

2023年 7月 1 3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/477

This document is received on 13 JUL 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

2301933

7.7.2023

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	A1 HSK L477
	Date Received 收到日期	13 JUL 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)

宏力建材有限公司 POWER STEEL METAL COMPANY LIMITED

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)	元朗廈村丈量約份第124約地段第1262號(部份) Lot1262(Part)in D.D.124,Ha Tsuen, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1671 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 420 sq.m 平方米 ☒ 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 ☐ 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	其他指定用途(物流設施) Other Specified Uses(LOGISTICS FACILITY)
(f) Current use(s) 現時用途	臨時鋼筋加工工場 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (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 2023/06/29 (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 2023/07/03 (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，或有關係的鄉事委員會[&]

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	Proposed Temporary Reinforcing Steel Processing Workshop with Ancillary Office 擬議臨時鋼筋加工工場連附屬辦公室 (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	 1251sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 420sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	 2
Proposed domestic floor area 擬議住用樓面面積	 0sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 420sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 420sq.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)	
..... 構築物1：辦公室，鋼筋加工工場及儲存用途，面積不多於200平方米，1層高，高度不多於7.62米。 構築物2：鋼筋加工工場，面積不多於220平方米，1層高，高度不多於7.62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	 0
Motorcycle Parking Spaces 電單車車位	 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	 0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	 0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	 0
Others (Please Specify) 其他 (請列明)	 0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	 0
Coach Spaces 旅遊巴車位	 0
Light Goods Vehicle Spaces 輕型貨車車位	 0
Medium Goods Vehicle Spaces 中型貨車車位	 0
Heavy Goods Vehicle Spaces 重型貨車車位	 0
Others (Please Specify) 其他 (請列明)	 0

Proposed operating hours 擬議營運時間			
星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。			
(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	☒ 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)) 由廈村路經地區小路可進入。	
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(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	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(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 ☐ No 不會 ☒
	On traffic 對交通		Yes 會 ☐ No 不會 ☒
	On water supply 對供水		Yes 會 ☐ No 不會 ☒
	On drainage 對排水		Yes 會 ☐ No 不會 ☒
	On slopes 對斜坡		Yes 會 ☐ No 不會 ☒
	Affected by slopes 受斜坡影響		Yes 會 ☐ No 不會 ☒
	Landscape Impact 構成景觀影響		Yes 會 ☐ No 不會 ☒
	Tree Felling 砍伐樹木		Yes 會 ☐ No 不會 ☒
	Visual Impact 構成視覺影響		Yes 會 ☐ No 不會 ☒
	Others (Please Specify) 其他 (請列明)		Yes 會 ☐ No 不會 ☐

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Ms Hermose Chong

Name in Block Letters
姓名（請以正楷填寫）

Manager

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

07/07/2023

(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	元朗廈村丈量約份第124約地段第1262號(部份) Lot1262(Part)in D.D.124,Ha Tsuen, Yuen Long
Site area 地盤面積	1,671 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2
Zoning 地帶	其他指定用途(物流設施) Other Specified Uses(LOGISTICS FACILITY)
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Reinforcing Steel Processing Workshop with Ancillary Office 擬議臨時鋼筋加工工場連附屬辦公室

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 ☐ About 約 ☐ Not more than 不多於	0 ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	420 ☒ About 約 ☒ Not more than 不多於	0.25 ☒ About 約 ☒ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 ☐ (Not more than 不多於)	
		0 Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	7.62 m 米 ☒ (Not more than 不多於)	
		1 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	25.1 % ☒ 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) _____ _____		N/A
	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) _____ _____		N/A

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
位置圖 Location Plan, 地盤平面圖 Site Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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。

申請摘要

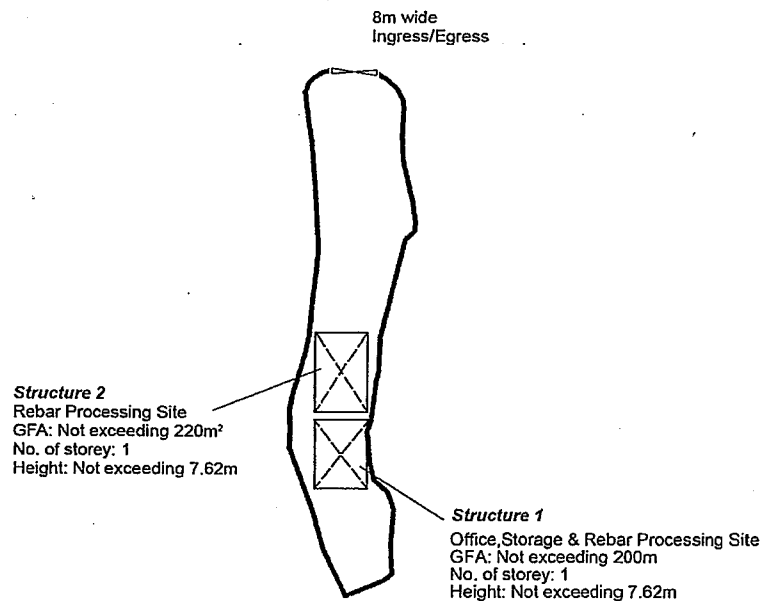
根據城市規劃條例第 16 條作出規劃許可申請
擬在元朗廈村丈量約份第 124 約地段第 1262 號(部份)
作為期不超過三年的臨時鋼筋加工工場連附屬辦公室

1. 申請地點的面積約為 1,671 平方米·根據洪水橋及廈村分區計劃大綱圖編號 S/HSK/2·申請地點現時被規劃為「其他指定用途(物流設施)」。
2. 申請地點範圍涉及之前的規劃申請：A/HSK/230·之前因申請人未能完成落實渠務工程的附帶條件·所以現時重新入新申請·申請人承諾這次會做好渠務工程。
3. 申請用途屬於「其他指定用途(物流設施)」中的「第二欄用途」·申請用途配合周邊現代化物流設施·與周遭環境尚算協調。
4. 擬議用途加工後的鋼筋主要用作供應給各大建築行業·對洪水橋地區將來的發展有幫助。
5. 擬議用途的營業時間為星期一至星期六上午八時至下午六時·星期日及公眾假期全日休業。
6. 申請用途涉及 2 個構築物：包括兩個上蓋不超過 200 及 220 平方米的鋼筋加工場地(非密封)。

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 124 約地段第 1262 號(部份)作為期不超過三年的臨時鋼筋加工工場連附屬辦公室。

