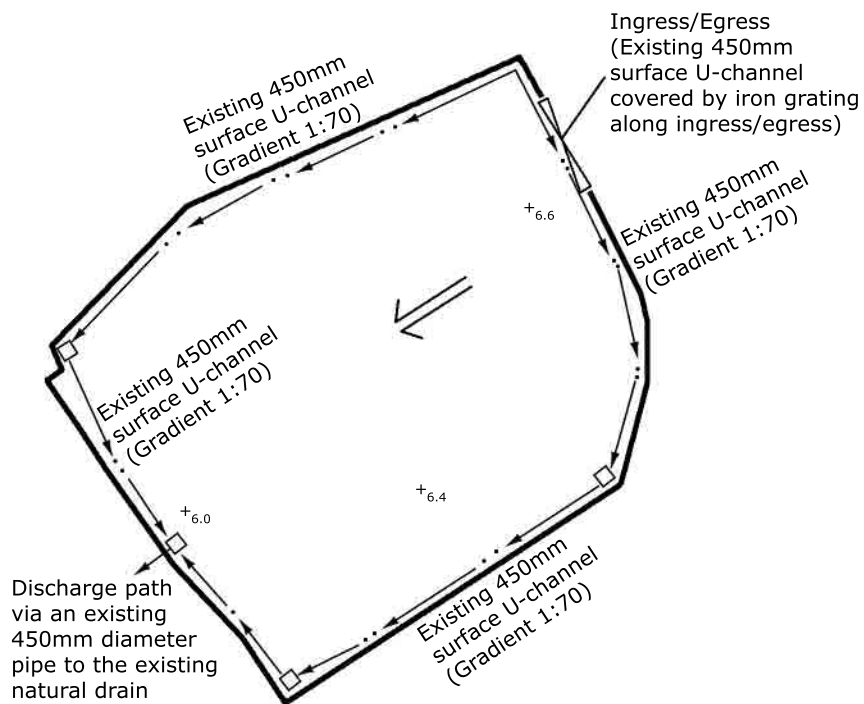
預計中型/重型貨車進出流量報告 (上落貨/停車位) (星期一至星期六)

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

規劃申請編號 A/HSK/460

預計貨櫃車進出流量報告（停車位） （星期一至星期六）

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



Project 項目名稱:

A/HSK/460

Drawing Title 圖紙標題:

As-built Drainage Plan

Remarks 備註:

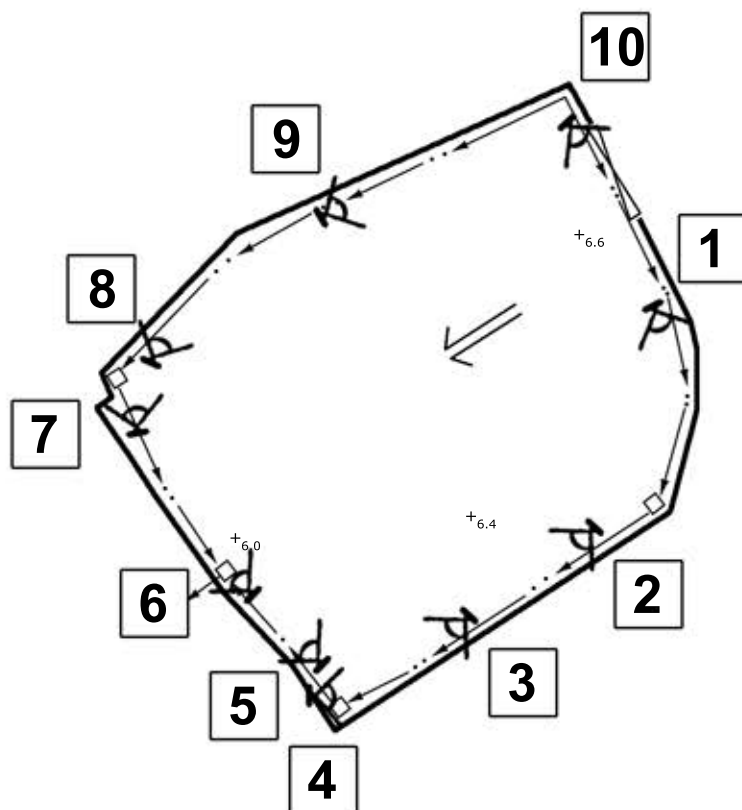
+6.6 Level (in mPD)

