

This document is received on 19 JUN 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSK 1471
	Date Received 收到日期	19 JUN 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)

Profit Partner Development Limited 均同益發展有限公司

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

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 629 and 631 in D.D. 124, Lot 2002 in D.D.125, Hung Shui Kiu, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,478 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,515 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
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)2" zone and area shown as 'Road'
(f) Current use(s) 現時用途	Warehouse (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
12/6/2023 (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 12/6/2023 (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&。

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Temporary Warehouse for Storage of Provisions for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期
☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 963sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 1,515sq.m ☒ 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 /sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 1,515sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 1,515sq.m ☒ 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)

Please refer to Layout Plan

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 /
 Motorcycle Parking Spaces 電單車車位 /
 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 /
 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 /
 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 /
 Others (Please Specify) 其他 (請列明) /

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 /
 Coach Spaces 旅遊巴車位 /
 Light Goods Vehicle Spaces 輕型貨車車位 2
 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 Monday to Saturday 09:00 to 18:00. No operation on Sunday and public holiday.			
(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)) Accessible from Ping Ha Road via Shek Po Road and a local access	
	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 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。

Please refer to the supplementary statement.

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

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

R-Riches Property Consultants Limited

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

Date 日期

19/5/2023

(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

- 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。
- 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。
- 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	Lots 629 and 631 in D.D. 124, Lot 2002 in D.D.125, Hung Shui Kiu, Yuen Long, New Territories
Site area 地盤面積	2,478 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	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	"Residential (Group A)2" zone and area shown as '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	Proposed Temporary Warehouse for Storage of Provisions for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <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	1,515 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.6 <input checked="" 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	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	3 - 7.5 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	61 % <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) / _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 / Coach Spaces 旅遊巴車位 / Light Goods Vehicle Spaces 輕型貨車車位 2 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		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the site, Plan showing the land status of the site		
Location Plan, Swept path analysis, Fire Service Installations proposal, Drainage Proposal		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



[Supersede][FI] S.16 Application No. A/HSK/471 - FI to address departmental comments22/01/2024 14:28

From: Louis Tse <[REDACTED]>

To: Town Planning Board <tpbpd@pland.gov.hk>

Cc: "ccylam@pland.gov.hk" <ccylam@pland.gov.hk>, "mlkok@pland.gov.hk" <mlkok@pland.gov.hk>, "sso_pg_7@hkfsd.gov.hk" <sso_pg_7@hkfsd.gov.hk>, Bon



1 Attachment



FI6 for A_HSK_471 (20240122).pdf

Dear Sir,

Attached herewith the revised FI to **supersede** our previous submissions dated **26/7/2023**, **27/9/2023**, **04/12/2023**, **22/12/2023**, **10/01/2024** and **22/1/2024**, to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited



Our Ref.: DD124 Lot 629 & VL
Your Ref.: TPB/A/HSK/471

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

22 January 2024

Dear Sir,

6th Further Information

**Temporary Warehouse for Storage of Provisions for a Period of 3 Years in
"Residential (Group A) 2" Zone and area shown as 'Road', Lots 629 and 631 in D.D. 124,
Lot 2002 in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/471)

We are writing to submit further information to address departmental comments of the subject application, details are as follow:

- (i) A revised fire service installation proposal is provided. Please be noted that the storage capacity of the sprinkler water tank is revised to 135,000 liters (**Appendix I**).

Should you require more information regarding the application, please contact our [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Charlotte LAM
(Attn.: Ms. Moon KWOK

email: ccylam@pland.gov.hk)
email: mlkok@pland.gov.hk)



F.S. NOTES

1. GENERAL

1.1 IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022, THE HOSE REEL SYSTEM, SPRINKLER SYSTEM, FIRE ALARM SYSTEM, EMERGENCY LIGHTING, EXIT SIGN, PORTABLE HAND OPERATED FIRE FIGHTING EQUIPMENT AND SECONDARY SOURCE OF ELECTRICAL POWER SUPPLY SHALL BE PROVIDED TO THE PROPOSED TEMPORARY WAREHOUSE FOR STORAGE.

2. HOSE REEL SYSTEM

- 2.1 ON-OFF TYPE HOSE REEL NOZZLES HOUSED IN GLASS-FRONTED CABINETS WITH PADLOCKS SHALL BE INSTALLED AT LEVEL NOT HIGHER THAN 1350mm AFFL.
- 2.2 HOSE REEL INSTRUCTION PLATES SHALL BE PROVIDED FOR ALL HOSE REELS.
- 2.3 THE LENGTH OF RUBBER HOSES SHALL NOT BE MORE THAN 30m.
- 2.4 DUTY AND STANDBY FIXED FIRE PUMPS SHALL BE PROVIDED FOR THE HOSE REEL SYSTEM.
- 2.5 F.S. CONTROL PANEL SHALL BE PROVIDED AS INDICATED ON G/F FOR FIRE ALARM SIGNALS OF THE HOSE REEL SYSTEM.
- 2.6 THE HOSE REEL BRANCH NOZZLE SHALL HAVE 4.5mm ORIFICE AND BE FITTED WITH A SIMPLE TWO WAY VALVE TO OPEN OR SHUT OFF THE JET. THE VALVE MUST NOT BE SPRING LOADED.
- 2.7 ALL FIRE SERVICE INSTALLATIONS SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE FIRE SERVICES DEPARTMENT AND THE WATER SUPPLIES DEPARTMENT.
- 2.8 HOSE REEL SYSTEM SHALL COMPLY WITH CLAUSE 5.14(b) OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT APRIL 2022.
- 2.9 ELECTRICAL CABLES FOR FIRE ALARM BELLS AND POWER SUPPLY FOR FIRE SERVICES PUMPS SHALL BE FIRE RESISTING TYPE CONFORMING TO B56387 CAT. CWZ.
- 2.10 A NEW FIBERGLASS F.S. WATER TANK OF EFFECTIVE STORAGE CAPACITY NOT LESS THAN 2000 LITRES SHALL BE PROVIDED ON G/F FOR THE SYSTEM.