擬在元朗廈村丈量約份第 124 約地段第 1262 號(部份)
作為期不超過三年的臨時鋼筋加工工場連附屬辦公室

鋼筋加工附加說明



構築物 1 用途：辦公室、儲存鋼筋及鋼筋加工

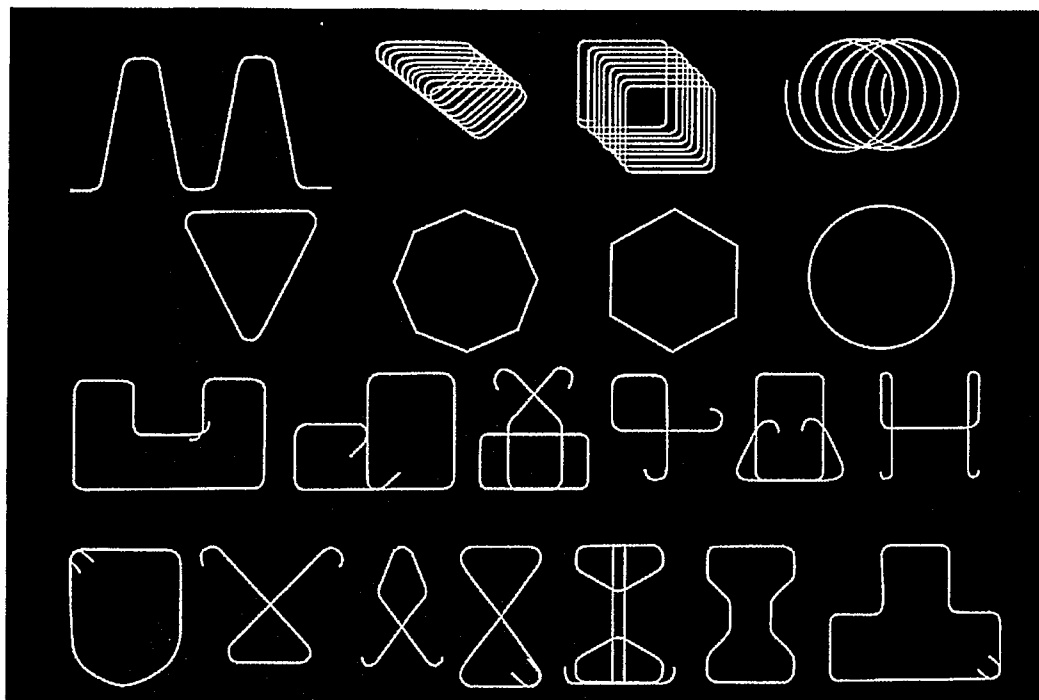
構築物 2 用途：鋼筋加工

鋼筋加工的附加說明如下

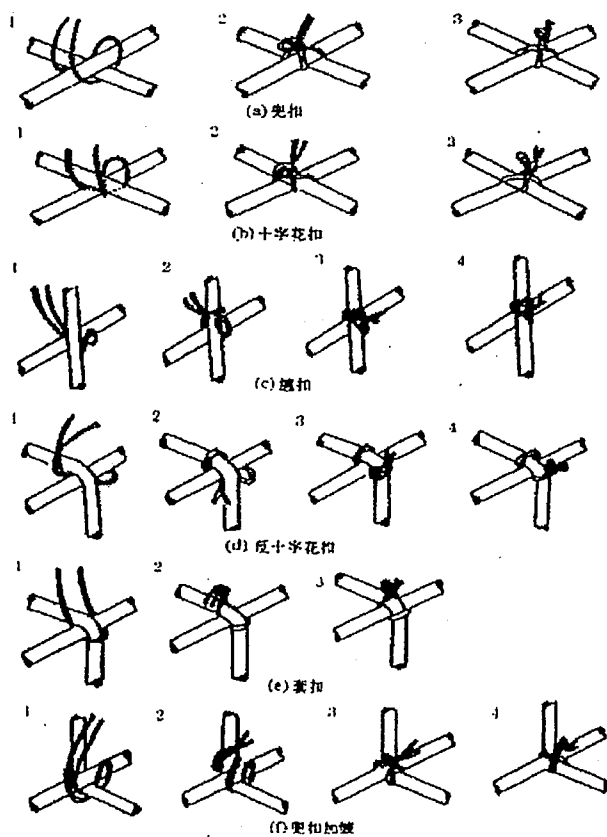
1. 鋼筋切割：將長達 10 多米的鋼筋用機器剪裁成較短的鋼筋
2. 鋼筋彎曲：以小型彎曲機進行將鋼筋彎曲成不同形狀，如長方形、三角形、不規則多邊形等
3. 鋼筋綁紮：用鋼線將鋼筋用不同的綁紮方法綁在一起

使用以上機器時會發出少量燥音，並不會有排污及空氣等的污染。

擬議用途的營業時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業，而且附近較少民居，所以應該不會為居民帶來很大的影響。

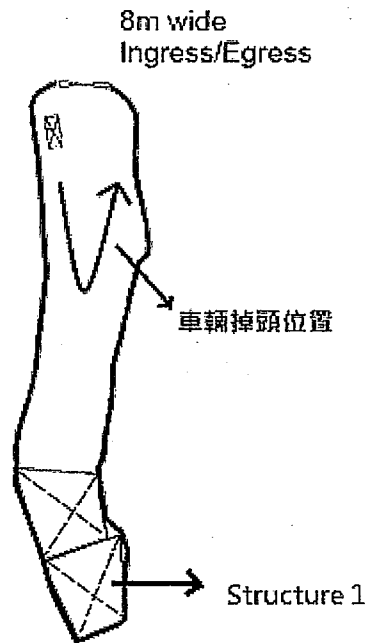


鋼筋彎曲加工形狀



鋼筋綁紮方法

申請地點的露天位置說明



1. 申請地點的露天位置，只用作送貨車輛上落貨或掉頭之用途，並不會用作擺放鋼筋建材。
2. 卸貨後的鋼筋，會存放在圖上的構築物 1 內 (Structure 1)。
3. 上落貨車輛的類型：中型吊雞貨車或輕型吊雞貨車。

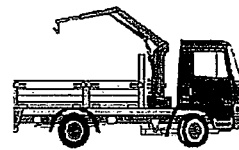
交通運輸情況



運輸車輛種類



噸車貨車



吊機貨車

以上鋼筋加工工場，一星期大約有四至五次運輸車輛出入。

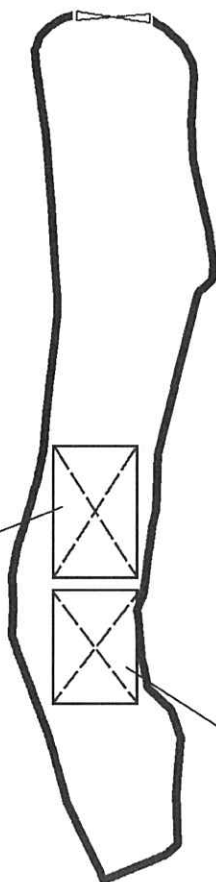
1. 通常一星期會送貨（鋼筋原材料）約兩次，都是用吊機貨車或噸車貨車送貨，車輛會進入地盤卸貨，然後在地盤內掉頭離開，不會影響村內道路交通。
2. 將鋼筋加工後，一星期會出貨（加工後的鋼筋）約兩至三次，也是用吊機貨車或噸車貨車出貨，車輛會進入地盤裝貨，然後在地盤內掉頭離開，不會影響村內道路交通。



8m wide
Ingress/Egress

Structure 2

Rebar Processing Site
GFA: Not exceeding 220m²
No. of storey: 1
Height: Not exceeding 7.62m



Structure 1

Office, Storage & Rebar Processing Site
GFA: Not exceeding 200m²
No. of storey: 1
Height: Not exceeding 7.62m

Project 項目名稱:

Proposed Temporary Reinforcing Steel
Processing Workshop with Ancillary Office
for a Period of 3 Years at Lot 1262(Part)
in D.D. 124, Ha Tsuen, Yuen Long

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

20230713

Remarks 備註:

Scale 比例:

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



規劃申請A/HSK/477：補充文件（請以此電郵為準）
18/07/2023 14:35

From: [REDACTED]
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：

大家好。

有關規劃申請A/HSK/477，現附上申請的補充文件，請查收。

另外請不用考慮之前申請人遞交的「交通運輸情況」。

此電郵將取2023年7月18日中午12時33分的電郵。

謝謝。

Ms Chong



[REDACTED] Approved_渠務報告.pdf 申請表格_P.5.pdf 申請表格_P.11.pdf 鋼筋加工附加說明.pdf



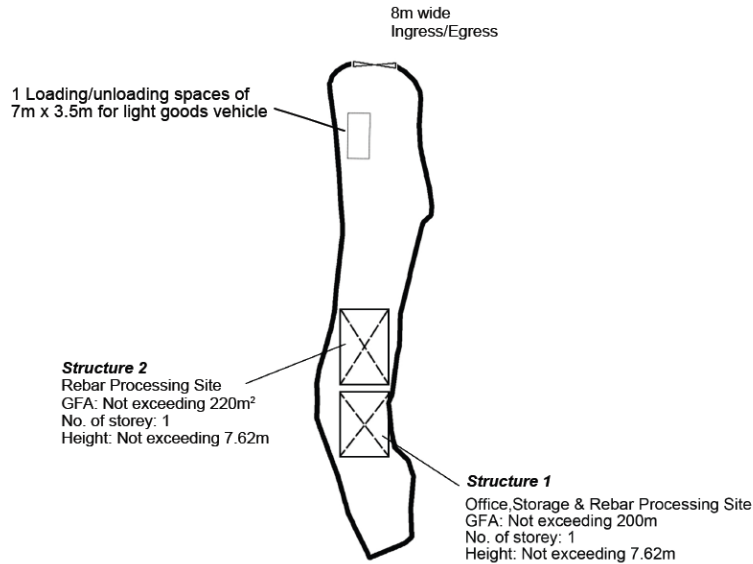
A-HSK-447：申請地點的露天位置補充說明.pdf Approved FS Plan_.pdf

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	Proposed Temporary Reinforcing Steel Processing Workshop with Ancillary Office 擬議臨時鋼筋加工工場連附屬辦公室 (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	 1251sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 420sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	 2
Proposed domestic floor area 擬議住用樓面面積	 0sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 420sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 420sq.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)	
..... 構築物1：辦公室，鋼筋加工工場及儲存用途，面積不多於200平方米，1層高，高度不多於7.62米。 構築物2：鋼筋加工工場，面積不多於220平方米，1層高，高度不多於7.62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	 0
Motorcycle Parking Spaces 電單車車位	 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	 0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	 0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	 0
Others (Please Specify) 其他 (請列明)	 0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	 0
Coach Spaces 旅遊巴車位	 0
Light Goods Vehicle Spaces 輕型貨車車位	 1
Medium Goods Vehicle Spaces 中型貨車車位	 0
Heavy Goods Vehicle Spaces 重型貨車車位	 0
Others (Please Specify) 其他 (請列明)	 0