Flow of surface runoff

Catchpit

Drawing No. 圖號:

Scale 比例:



Project 項目名稱:

Proposed Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years at Lots 94(Part), 98 S.A(Part), 98 R.P.(Part), 99(Part), 100(Part), 105(Part), 106(Part), 107(Part), 108(Part), 110(Part), 116(Part) and 760(Part) in D.D. 125, Ha Tsuen, Yuen Long

Drawing Title 圖紙標題:

Drainage
Photo
Explanation



Drawing No. 圖號:

20230417

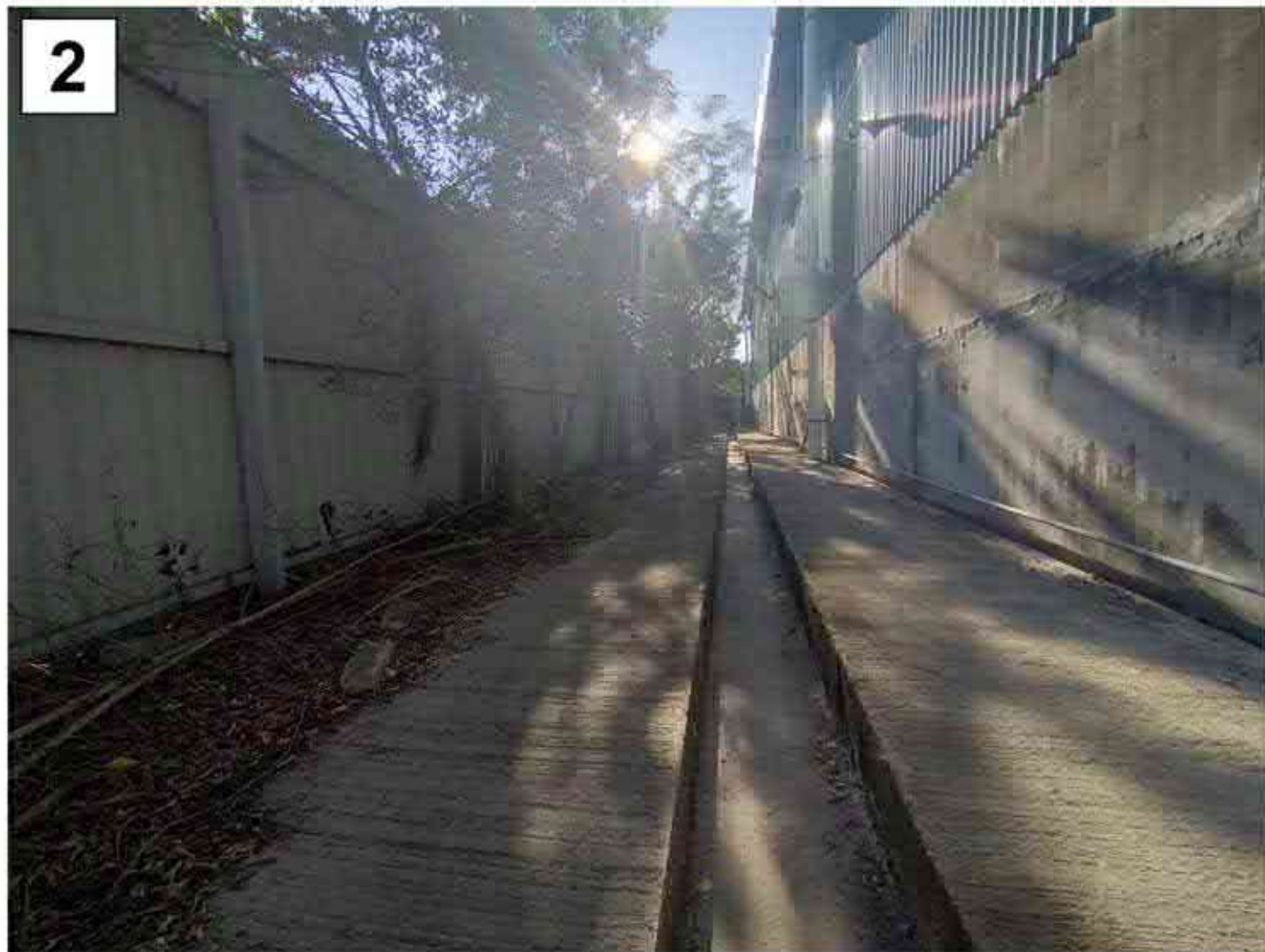
Remarks 備註:

+6.6 Level (in mPD)

← Flow of surface runoff

□ Catchpit

Scale 比例:



3



4



5



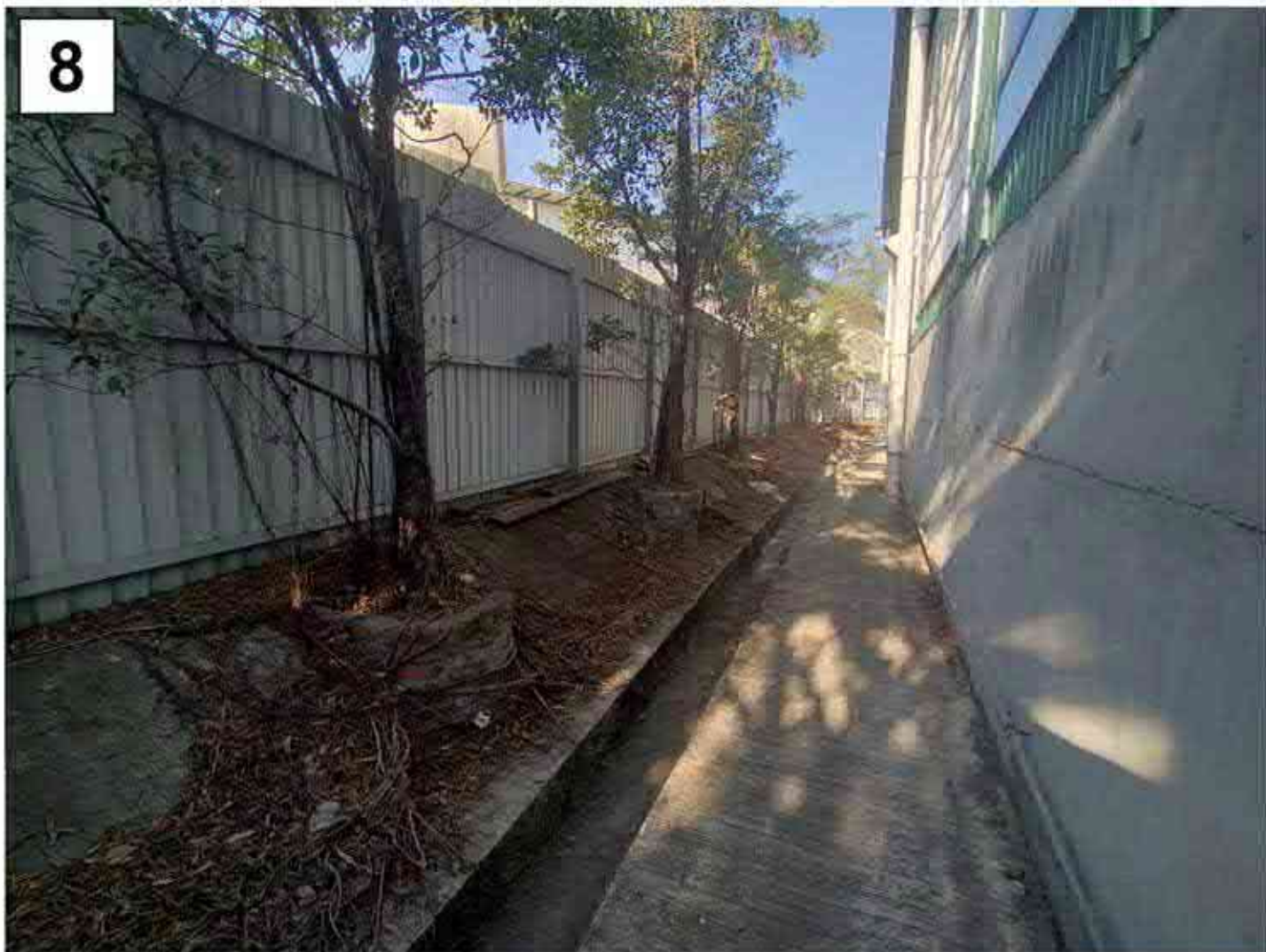