3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTER NO.6/2021.
- 3.2 ACTUATION OF ANY BREAKGLASS UNIT IN THE WAREHOUSE SHALL START THE FIXED FIRE PUMP AND SOUND ALL THE ALARM BELLS IN THE WAREHOUSE.
- 3.3 THE CAPACITY OF BATTERY SHALL BE SUFFICIENT TO MAINTAIN THE SYSTEM IN NORMAL CONDITION FOR 72 HOURS (AFA SYSTEM) AND IT SHALL BE ABLE TO OPERATE THE SYSTEM AT ALARM CONDITION FOR 30 MINUTES.

4. AUTOMATIC SPRINKLER SYSTEM

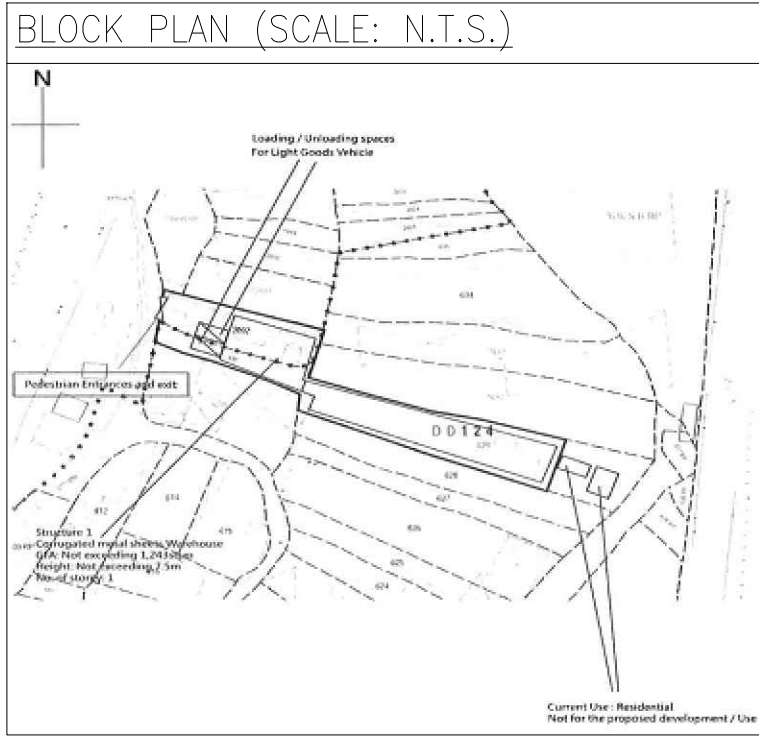
- 4.1 SPRINKLER AND F.S. CONTROL PANEL SHALL BE PROVIDED ON G/F AS INDICATED.
- 4.2 SPRINKLER SYSTEM IN ACCORDANCE WITH HAZARD CLASS OH3 AS STIPULATED IN LPC BS EN 12845:2015 AND THE FSD CIRCULAR LETTER NO. 5/2020 SHALL BE PROVIDED TO PROTECT THE WAREHOUSE.
- 4.3 A **135,000** LITRES EFFECTIVE STORAGE CAPACITY R.C. SPRINKLER WATER TANK FED BY SINGLE END TOWN MAIN WATER SUPPLY SHALL BE PROVIDED ADJACENT TO SPRINKLER PUMP ROOM AS SHOWN ON PLANS.
- 4.4 ONE SET OF SPRINKLER PUMPS (DUTY/STANDBY/JOCKEY) SHALL BE PROVIDED IN SPRINKLER PUMP ROOM AS INDICATED ON THE LAYOUT PLANS TO SERVE THE SPRINKLER SYSTEM.
- 4.5 SPRINKLER INLET AND SPRINKLER CONTROL VALVE SET ARE TO BE PROVIDED AS SHOWN ON THE LAYOUT PLANS.
- 4.6 UNLESS OTHERWISE STATED, ALL SPRINKLER PIPES SHALL BE DIA. 32MM.
- 4.7 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 4.8 UNLESS OTHERWISE STATED, ALL SPRINKLER PIPES SHALL BE 32mm DIA.
- 4.9 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWO:
(A) STORAGE CATEGORY: CATEGORY(I)
(B) STORAGE HEIGHT: NOT EXCEEDING 4m
(C) STORAGE: ST1

5. PIPE MATERIALS

- 5.1 ALL WATER PIPES SHALL COMPLY WITH BS1387 MEDIUM GRADE.

6. OTHERS

- 6.1 ALL EXITS AND EXIT ROUTES SHALL COMPLY WITH THE BS 5266-1:2016 AND THE FSD CIRCULAR LETTER NO. 5/2008 AND SHALL BE CLEARLY INDICATED BY ILLUMINATED "EXIT" 出口" SIGN AND DIRECTIONAL SIGNS IN CHINESE AND ENGLISH CHARACTERS OF NOT LESS THAN 125mm HIGH WITH 15mm WIDE STROKES. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGH THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- 6.2 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 6.3 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 MANS DIRECTLY BEFORE MAIN SWITCH.
- 6.4 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED. IT SHALL STOP MECHANICAL INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 6.5 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000m³ AND THE AGGREGATE AREA OF THE OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT. I.E. 85.2m²(ABOUT). THE PROPOSED AREA OF OPENABLE WINDOWS OF STRUCTURES B1 IS 87m²(ABOUT).