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 ☐ About 約 ☐ Not more than 不多於	0 ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	420 ☒ About 約 ☒ Not more than 不多於	0.25 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 ☐ (Not more than 不多於)	
		0 Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	7.62 m 米 ☒ (Not more than 不多於)	
		1 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	25.1 % ☒ 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) _____ _____		N/A
	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) _____ _____		1個輕型貨車上落貨位 0 0 1 0 0 0

A/HSK/477

鋼筋加工附加說明



構築物 1 用途：辦公室、儲存鋼筋及鋼筋加工

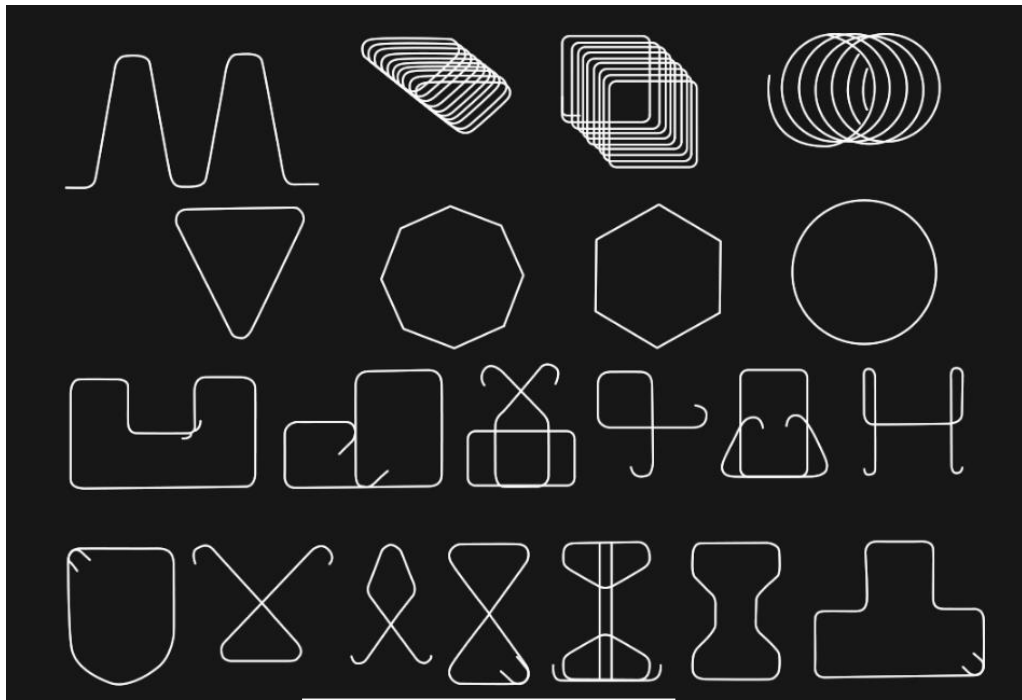
構築物 2 用途：鋼筋加工

鋼筋加工的附加說明如下

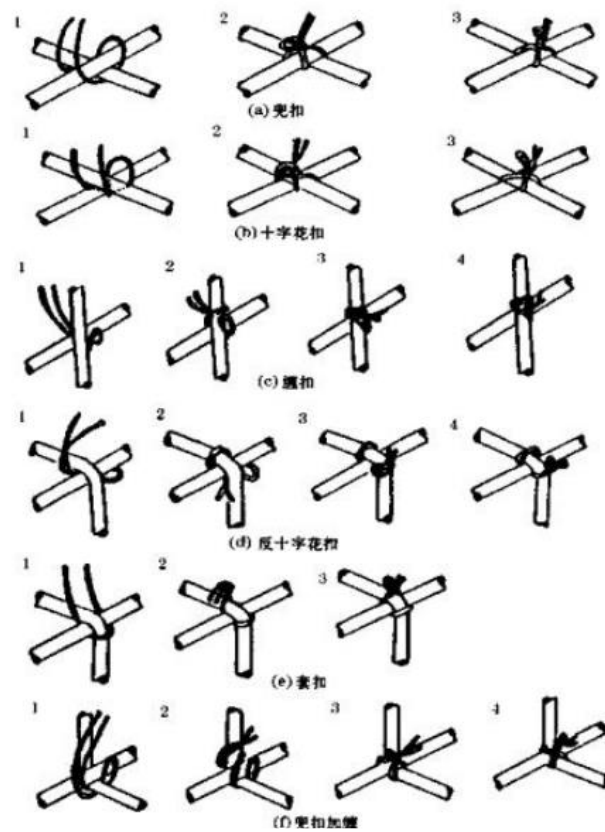
1. **鋼筋切割：**將長達 10 多米的鋼筋用機器剪裁成較短的鋼筋
2. **鋼筋彎曲：**以小型彎曲機進行將鋼筋彎曲成不同形狀，如長方形、三角形、不規則多邊形等
3. **鋼筋綁紮：**用鋼線將鋼筋用不同的綁紮方法綁在一起

使用以上機器時會發出少量燥音，並不會有排污及空氣等的污染。

擬議用途的營業時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業，而且附近較少民居，所以應該不會為居民帶來很大的影響。



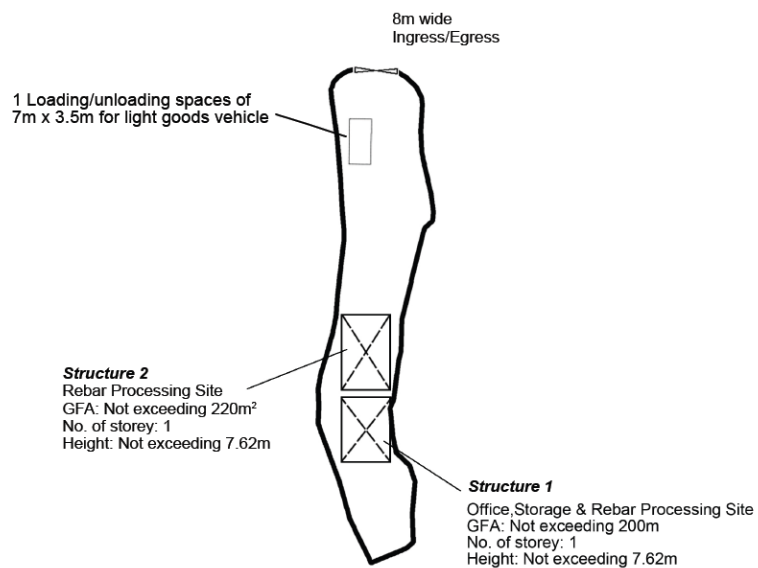
鋼筋彎曲加工形狀



鋼筋綁紮方法

A/HSK/477

申請地點的露天位置說明



1. 申請地點的露天位置，只用作送貨車輛上落貨或掉頭之用途，並不會用作擺放鋼筋建材。
2. 卸貨後的鋼筋，會存放在圖上的構築物 1 內（Structure 1）。
3. 上落貨車輛的類型：輕型貨車。

Technical Support For The Proposed Temporary Reinforcing Steel Processing Workshop With Ancillary Office For A Period Of 3 Years
At Lot 1262 (Part) In D.D. 124, Ha Tsuen, Yuen Long

Responses to Comments from Drainage Services Department (A/HSK/230)

Comments from Drainage Services Department Dated 25 November 2021 (via Planning Department)	Responses
a. Please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands;	The hydraulic calculation is included in Annex 2 of the Drainage Proposal, which is attached as Appendix A to this RtoC. The results revealed that the proposed drainage facilities are adequate for collecting, transporting, and discharging surface runoff from the application site. Since the application site is currently entirely covered by a concrete surface and this application does not propose adding any additional concrete area, the difference in surface runoff that can be attributed to this application is negligible. Furthermore, it has been observed that sites adjacent to this one have adequate drainage facilities, as shown in the photographs in Annex 1 of the Drainage Proposal. More importantly, there is not a single record of flooding that can be found for the application site or any of the sites that are adjacent to it. It is expected that the overland flow that was intercepted from the lands that were adjacent to them will be minimal.
b. Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point, i.e. the natural stream drain mentioned in the proposal; based on our record, it is private lots and if the propose discharge point is to the private lots, consent from the lot owner(s) should be obtained;	Figure 3.1 of the Drainage Proposal provides a clear illustration of the alignment of the proposed discharge path, which is a 450mm drain running from the application site to the village drain.
c. Further to (b) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition;	Noted. Figure 1.2 of the Drainage Proposal includes an attached photo of the village drain, and the dimensions of the village drain are about 600 mm.