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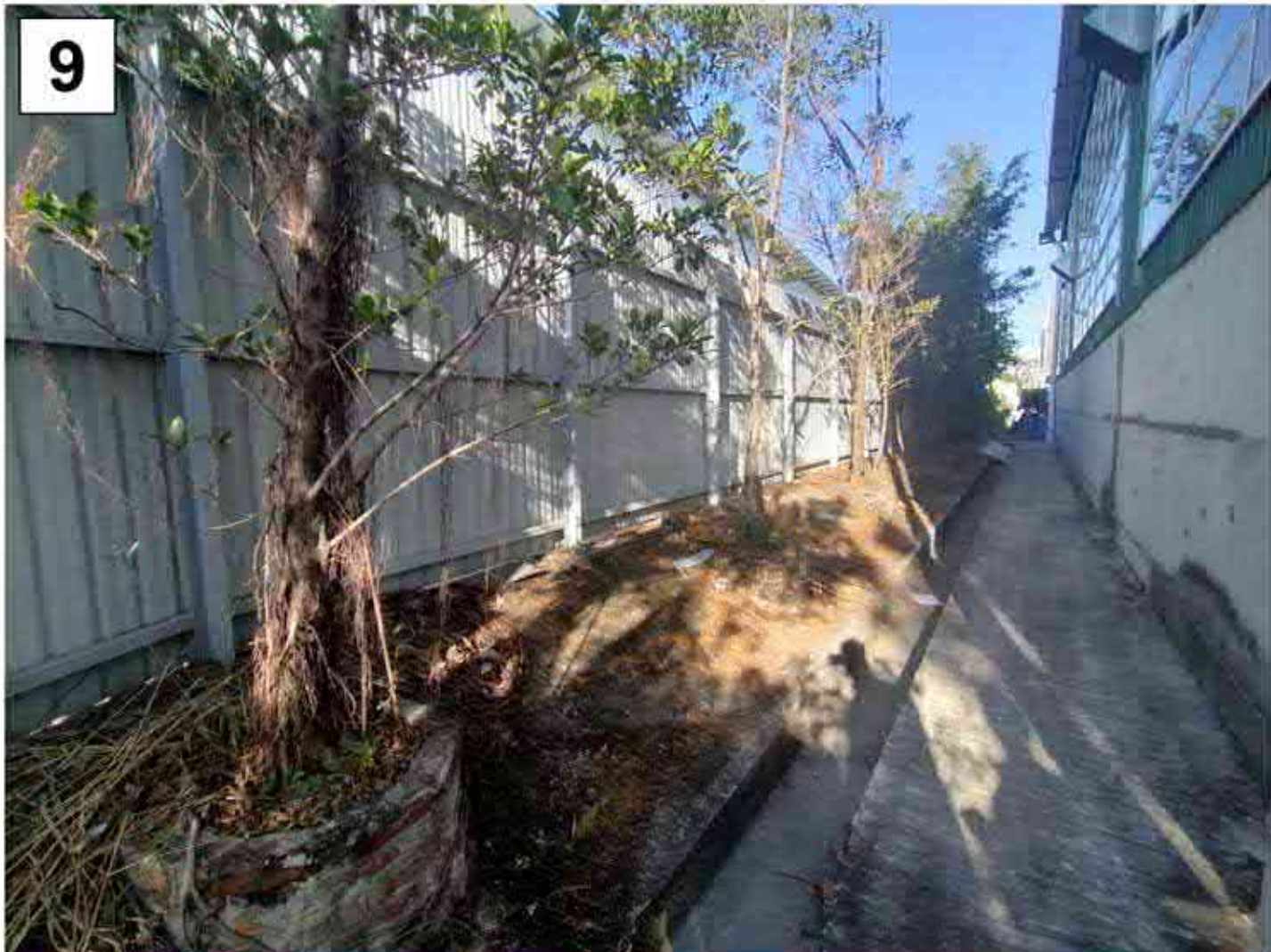
7