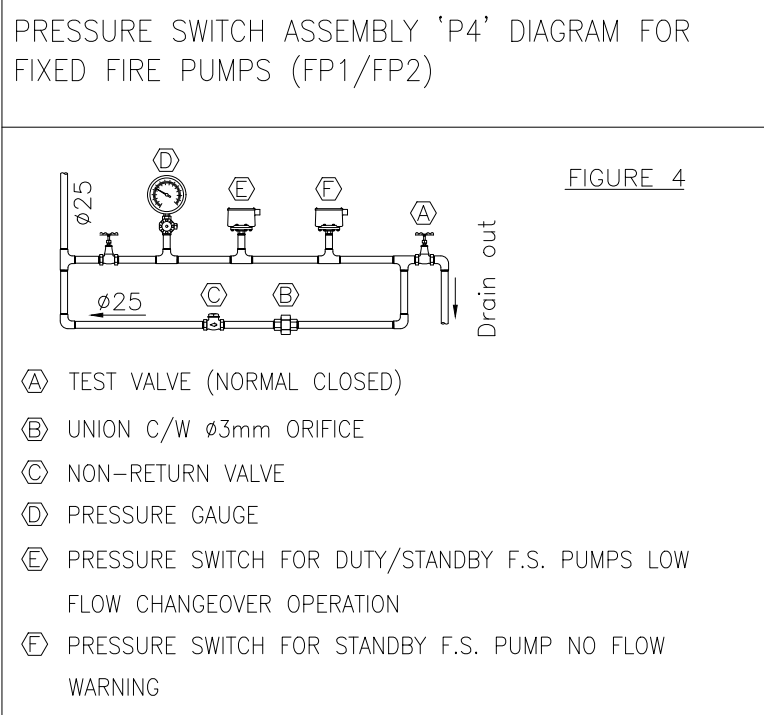
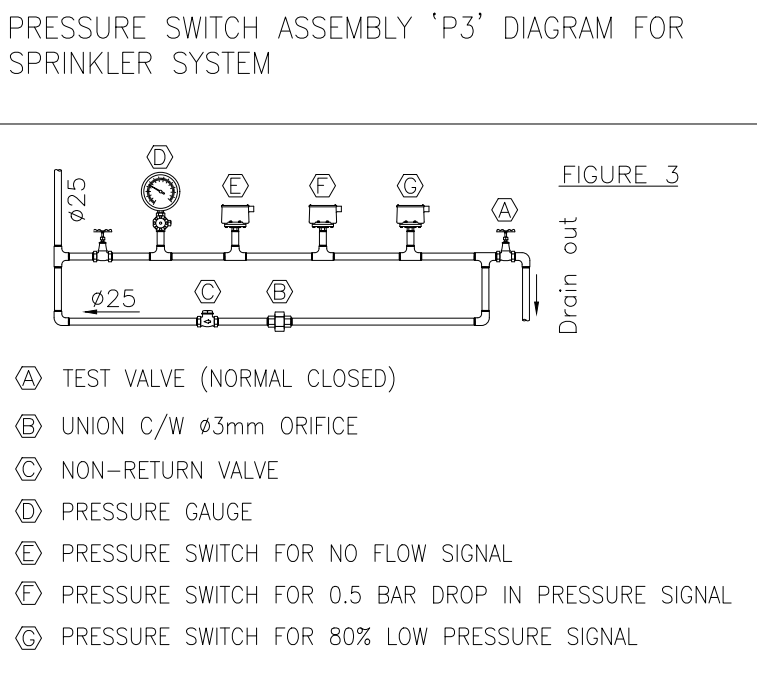
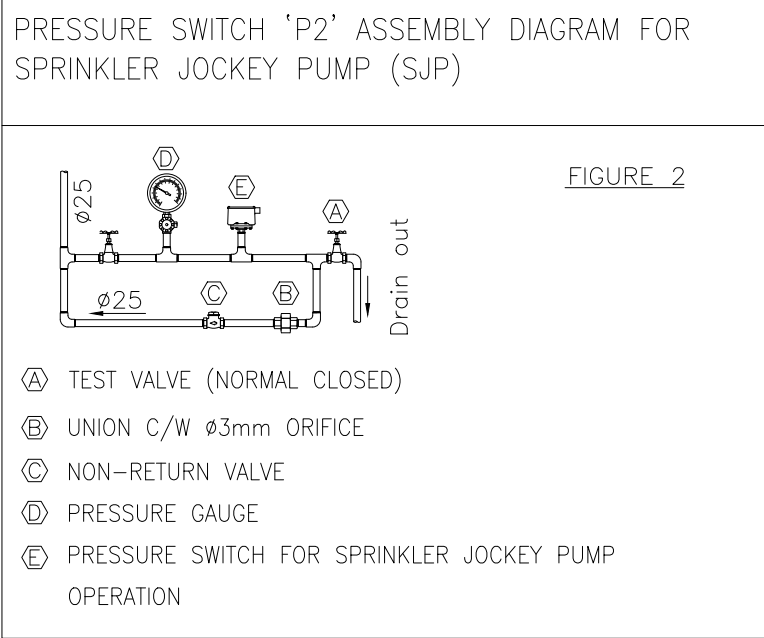
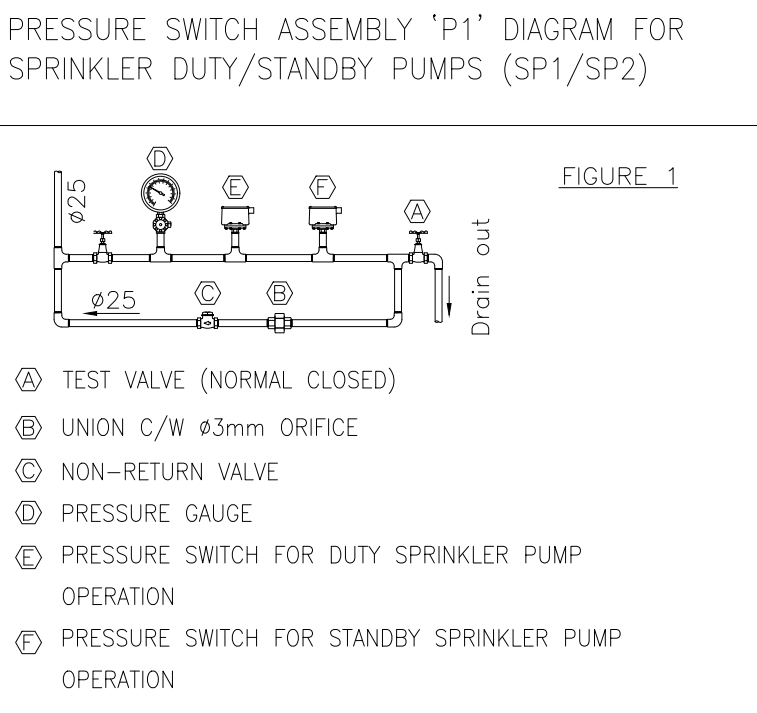