Responses to Comments from Drainage Services Department (A/HSK/230)

d. The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel. It is observed that the flow path indicated in the proposal did not consider the ground level of the site. Please advise any site formation works will be done on site;	Figure 2.1 of the Drainage Proposal indicates the direction of surface runoff, and Figure 3.1 of the Drainage proposal shows the path that discharge will take. It has been confirmed that no additional site formation works will be carried out.
e. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given;	Figures 4.1 in Appendix B to this RtoC depict the cross sections between the captioned site and adjacent areas and it has been observed that sites adjacent to this one have adequate drainage facilities, as shown in the photographs in Annex 1 of the Drainage Proposal.
f. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;	As can be seen in Figure 3.1 of the Drainage Proposal, catch pits complete with sand traps will be provided for the application site. Construction of catch pits that include sand traps will take place in accordance with the standard drawings provided by the CEDD and can be found in Annex 3 of the Drainage Proposal.
g. Standard details should be provided to indicate the sectional details of the proposed u-channel and the catch pit/sand trap;	All u-channels, catch pits & manhole will be constructed according to the CEDD's standard drawings, as illustrated in Annex 3 of the Drainage Proposal.
h. Where walls or hoarding are erected / laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site;	Noted.
i. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and	Noted.

Technical Support For The Proposed Temporary Reinforcing Steel Processing Workshop With Ancillary Office For A Period Of 3 Years
At Lot 1262 (Part) In D.D. 124, Ha Tsuen, Yuen Long

Responses to Comments from Drainage Services Department (A/HSK/230)

j. The applicant should consult DLO / YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted.
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Technical Support For The Proposed Temporary Reinforcing Steel Processing Workshop With Ancillary Office For A Period Of 3 Years
At Lot 1262 (Part) In D.D. 124, Ha Tsuen, Yuen Long

Responses to Comments from Drainage Services Department (A/HSK/230)

Appendix A

Drainage Proposal

Technical Support For The Proposed Temporary Reinforcing Steel Processing Workshop With Ancillary Office For A Period Of 3 Years At Lot 1262 (Part) In D.D. 124, Ha Tsuen, Yuen Long



DRAINAGE PROPOSAL

Reference: 30974-R01-01

Date: September 2022

Contents

1	Introduction	1
1.1	Background	1
1.2	Objectives	1
1.3	Site Description	1
2	Baseline Conditions and Assessment Methodology	2
2.1	Existing Site Conditions	2
2.2	Calculation Methodology for Runoff	2
2.3	Calculation Methodology for Pipe Capacity Checking	3
2.4	Summary of Assessment Assumptions	3
3	Assessment Results	4
4	Summary and Conclusions	5

Figures

Annex 1 Site Photos

Annex 2 Calculations of Drainage Impact

Annex 3 Typical Design of U-channel and Catchpit

1 Introduction

1.1 Background

This report serves as the Drainage Proposal for supporting the Proposed Temporary Reinforcing Steel Processing Workshop with Ancillary Office for a Period of 3 Years at Lot 1262 (Part) in D.D. 124, Ha Tsuen, Yuen Long, New Territories. The site location is shown in **Figure 1.1**.

This submission intends to demonstrate the overall drainage design and provide basic information, and is structured to follow the requirement of Stormwater Drainage Manual – Planning, Design and Management (2018 Edition) (SDM).

AXON Consultancy (AXON) is commissioned to prepare a Drainage Proposal.

1.2 Objectives

The objectives of the Drainage Proposal are as follows:

- to assess the potential drainage impacts arising from the proposed Temporary Reinforcing Steel Processing Workshop with Ancillary Office; and
- to recommend the necessary mitigation measures to alleviate the impacts, if necessary.

1.3 Site Description

The site is located at Lot 1262 (Part) in D.D. 124, Ha Tsuen, Yuen Long. There is no Drainage Services Department and Highways Department drainage manhole around the site. However, there is an existing 600mm village drain in the vicinity of the site, as shown in **Figure 1.2**.

2 Baseline Conditions and Assessment Methodology

2.1 Existing Site Conditions

The total application area would be about 1671 m² and the lot boundary is fully surrounded by fencing. Site photos are provided in Annex 1. The application site is fully covered by the concrete surface currently. Thus, the net difference in surface runoff due to this application is insignificant. Also, adjacent sites have adequate drainage facilities and no record of flooding for the application site has been found. The elevations within the application area should range from 11.32 mPD to 9.72 mPD after the completion of works. After the completion of works, the stormwater should mainly flow from the middle to the north and from the middle to the south.

The catchment area and path flow of the application area are shown in **Figure 2.1**.

2.2 Calculation Methodology for Runoff

Peak instantaneous runoff values before and after the development were calculated based on the Rational Method and with recommended physical parameters including runoff coefficient (C) and storm constants for different return periods referred to the SDM.

The Rational Method is adopted for hydraulic analysis and the peak runoff is calculated based on the following equation:

$$Q_p = 0.278 C i A$$

where	Q_p	=	Peak Runoff, m ³ /s
	C	=	Runoff Coefficient
	i	=	Rainfall Intensity, mm/hr
	A	=	Catchment Area, km ²

The paved area of the site will account for 1671m². The runoff coefficient of 0.95 is assumed.

Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Annex 2**.

2.3 Calculation Methodology for Pipe Capacity Checking

Because the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the proposed 450mm drainpipes via the proposed U-channel system.

For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation. Additionally, fair condition of concrete pipe is adopted for the underground concrete pipes and the coefficient value is 0.015.

Typical designs of the U-channels and Catchpits are shown in **Annex 3**.

Manning's Equation for calculating the channel and pipe capacities is adopted for this analysis:

$$V = \frac{R^{2/3} S^{1/2}}{n}$$

where	V	=	mean velocity, m/s
	S	=	slope of the total energy line
	n	=	Manning's roughness coefficient
	R	=	hydraulic radius, m

2.4 Summary of Assessment Assumptions

The assumptions of the Drainage Proposal are summarised below for ease of reference:

- 50 years return period is adopted; and
- Runoff coefficient of 0.95 for the paved area is assumed; and
- Manning's roughness coefficient of 0.016 for the proposed U-channels is adopted; and
- Manning's roughness coefficient of 0.015 for the proposed underground concrete pipe is adopted.

3 Assessment Results

Runoffs and capacities at the concerned locations of the proposed U-channels and underground pipes are estimated and presented in **Table 3.1**. The detailed design of drainage system and calculations are provided in **Figure 3.1** and **Annex 2** respectively.

Table 3.1 Estimated Runoffs and Capacities of the U-channels/Pipe

U-Channel	Catchment Served	Actual Runoff, m ³ /s	% of Capacity Flow	Sufficient Capacity (Y/N)
UC1	E(45%)	0.0053	40%	Y
UC2	F(45%)	0.0049	37%	Y
UC3	E(100%) + C(35%)	0.0187	49%	Y
UC4	F(95%)	0.0103	27%	Y
UC5	F(100%)	0.0108	28%	Y
UC6	F(100%) + D(55%)	0.0213	55%	Y
UC7	E(100%) + C(75%)	0.0268	70%	Y
UC8	F(100%) + D(100%)	0.0298	36%	Y
UC9	E(100%) + C(100%)	0.0318	38%	Y
UC10	F(100%) + D(100%) + B(30%)	0.0405	49%	Y
UC11	E(100%) + C(100%) + A(80%)	0.0575	69%	Y
UC12	F(100%) + D(100%) + B(95%)	0.0635	56%	Y
UC13	E(100%) + C(100%) + A(100%) + B(5%)	0.0657	44%	Y
Pipe	Catchment Served	Design Flow, Q (m ³ /s)	% of Capacity Flow	Sufficient Capacity (Y/N)
DP-A	All	0.1292	31%	Y
DP-B	All	0.1292	63%	Y