8



9



10



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



Fw: A/HSK/460-補充文件
01/06/2023 14:35

From: tmylwdpo_pd/PLAND/HKSARG
To: Sherry Man Wa KONG/PLAND/HKSARG@PLAND
Cc: Eric Chi Yeung CHIU/PLAND/HKSARG@PLAND, Simon PH
CHAN/PLAND/HKSARG@PLAND, Charlie Siu Hin TSUI/PLAND/HKSARG@PLAND

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 01/06/2023 14:35 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 01/06/2023 11:03
Subject: FW: A/HSK/460-補充文件

From: [REDACTED]
Sent: Thursday, June 1, 2023 10:53 AM
To: tpbpd@pland.gov.hk
Cc: cshtsui@pland.gov.hk
Subject: A/HSK/460-補充文件

城規會/規劃處：

有關規劃許可：A/HSK/460

現附上補充資料，請查收。
此電郵將取代2023年5月31日的電郵。

謝謝。

Ms Chong



LFS-460-補充資料.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。

1. Name of Applicant 申請人姓名/名稱

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

輝訊投資有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	元朗厦村丈量約份第125約地段第94號(部分)、第98號A分段(部分)、第98號餘段(部分)、第99號(部分)、第100號(部分)、第105號(部分)、第106號(部分)、第107號(部分)、第108號(部分)、第110號(部分)、第116號(部分)及第760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 4,990 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,660 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)	N/A sq.m 平方米 <input type="checkbox"/> About 約

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	臨時物流中心及附屬停車場 Temporary Logistics Centre and Ancillary Parking of Vehicle (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 1,390 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 3,660 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 4
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 3,660 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 3,660 .....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)	
構築物1：物流中心連同遮雨棚；不超過3,540平方米，一層高，高度不超過11米。	
構築物2：辦公室；不超過40平方米，一層高，高度不超過3.5米。	
構築物3：洗手間；不超過20平方米，一層高，高度不超過3.5米。	
構築物4：消防水缸及泵房；不超過60平方米，一層高，高度不超過5米。	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 2個中型及重型貨車泊車位
Others (Please Specify) 其他 (請列明)	..... 1個貨櫃車拖架車位
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

(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	3,660 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.733 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	4	
(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	11	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	72.1 %		<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 1個貨櫃車拖架車位		3 2個中型及重型貨車泊車位 1個貨櫃車拖架車位
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

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Fw: A/HSK/460-補充資料
07/07/2023 11:47

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

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 07/07/2023 11:47 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 07/07/2023 09:06
Subject: FW: A/HSK/460-補充資料

From: [REDACTED]
Sent: Thursday, July 6, 2023 8:48 PM
To: tpbpd@pland.gov.hk
Cc: cshtsui@pland.gov.hk
Subject: A/HSK/460-補充資料

城規會/規劃處：

有關規劃許可：A/HSK/460

現附上補充資料，請查收。

這電郵將取代2023年7月6日下午3時18分的電郵。

謝謝。

Ms Chong



[REDACTED] 申請摘要_.pdf

申請摘要

根據城市規劃條例第 16 條作出規劃許可申請

擬在元朗厦村丈量約份第 125 約地段第 94 號(部分)、第 98 號 A 分段(部分)、第 98 號餘段(部分)、第 99 號(部分)、第 100 號(部分)、第 105 號(部分)、第 106 號(部分)、第 107 號(部分)、第 108 號(部分)、第 110 號(部分)、第 116 號(部分)及第 760 號(部分)