F.S. AND SPRINKLER PUMP SCHEDULE				
PUMP CODE	DESCRIPTION	FLOW (l/min)	HEAD (m)	MOTOR RATING(kw)
FP1	FIXED FIRE PUMP (DUTY)	80	60	2.2
FP2	FIXED FIRE PUMP (STANDBY)	80	60	2.2
SP1	SPRINKLER PUMP (DUTY)	1100/1350/2250	39/37/24	18.5
SP2	SPRINKLER PUMP (STANDBY)	1100/1350/2250	39/37/24	18.5
SJP	SPRINKLER JOCKEY PUMP	80	60	1.5

F.S. PIPE SIZE COLOUR CODE		
PIPE SIZE	COLOUR	
ø25	GREEN	
ø32	RED	
ø40	PURPLE	
ø50	YELLOW	
ø65	LIGHT BLUE	
ø80	DARK GREEN	
ø100	LIGHT BROWN	
ø150	DARK BROWN	

LEGENDS

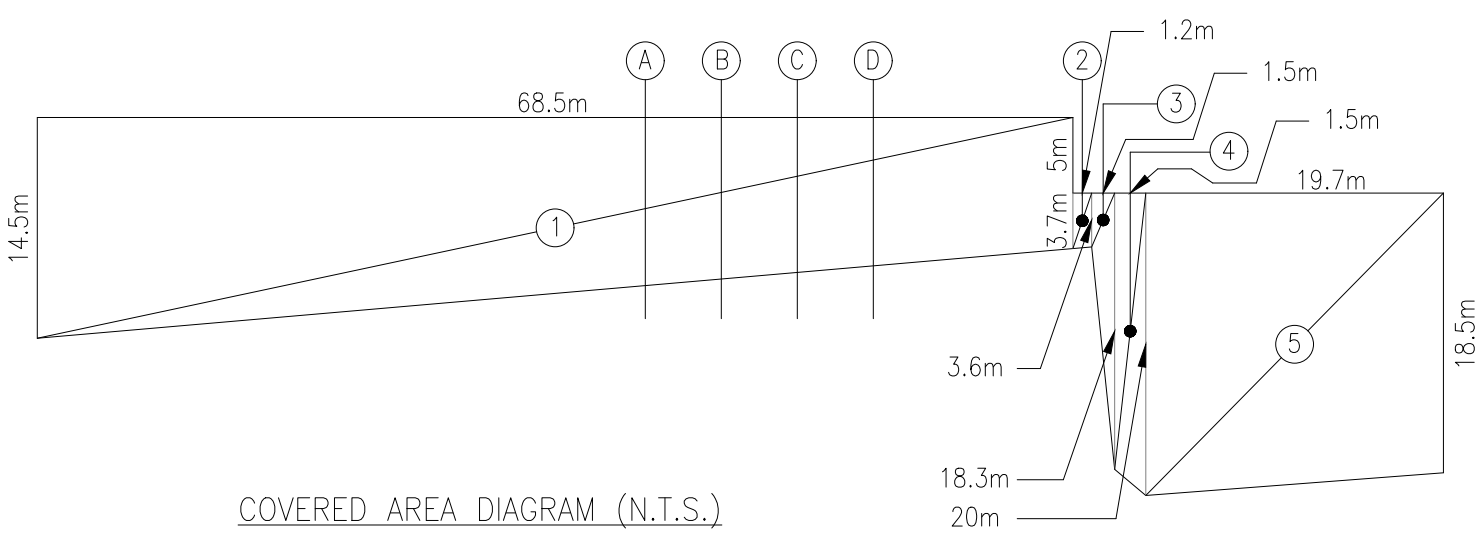
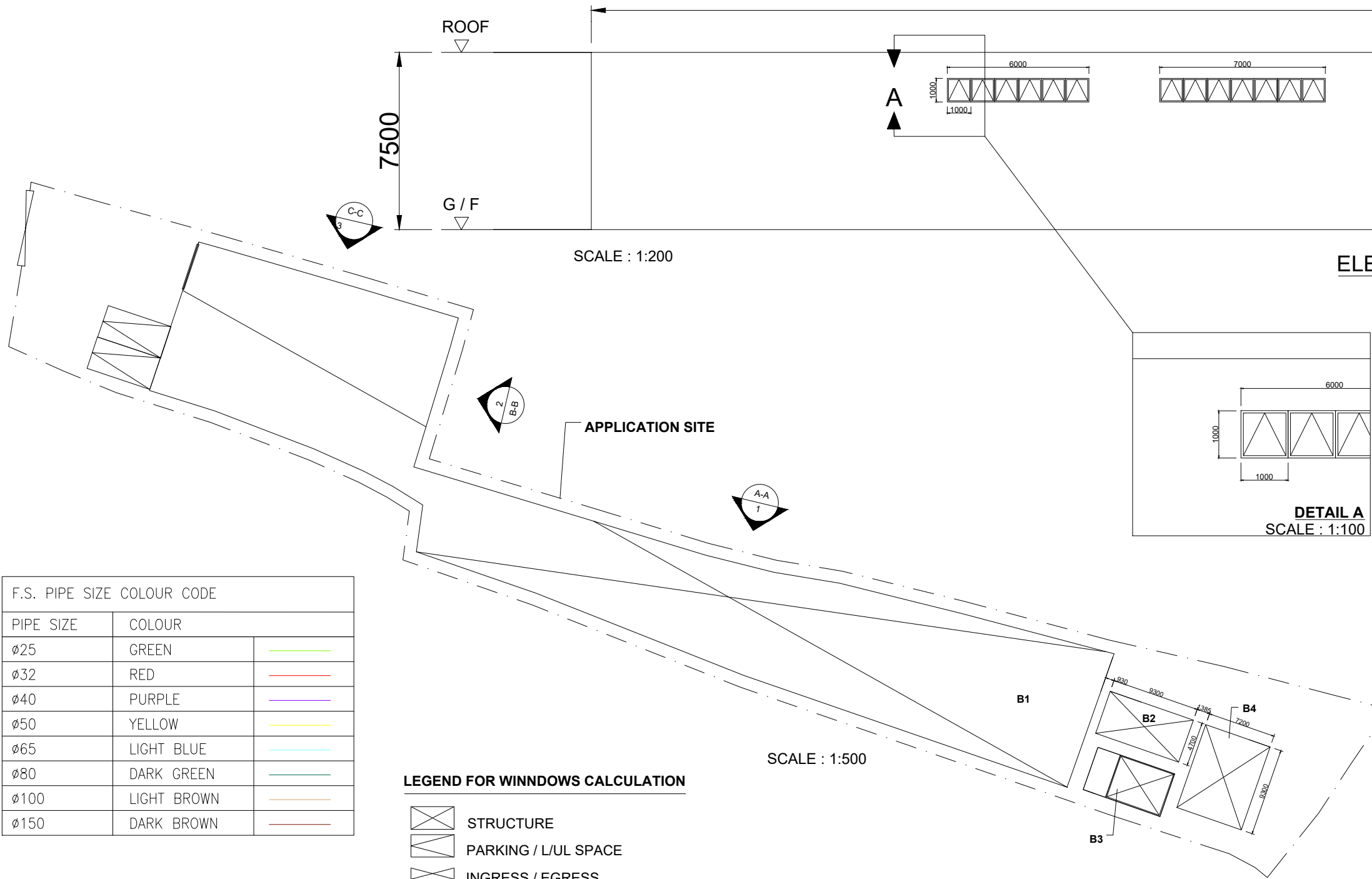
- HR FIRE HOSE REEL
- SPR. INLET
- PIPEWORKS/F.S. INSTALLATIONS
- GATE VALVE
- GATE C/W CAP
- NON RETURN VALVE
- WATER CHECK METER POSITION
- BALL FLOAT VALVE
- VENT PIPE
- AUTOMATIC AIR VENT
- PUMP SET
- PRESSURE SWITCH ASSEMBLY (DETAILS REFER TO FIGURE 1 IN THIS DRAWING)
- PRESSURE SWITCH ASSEMBLY (DETAILS REFER TO FIGURE 2 IN THIS DRAWING)
- PRESSURE SWITCH ASSEMBLY (DETAILS REFER TO FIGURE 3 IN THIS DRAWING)
- PRESSURE SWITCH ASSEMBLY (DETAILS REFER TO FIGURE 4 IN THIS DRAWING)
- LEVEL SWITCH
- MFA CALL POINT
- FLASHING LIGHT
- FIRE ALARM BELL
- WEATHERPROOF FIRE ALARM BELL
- 13A FUSED SPUR UNIT
- F.S. CONTROL PANEL