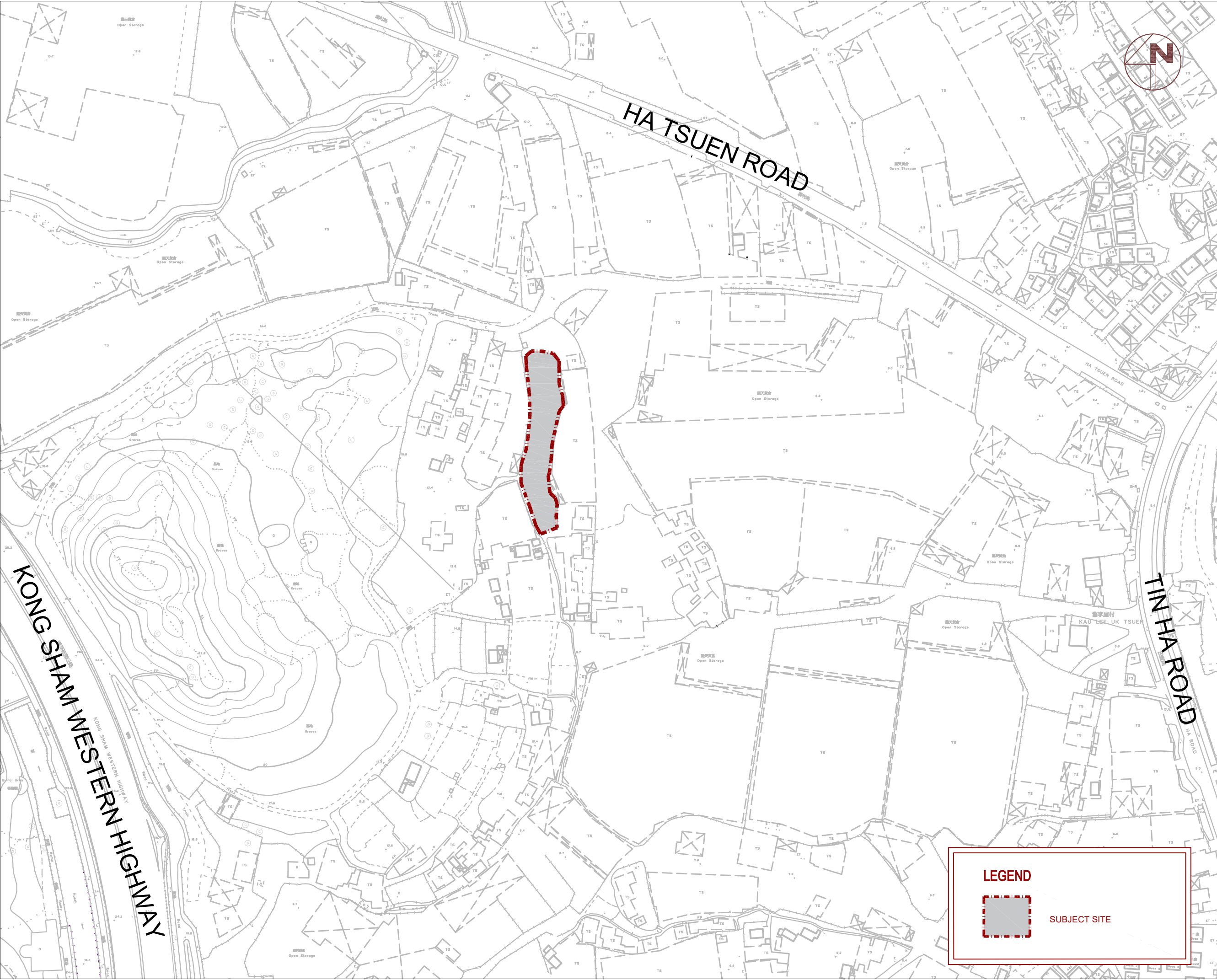
4 Summary and Conclusions

A Drainage Proposal has been designed for the Proposed Temporary Reinforcing Steel Processing Workshop with Ancillary Office for a Period of 3 Years at Lot 1262 (Part) in D.D. 124, Ha Tsuen, Yuen Long, New Territories.

The application site is fully covered by the concrete surface currently. Thus, the net difference in surface runoff due to this application is insignificant. Also, adjacent sites have adequate drainage facilities and no record of flooding for the application site has been found. To manage the stormwater flows after developing the site, this Drainage Proposal detailed the proposed drainage system consisting of a set of U-channels and underground pipes for diverting stormwater flows to avoid causing flooding to the site.

The result table of drainage analysis shown in **Annex 2** has demonstrated that there is no significant impact on the site and the surroundings at the peak runoff under 50 years return period.

Figures



Proposed Temporary
Reinforcing Steel
Processing Workshop
with Ancillary Office for a
Period of 3 Years at Lot
1262 (Part) in D.D. 124,
Ha Tsuen, Yuen Long

SITE LOCATION

FIGURE 1.1

LEGEND

SUBJECT SITE

Scale : 1:2000 IN A3

Date : AUG 2022

Rev. :

AXON
CONSULTANCY
<http://www.axonhk.com>



Proposed Temporary
Reinforcing Steel
Processing Workshop
with Ancillary Office for a
Period of 3 Years at Lot
1262 (Part) in D.D. 124,
Ha Tsuen, Yuen Long

DISCHARGE
POINT

FIGURE 1.2

EXISTING VILLAGE DRAIN

Scale : N.T.S.

Date : AUG 2022

Rev. :



Technical Support For
The Proposed
Temporary Reinforcing
Steel Processing
Workshop With Ancillary
Office For A Period Of 3
Years At Lot 1262 (Part)
In D.D. 124, Ha Tsuen,
Yuen Long

CATCHMENT AREAS

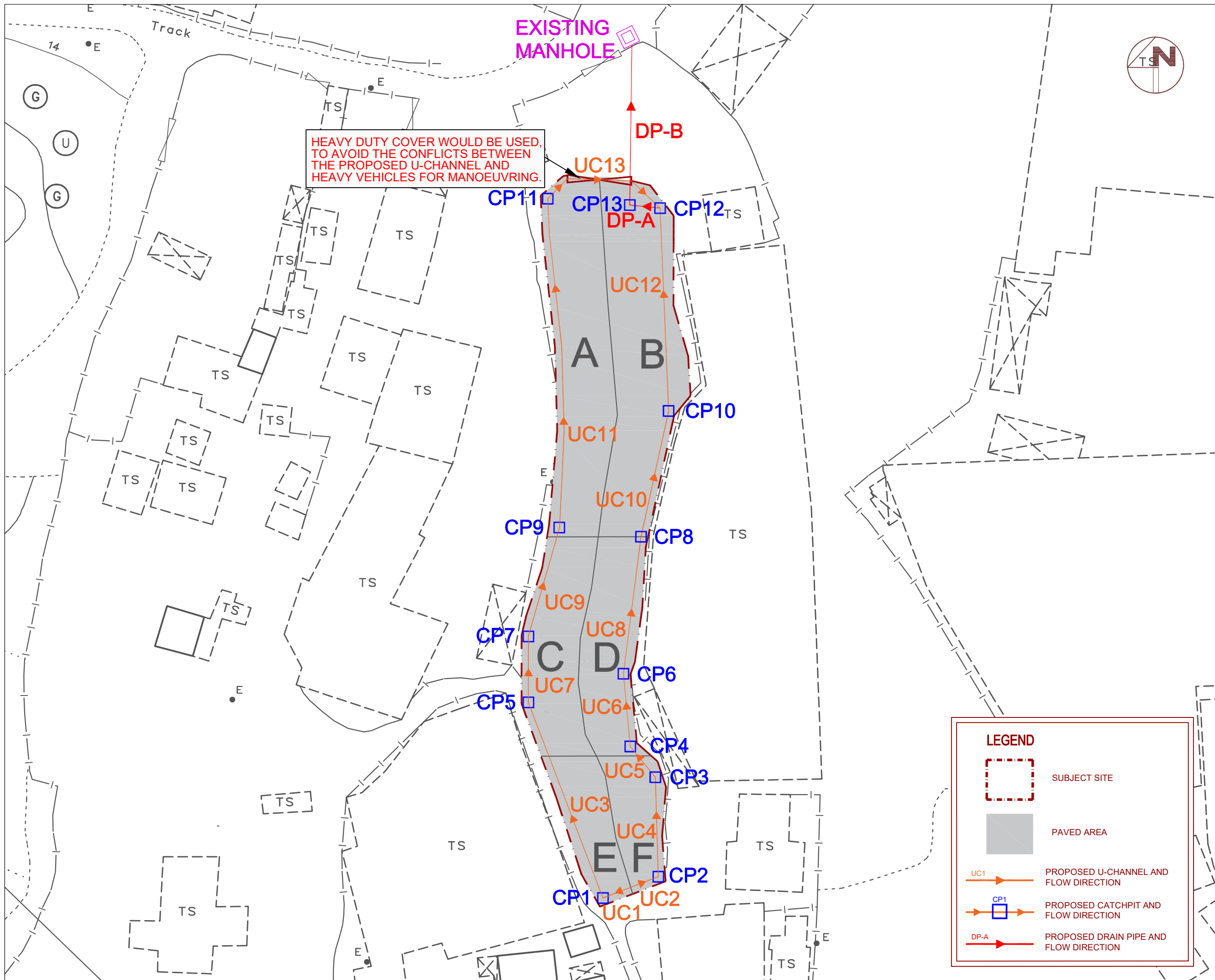
FIGURE 2.1

Scale : 1:500 IN A3

Date : AUG 2022

Rev. :

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Technical Support For
The Proposed
Temporary Reinforcing
Steel Processing
Workshop With Ancillary
Office For A Period Of 3
Years At Lot 1262 (Part)
In D.D. 124, Ha Tsuen,
Yuen Long

**PROPOSED
DRAINAGE
PLAN
FIGURE 3.1**

Scale : 1:500 IN A3
Date : AUG 2022
Rev. :



Annex 1

Site Photos



Photo A - Concrete Surface of Subject Site and Drainage Facilities of Lot 1261 in D.D.124 (East of the Subject Site)



Photo B - Concrete Surface of Subject Site and Drainage Facilities of Lot 1264 S.A in D.D. 124 (West of the Subject Site)