1. 申請地點涉及一個先前的規劃許可編號 A/HSK/85 批准作為期三年的臨時物流中心及附屬停車場用途，由於之前因為社會疫情關係未能如期履行規劃許可附帶的最後一個規劃條件（消防裝置的執行），這個規劃許可已於 2021 年 1 月 3 日被撤銷，因此申請人重新提交本申請並誠意懇求城市規劃委員會再次批准為期三年的規劃許可。
2. 申請人在 2020 年 8 月正式委任新的顧問公司代為跟進，而新的顧問公司亦多次督促申請人必然盡快在限期前完成消防工程及向消防處報完工，奈何 2020 一整年受到疫情影響，有些消防零件短缺，需要更長時間才能運送到香港，造成工程延誤。在 2020 年 11 月初報完工後，消防處有幾個需要改善的意見，其中一個意見是要求一條水務署的獨立來水接駁消防水缸。申請人已經即時向水務署遞交相關的水錶申請，並希望水務署能加急處理，但是水務署口頭回覆要 1-2 年才能為申請人安裝水錶。申請人之前一直準時履行規劃許可編號 A/HSK/85 的其他附帶條件，包括渠務、園藝種植、圍網等相關附帶條件，而在履行最後一個附帶條件時（消防裝置的執行）受今年疫情影響，很多不可抗拒的因素發生，政府部門更曾經兩度在家工作，而這次附帶條件無法通過就是欠水務署那個接駁消防水缸的獨立水錶，最後消防水錶在 2023 年批出了，消防顧問的消防工程亦已報完工。
3. 申請地點的面積約為 4,990 平方米。根據洪水橋及厦村分區計劃大綱草圖編號 S/HSK/2 中所示，申請地點見被規劃為「住宅(甲類)2」、「住宅(甲類)3」及「道路」的地地帶。因政府現在還未開展收回土地作洪水橋新市鎮發展的關係，「住宅(甲類)2」、「住宅(甲類)3」及「道路」規劃意向於未來三年比較難以實現。
4. 擬議用途的營業時間為星期一至星期六上午八時至下午八時，星期日及公眾假期全日休業。
5. 申請地點附近已存在貨櫃場及與本規劃申請相類似的物流中心用途，因此本申請用途與周遭環境並非不協調。而大部份於申請地點附近的露天存放場地及港口後勤用途都已取得城市規劃委員會的規劃許可。

6. 申請地點自 2013 年曾四度獲得城市規劃委員會批出規劃許可 (城規會編號：A/YL-HT/873、A/YL-HT/939、A/YL-HT/960 及 A/HSK/85)，而本申請的用途與上一次的規劃許可 A/HSK/85 的批准用途一樣，由於申請地點現時面對的規劃及周遭環境與先前獲得規劃許可的時間 (即 2018 年 8 月) 並沒有明顯大的變化，所以希望城市規劃委員會能再次考慮本次申請。
7. 申請人已為規劃許可編號 A/HSK/85 履行全部附帶條件，最後的消防工程已完工 (已附上 FS-251 的消防證書)，懇請城市規劃委員會給予最後一次機會。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗廈村丈量約份第 125 約地段第 94 號(部分)、第 98 號 A 分段(部分)、第 98 號餘段(部分)、第 99 號(部分)、第 100 號(部分)、第 105 號(部分)、第 106 號(部分)、第 107 號(部分)、第 108 號(部分)、第 110 號(部分)、第 116 號(部分)及第 760 號(部分)作為期三年的臨時物流中心及附屬停車場用途。

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

<u>Application No.</u>	<u>Use(s)/Development(s)</u>	<u>Date of Consideration by RNTPC</u>
A/YL-HT/121	Temporary Open Storage of Construction Machinery, Construction Materials and Marble for a Period of 3 Years	17.12.1999 (revoked on 17.9.2000)
A/YL-HT/637	Temporary Open Storage of Construction Machinery with Ancillary Workshop for a Period of 3 Years	21.8.2009
A/YL-HT/873	Proposed Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years	22.11.2013
A/YL-HT/939	Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years	27.3.2015 (revoked on 27.9.2015)
A/YL-HT/960	Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years	3.7.2015
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)

**Similar S.16 Applications within/straddling the subject “Residential (Group A) 2” and
“Residential (Group A) 3” Zones
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