- WEATHERPROOF FIXED FIRE PUMP CONTROL PANEL
- SPRINKLER PUMP CONTROL PANEL
- SPRINKLER CONTROL VALVE C/W WATER ALARM GONG
- PROVING PIPE (PERMANENT)
- FLOW SWITCH
- GATE VALVE C/W MONITORING DEVICE
- SPRINKLER HEAD
- VORTEX INHIBITOR
- STRAINER
- WATER ALARM GONG
- 5kg CO₂ TYPE PORTABLE FIRE EXTINGUISHER
- DRY POWER TYPE PORTABLE FIRE EXTINGUISHER
- EMERGENCY LIGHTING
- ABBREVIATIONS
- AFFL ABOVE FINISHED FLOOR LEVEL
- F/A FROM ABOVE
- F/B FROM BELOW
- T/A TO ABOVE
- T/B TO BELOW
- L/L LOW LEVEL
- M/L MIDDLE LEVEL
- H/L HIGH LEVEL
- F.S. FIRE SERVICES
- SPR. SPRINKLER
- HR FIRE HOSE REEL
- SPI SPRINKLER INLET
- MFA MANUAL FIRE ALARM
- AFA AUTOMATIC FIRE ALARM
- BL BOUNDARY LINE
- MH ACCESS MANHOLE
- VP VENT PIPE
- OF OVERFLOW PIPE



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (STORAGE OF PROVISIONS)	1,363m² (ABOUT)	1,363m² (ABOUT)	7.5m (ABOUT)(1-STOREY)
B2	SITE OFFICE	44m² (ABOUT)	44m² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	FIRE SERVICE WATER TANK	41m² (ABOUT)	41m² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	METER ROOM AND STORE ROOM	67m² (ABOUT)	67m² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		1,515m² (ABOUT)	1,515m² (ABOUT)	