Photo C - Drainage Facilities of Lot 1258

Annex 2

Calculations of Drainage Impact

Drainage Analysis

Part A - Estimation of Peak Runoff

Return Period (No. of Years):50

Catchment ID	Catchment Area (A), m ²	Level difference, dh, m	Average Low Distance, L	Average Slope (H), m/100m	Flow Path Length (L), m	Inlet Time (t ₀), min.	Time of Concentration (t _c), min.	Storm Constants			Runoff Intensity (I) mm/hr	Surface		Runoff Coefficient (C)	Peak Runoff (Q _p), m3/s	Inside site boundary (Y/N)
								a	b	c						
A	423	1.36	7.1	19.126	7.1	0.31	1.3592	451.3	2.46	0.337	287.3	2	Concrete	0.95	0.0321	Y
B	469	1.63	7.6	21.446	7.6	0.32	1.4037	451.3	2.46	0.337	286.2	2	Concrete	0.95	0.0354	Y
C	256	0.96	7.9	12.101	7.9	0.40	0.9712	451.3	2.46	0.337	297.9	2	Concrete	0.95	0.0201	Y
D	241	0.90	7.4	12.162	7.4	0.38	0.9514	451.3	2.46	0.337	298.4	2	Concrete	0.95	0.0190	Y
E	147	0.16	5.1	3.137	5.1	0.36	0.8602	451.3	2.46	0.337	301.2	2	Concrete	0.95	0.0117	Y
F	135	0.29	5.9	4.983	5.9	0.38	0.7789	451.3	2.46	0.337	303.7	2	Concrete	0.95	0.0108	Y

Part B - Estimated Channel Capacities

The fair condition of concrete-lined channels is considered for the value of n fir Manning equation (DSD SDM Table 13)

U-Channel	Diameter, mm	Design Depth, mm	Manning's roughness coefficient	Channel Gradient	Cross Section Area, m ²	Wetted perimeter, m	Hydraulic radius, m	Mean velocity, m/s	Capacity, m ³ /s	Catchment Served	Actual Runoff, m ³ /s	% of Capacity Flow	Sufficient Capacity (Y/N)
UC1(to CP1)	150	150	0.016	0.010	0.0181	0.4606	0.0392	0.7218	0.0130	E(45%)	0.0053	40%	Y
UC2(to CP2)	150	150	0.016	0.010	0.0181	0.4606	0.0392	0.7218	0.0130	F(45%)	0.0049	37%	Y
UC3(from CP1 to CP5)	225	225	0.016	0.010	0.0407	0.6909	0.0589	0.9458	0.0385	E(100%) + C(35%)	0.0187	49%	Y
UC4(from CP2 to CP3)	225	225	0.016	0.010	0.0407	0.6909	0.0589	0.9458	0.0385	F(95%)	0.0103	27%	Y
UC5(from CP3 to CP4)	225	225	0.016	0.010	0.0407	0.6909	0.0589	0.9458	0.0385	F(100%)	0.0108	28%	Y
UC6(from CP4 to CP6)	225	225	0.016	0.010	0.0407	0.6909	0.0589	0.9458	0.0385	F(100%) + D(55%)	0.0213	55%	Y
UC7(from CP5 to CP7)	225	225	0.016	0.010	0.0407	0.6909	0.0589	0.9458	0.0385	E(100%) + C(75%)	0.0268	70%	Y
UC8(from CP6 to CP8)	300	300	0.016	0.010	0.0723	0.9212	0.0785	1.1458	0.0828	F(100%) + D(100%)	0.0298	36%	Y
UC9(from CP7 to CP9)	300	300	0.016	0.010	0.0723	0.9212	0.0785	1.1458	0.0828	E(100%) + C(100%)	0.0318	38%	Y
UC10(from CP8 to CP10)	300	300	0.016	0.010	0.0723	0.9212	0.0785	1.1458	0.0828	F(100%) + D(100%) + B(30%)	0.0405	49%	Y
UC11(from CP9 to CP11)	300	300	0.016	0.010	0.0723	0.9212	0.0785	1.1458	0.0828	E(100%) + C(100%) + A(80%)	0.0575	69%	Y
UC12(from CP10 to CP12)	300	300	0.016	0.019	0.0723	0.9212	0.0785	1.5584	0.1127	F(100%) + D(100%) + B(95%)	0.0635	56%	Y
UC13(from CP11 to CP12)	375	375	0.016	0.010	0.1130	1.1515	0.0981	1.3295	0.1502	E(100%) + C(100%) + A(100%) + B(5%)	0.0657	44%	Y

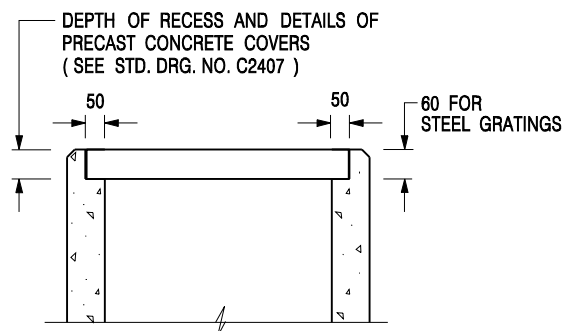
Part C - Manning's Equation is adopted for full-bore pipe velocity calculation

The fair conditions of concrete and uPVC are considered for the value of n for Manning equation (DSD SDM Table 13)

Pipe ID	Diameter (mm)	Gradient	Manning's roughness coefficient	Cross Section Area, (m ³)	Wetted perimeter, m	Hydraulic radius, m	Full Bore Velocity, Vc (m/s)	Full bore Capacity, Qc (m ³ /s)	Catchment Served	Design Flow, Q (m ³ /s)	Pipe Capcitiy Check	% of Capacity Flow	Sufficient Capacity (Y/N)
DRAIN PIPE (DP-A)	450	0.040	0.015	0.14	1.41	0.10	2.896	0.41459702	All	0.1292	<u>OK</u>	31%	Y
DRAIN PIPE (DP-B)	450	0.010	0.015	0.14	1.41	0.10	1.442	0.206403048	All	0.1292	<u>OK</u>	63%	Y

Annex 3

Typical Design of U-channel and Catchpit



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



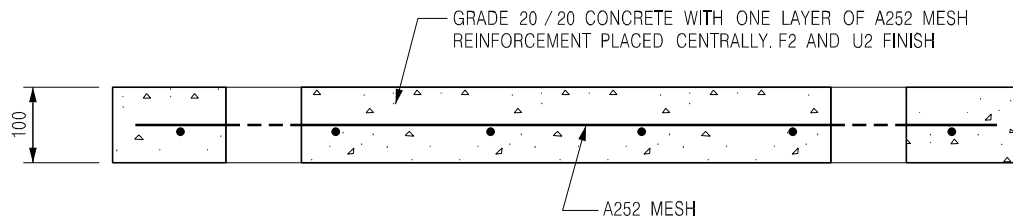
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

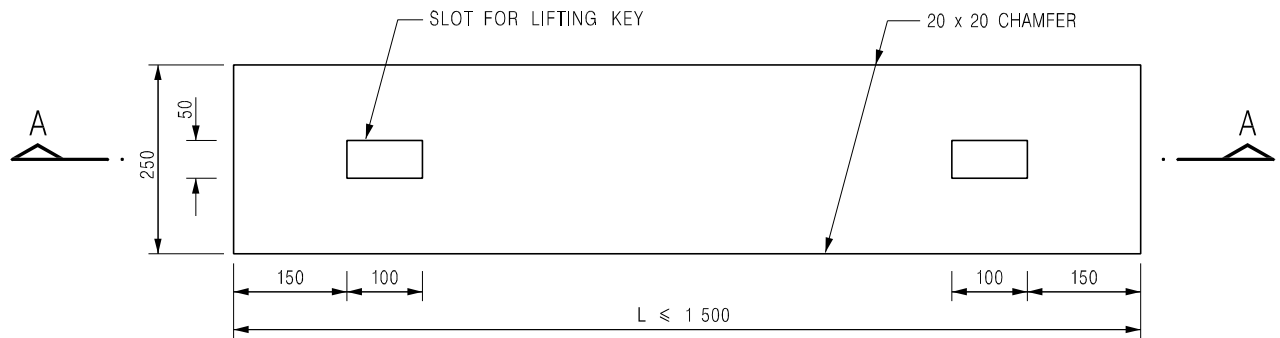
DATE JAN 1991

DRAWING NO.