<u>Application No.</u>	<u>Use(s)/Development(s)</u>	<u>Date of Consideration by RNTPC</u>
A/HSK/86	Temporary Logistics Centre for a Period of 3 Years	3.8.2018 (revoked on 3.1.2021)
A/HSK/94	Temporary Logistics Centre and Warehouse for a Period of 3 Years	21.9.2018 (revoked on 21.2.2021)
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/135	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	12.4.2019
A/HSK/219	Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	12.6.2020
A/HSK/264	Temporary Open Storage of Scrap Metal and Logistics Centre for a Period of 3 Years	4.12.2020

<u>Application No.</u>	<u>Use(s)/Development(s)</u>	<u>Date of Consideration by RNTPC</u>
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
A/HSK/295	Temporary Logistics Centre with Storage of Recyclable Materials (Plastics, Metal and Paper) for a Period of 3 Years	26.3.2021
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/316	Temporary Logistics Centre and Warehouse for a Period of 3 Years	23.7.2021
A/HSK/385	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	12.8.2022
A/HSK/454	Temporary Warehouse, Open Storage of Construction Materials and 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	23.6.2023

Government Departments' General Comments

1. Land Administration

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

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

2. Traffic

(a) Comments of the Commissioner for Transport:

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

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

No adverse comment on the application.

3. Drainage

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

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

4. Fire Safety

Comments of the Director of Fire Services:

No in-principle objection to the application subject to the fire service installations being provided to his satisfaction.

5. Building Matters

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

- no adverse comment on the application under the Buildings Ordinance; and
- no building plan submission in relation to the development at the Site was approved or under processing.

6. Long-term Development

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

No adverse comment on the application.

7. Water Supplies

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

No objection to the application.

8. District Officer's Comments

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

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site may be resumed at any time during the planning approval period for implementation of Government projects;
- (c) should the applicant fail to comply with any of the approval conditions resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

- the Site comprises Old Schedule Agricultural Lots (OSALs) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the private lots covered by Short Term Waivers (STWs) in the Site are listed below:

<u>Lot(s) in D.D.125</u>	<u>STW No.</u>	<u>Purposes</u>
116	3922	Temporary Logistics Centre
94 and 103	4097	Temporary Open Storage of Containers and Logistics Centre with Ancillary Open Storage of Recyclable Materials
100	4099	
99	4530	Temporary Logistics Centre and Ancillary Parking of Vehicle
105, 106, 107, 108 and 760	4531	
110	4992	Open Storage and Godown (for Ceramic Tableware)

- 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(s) without STW should apply to his office to permit the structures to be erected or regularize any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (e) 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;

- (f) 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;
- (g) 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;
- (h) 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;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed fire service installations (FSIs) to be installed should be clearly marked on the layout plans; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans 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;

(k) to note the comment of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the site under Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Remaining Phase development will commence in 2030. The applicant is required to pay attention to the development programme and to liaise with his office if any structures would be erected to ensure that their proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA; and

(l) to note the comment of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- existing water mains will be affected as shown on **Plan A-2**. The cost of any necessary diversion shall be borne by the proposed development;
- in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on **Plan A-2**; and
- Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

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



A/HSK/460 DD 125 Ha Tsuen

22/06/2023 02:32

From:

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

File Ref:

A/HSK/460

Lots 94 (Part), 98 S.A (Part), 98 RP (Part), 99 (Part), 100 (Part), 105 (Part), 106 (Part), 107 (Part), 108 (Part), 110 (Part), 116 (Part) and 760 (Part) in D.D. 125, Ha Tsuen

Site area: About 4,990sq.m

Zoning: "Res (Group A) 2", "Res (Group A) 3" and area shown as 'Road'

Applied use: Logistics Centre / 3 Vehicle Parking

Dear TPB Members,

This operation has a long history of non-compliance and the most recent approval 85 was revoked in 2021 for failure to fulfill fire conditions.

In view of the frequent and sometimes deadly fires at these brownfield operations, are members going to ignore the history and possible impact on the community by rewarding the applicant with another approval?

Mary Mulvihill