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

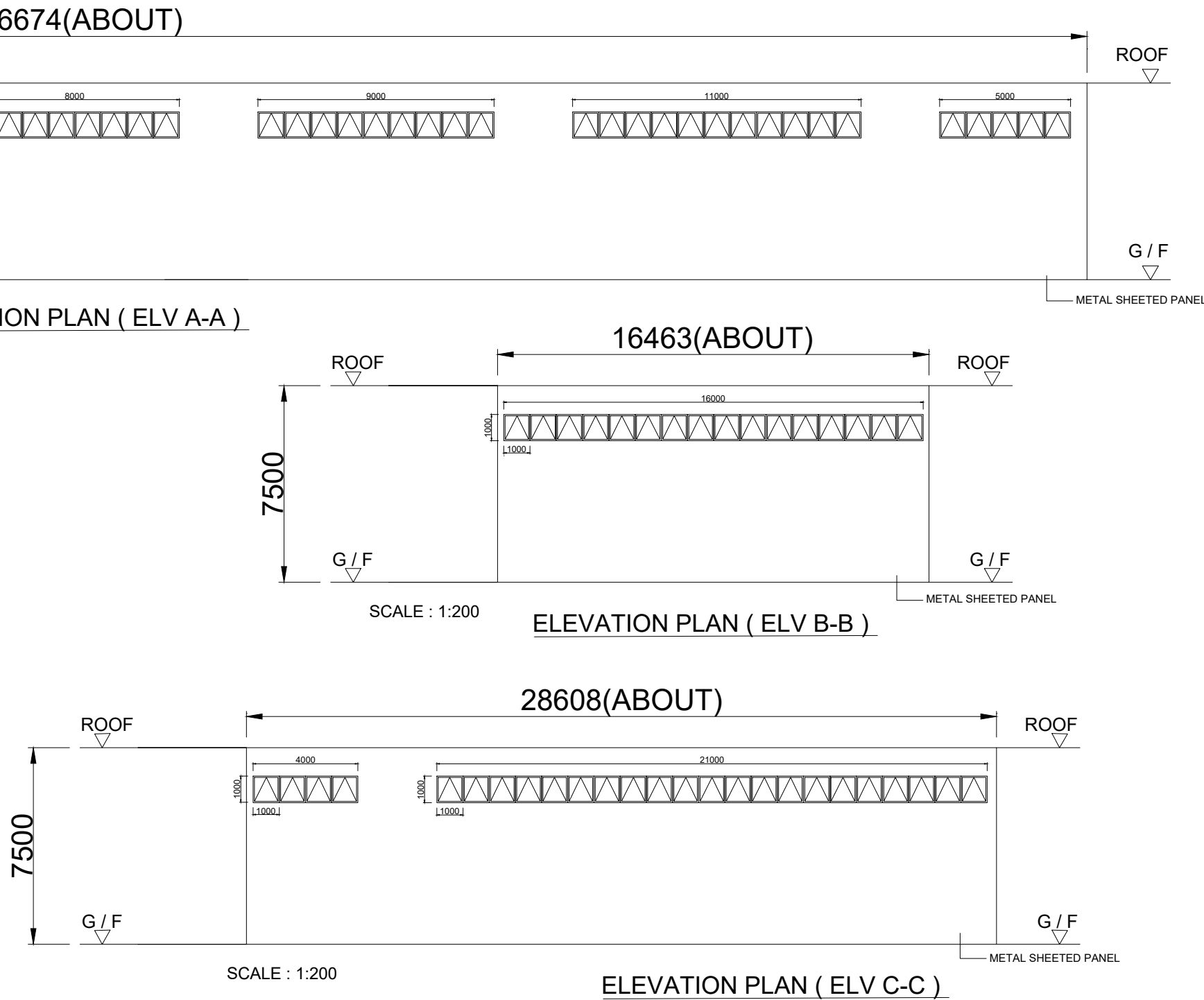
APPLICATION SITE AREA	: 2,478m² (ABOUT)
COVERED AREA	: 1,515m² (ABOUT)
UNCOVERED AREA	: 963m² (ABOUT)
PLOT RATIO	: 0.6 (ABOUT)
SITE COVERAGE	: 61% (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,515m² (ABOUT)
BUILDING HEIGHT	: 3m - 7.5m (ABOUT)
NO. OF STOREY	: 1



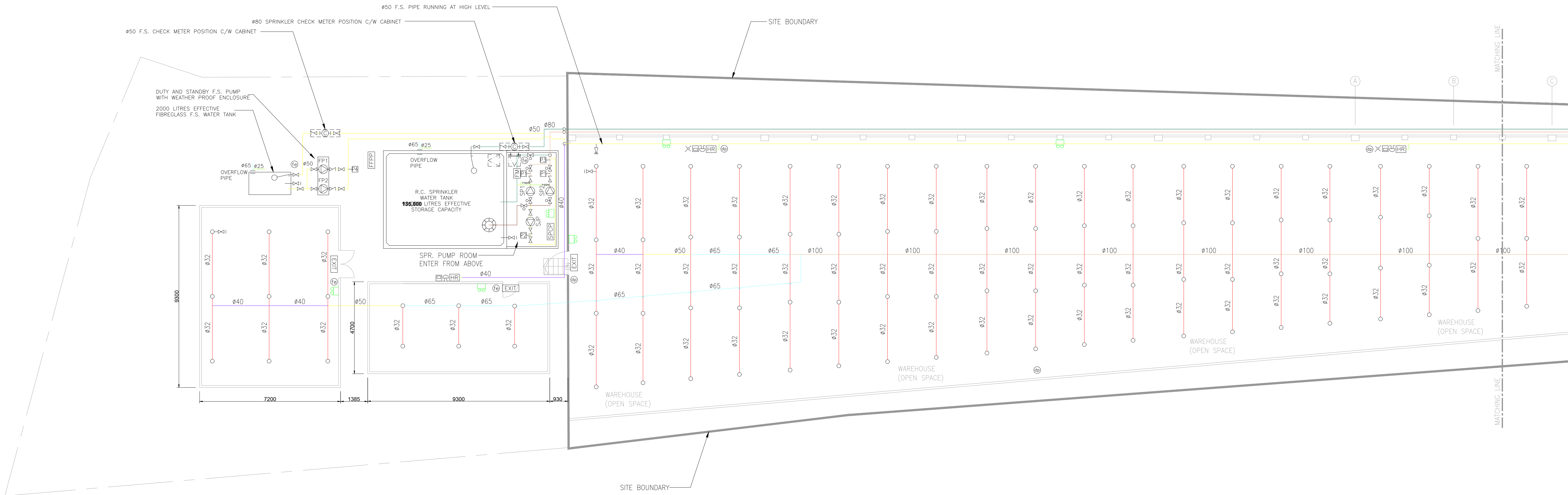
INFORMATION OF ON-SITE STRUCTURES					
USE	NO. OF STOREY	COVERED AREA (m²)	GFA AREA (m²)	HEIGHT OF COMPARTMENT (m)	VOLUME OF COMPARTMENT (m³)
WAREHOUSE FOR STORAGE	1	1223.3	1223.3	7.5	9174.75