C2406 /2A

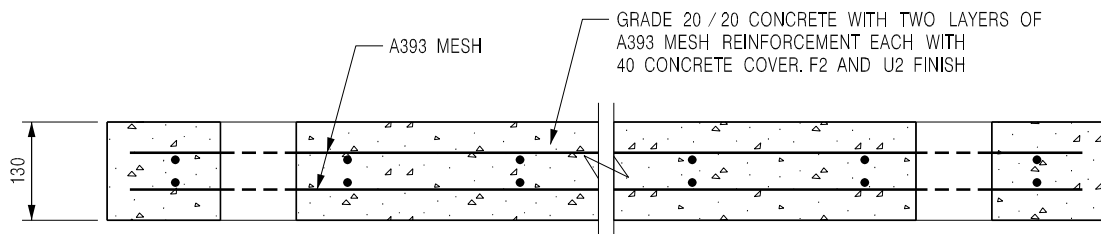


SECTION A - A

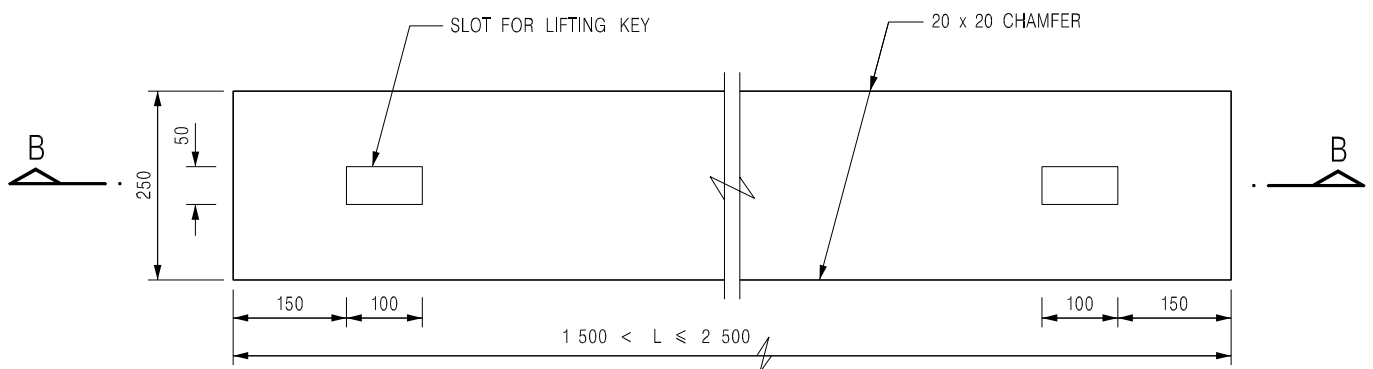


PLAN

TYPE 1 - FOR SPAN UP TO 1.5 m



SECTION B - B



PLAN

TYPE 2 - FOR SPANS 1.5 m TO 2.5 m

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL EXTERNAL EDGES OF THE COVERS SHALL BE 20mm CHAMFERED.

B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	GENERAL REVISION	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

**PRECAST CONCRETE COVERS
FOR CATCHPIT AND SAND TRAP**

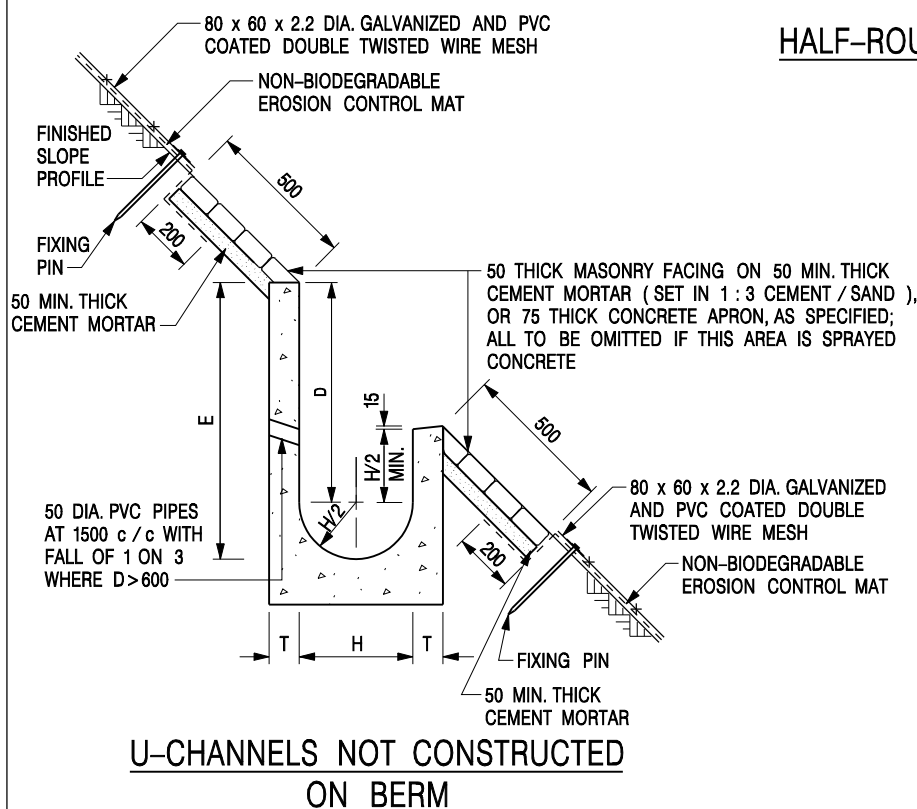
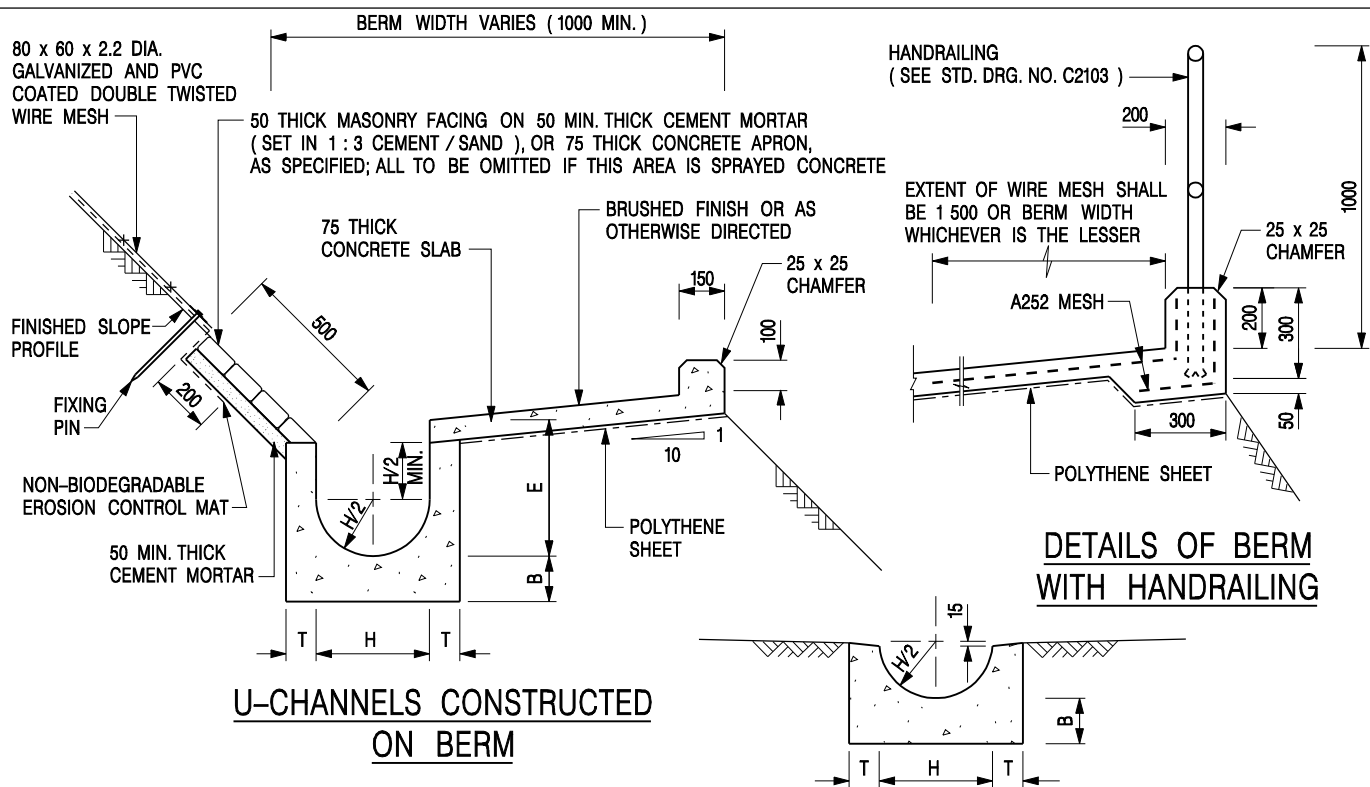