AREA OF	= ½ x (14.5+3.7+5) x 68.5 = 794.6 m²
AREA OF	= ½ x (3.7+3.6) x 1.2 = 4.4 m²
AREA OF	= ½ x (3.6+18.3) x 1.5 = 16.4 m²
AREA OF	= ½ x (18.3+20) x 1.5 = 28.7 m²
AREA OF	= ½ x (20+18.5) x 19.7 = 379.2 m²
TOTAL AREA	= 794.6 + 4.4 + 16.4 + 28.7 + 379.2 = 1223.3 m²

OPENABLE WINDOW AREA CALCULAION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m3	
LOCATION	G / F OF STRUCTURE B1
GFA	1,363m²
OPENABLE WINDOW AREA REQUIRED	1,363m² X 6.25% = 85.2m²
OPENABLE WINDOW AREA PROVIDED	REFER TO ELEVATION - (A-A) = 46m² REFER TO ELEVATION - (B-B) = 16m² REFER TO ELEVATION - (C-C) = 25m²
	TOTAL = 87m² > 85.2m²

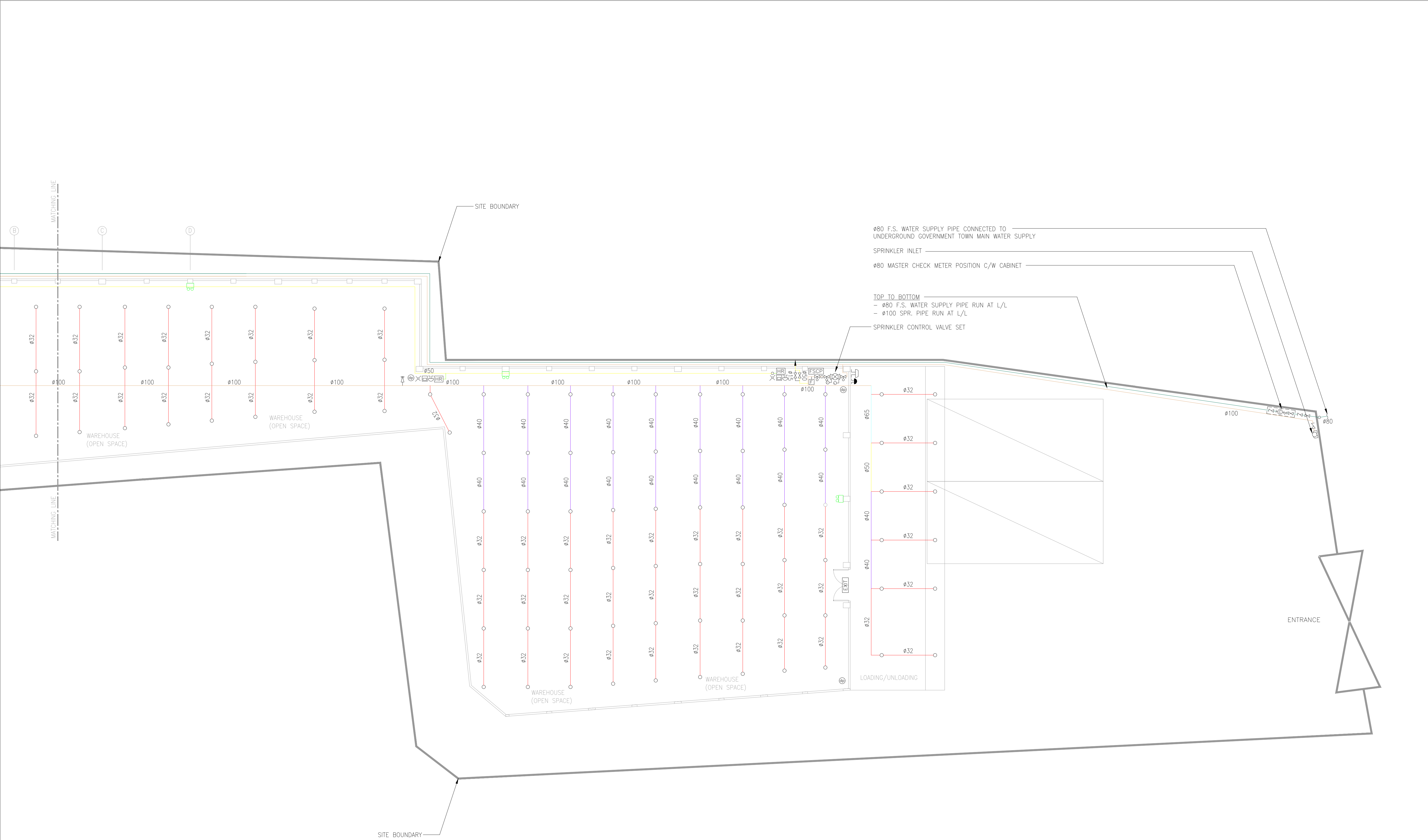


Project: FIRE SERVICES INSTALLATION WORKS AT TEMPORARY WAREHOUSE FOR STORAGE OF PROVISIONS AT LOT 2002 IN DD125, LOT 629 (PART) AND 631 IN DD124(SHEK PO ROAD), YUEN LONG, N.T.	FSI Contractor: 基業消防工程有限公司 KEI YIP FIRE ENGINEERING LTD.	REV. • DESCRIPTION A • B • C •	• DATE • • •	• • • •	Scale: AS SHOWN(@A1) Date: 17 APRIL 2023	Drawn: T. L Checked: C.Y. LI	Project Ref: K207 Drawing No: FS-01	Revision: 2
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GROUND FLOOR PLAN (PART 1 OF 2)

Project: FIRE SERVICES INSTALLATION WORKS AT TEMPORARY WAREHOUSE FOR STORAGE OF PROVISIONS AT LOT 2002 IN DD125, LOT 629 (PART) AND 631 IN DD124(SHEK PO ROAD), YUEN LONG, N.T. Drawing Title: F.S. LAYOUT PLAN FOR GROUND FLOOR (PART 1 OF 2)	FSI Contractor: 基業消防工程有限公司 KEI YIP FIRE ENGINEERING LTD. <div></div>	REV.	• DESCRIPTION	• DATE	•	•	Scale: 1 : 100(@A1)	Drawn: T. L	Project Ref: K207	Revision: 2
		•	•	•	•	•	Date: 17 APRIL 2023	Checked: C.Y. LI	Drawing No: FS-02	
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GROUND FLOOR PLAN (PART 2 OF 2)

Project: FIRE SERVICES INSTALLATION WORKS AT TEMPORARY WAREHOUSE FOR STORAGE OF PROVISIONS AT LOT 2002 IN DD125, LOT 629 (PART) AND 631 IN DD124(SHEK PO ROAD), YUEN LONG, N.T. Drawing Title: F.S. LAYOUT PLAN FOR GROUND FLOOR (PART 2 OF 2)	FSI Contractor: 基業消防工程有限公司 KEI YIP FIRE ENGINEERING LTD. [REDACTED]	REV. • DESCRIPTION	• DATE	•	•	Scale: 1 : 100(@A1)	Drawn: T. L	Project Ref: K207	Revision: 2
		•	•	•	•	Date: 17 APRIL 2023	Checked: C.Y. LI	Drawing No: FS-03	
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Previous s.16 applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/HSK/18	Proposed Temporary Warehouse for Storage of Provisions for a Period of 3 Years	13.10.2017 (Revoked on 13.11.2019)
2	A/HSK/260	Temporary Warehouse for Storage of Provisions for a Period of 3 Years	4.12.2020 (Revoked on 4.5.2023)
3	A/HSK/452	Proposed Minor Relaxation of Plot Ratio and/or Building Height Restrictions for Proposed/Permitted Public and Private Housing Developments, Proposed Social Welfare Facilities, and Proposed Shop and Services, Eating Place, School, Office, Educational Institution, Institutional Use, Off-Course Betting Centre, Place of Entertainment, Private Club, Public Convenience, Recyclable Collection Centre and Training Centre at Non-Domestic Podium within Public Housing Developments	23.6.2023

Similar s.16 applications within/straddling the same “Residential (Group A) 2” zone on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/HSK/140	Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	12.4.2019 (Revoked on 12.7.2021)
2	A/HSK/298	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	16.4.2021 (Revoked on 16.1.2023)
3	A/HSK/320	Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	27.8.2021 (Revoked on 27.2.2023)
4	A/HSK/437	Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	14.7.2023
5	A/HSK/448	Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	22.12.2023

Government Departments' General Comments

1. Land Administration

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

No adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport:

No adverse 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 from highway maintenance point of view.

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
- a condition should be stipulated requiring the applicant to implement and maintain the drainage facilities according to the approved drainage proposal of application no. A/HSK/260 and submit condition record of the implemented 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 application site (the Site) received in the past three years.

5. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided to his satisfaction; and
- the submitted FSIs proposal is considered acceptable to his department.

6. Building Matters

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

- no objection to the application; and
- there is no record of approval granted by the Building Authority for the existing structures at the Site.

7. Water Supplies

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

No objection to the application.

8. Long-term Development

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

No adverse comment on the application.

9. 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) prior planning permission should have been obtained before commencing the development on-site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (c) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (d) 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;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lot (OSAL) 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 land of Lots 629 and 631 in D.D. 124 and Lot 2002 in D.D. 125 are covered by Short Term Waiver (STW) Nos. 5074 and 5075 respectively to permit structures for the purpose of “Temporary Warehouse for Storage of Provisions”; and
 - the STW holders will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application 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;
- (f) 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 subject 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;
- (g) 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 Shek Po 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 Shek Po Road;

- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that a condition record of the implemented drainage facilities should include coloured photos showing the condition of the drainage facilities implemented 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;
- (i) to note the comments of the Director of Fire Services (D of FS) that the installation/maintenance/modification/repair work of Fire Services Installations (FSIs) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS;
- (j) 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;
- (k) 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 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 Building Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the 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 BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage; and
- (l) to note the comments of the Project Manager(West), Civil Engineering and Development Department that:

the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the sites 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 liaise with his office if any structures would be erected to ensure that his proposed development would not affect the proposed works under HSK/HT NDA.