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 10

DATE JAN 1991

DRAWING NO.
C2407B



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

**DETAILS OF HALF-ROUND
AND U-CHANNELS (TYPE A -
WITH MASONRY APRON)**

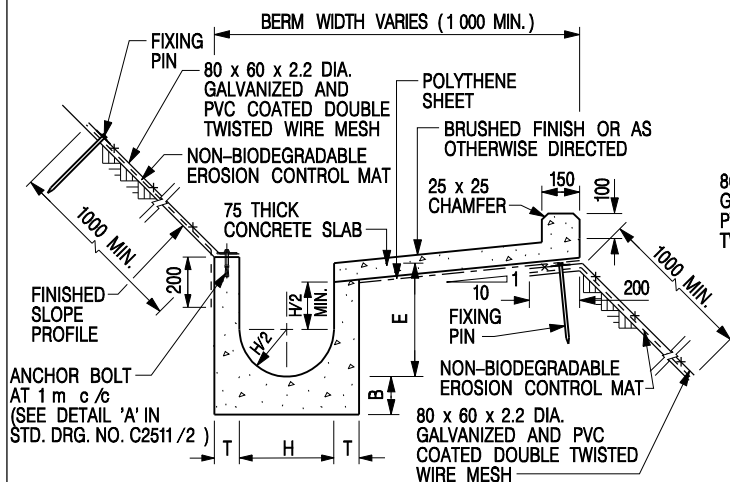


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

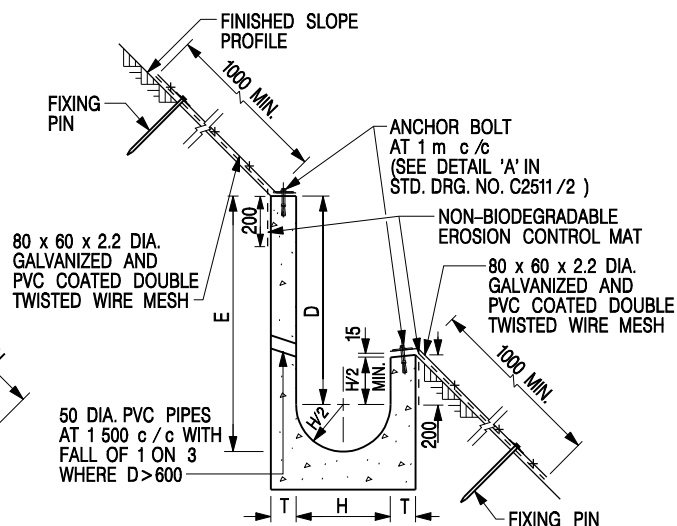
SCALE 1 : 25

DATE JAN 1991

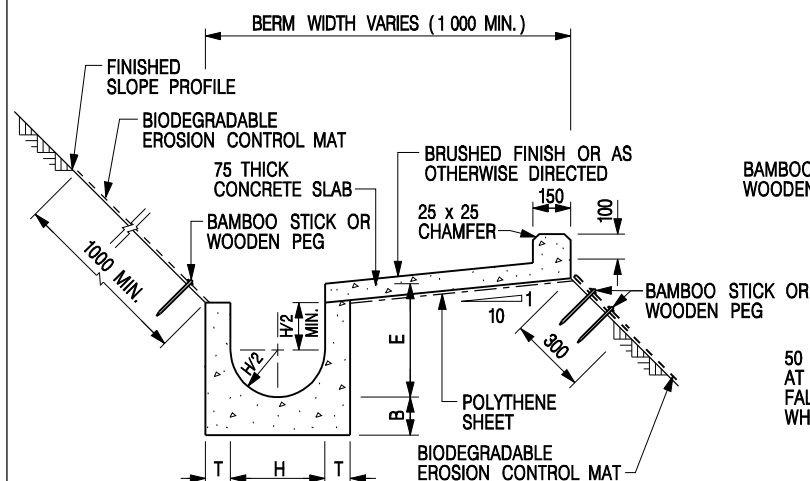
DRAWING NO.
C2409I



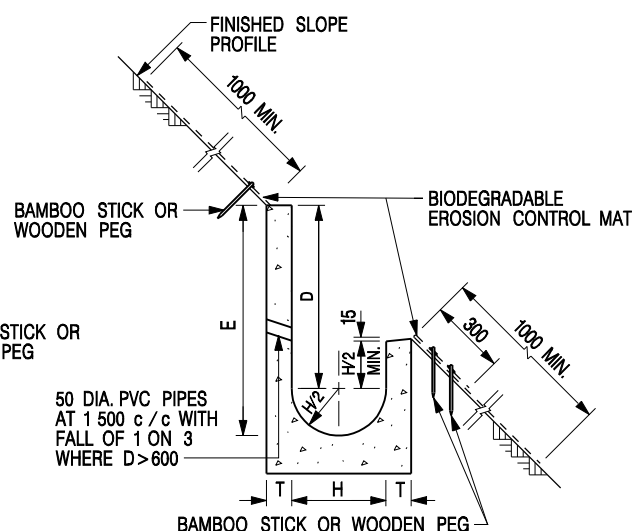
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92
REF.	REVISION	SIGNATURE	DATE

**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

DRAWING NO.

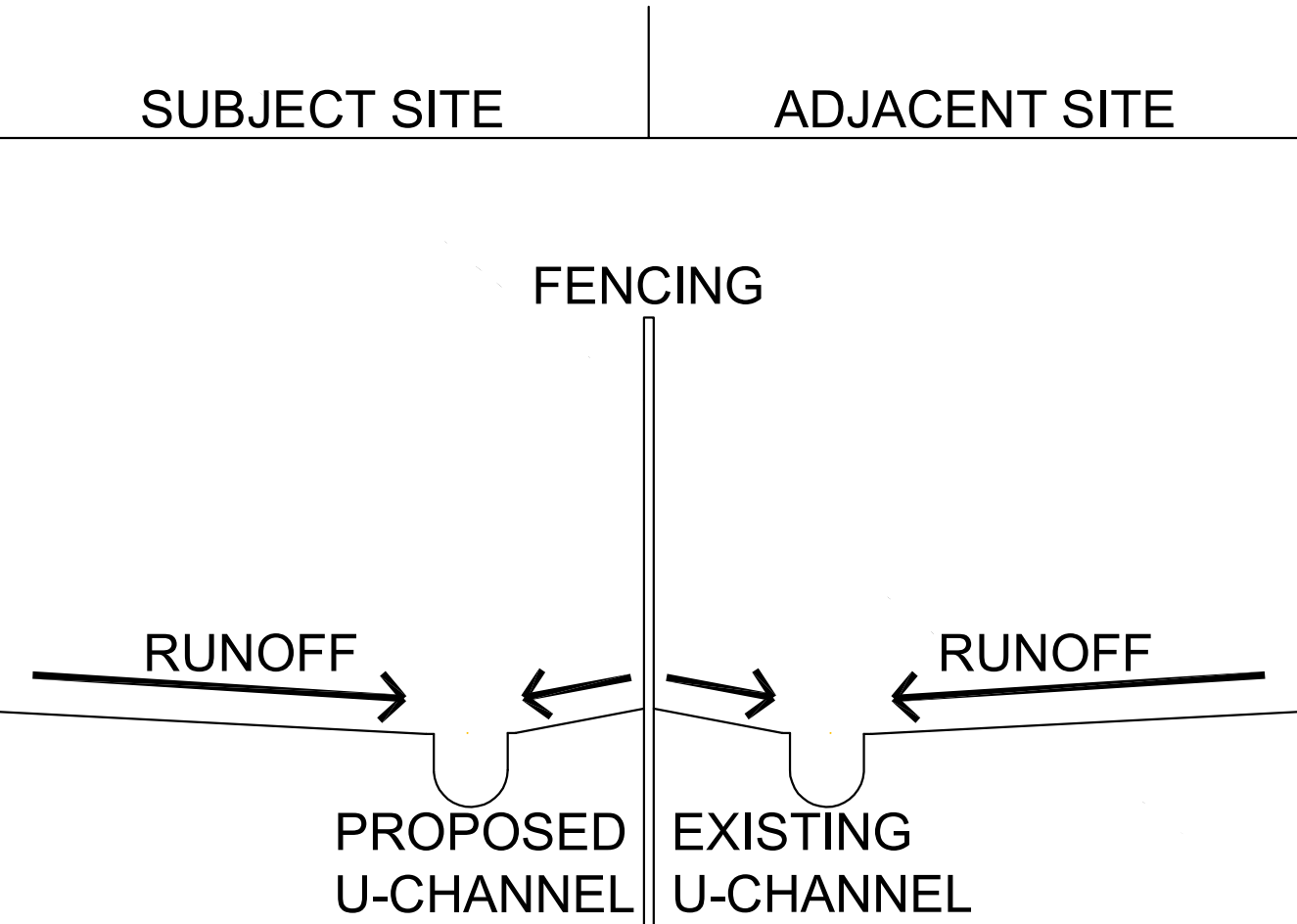
DATE JAN 1991

C24101

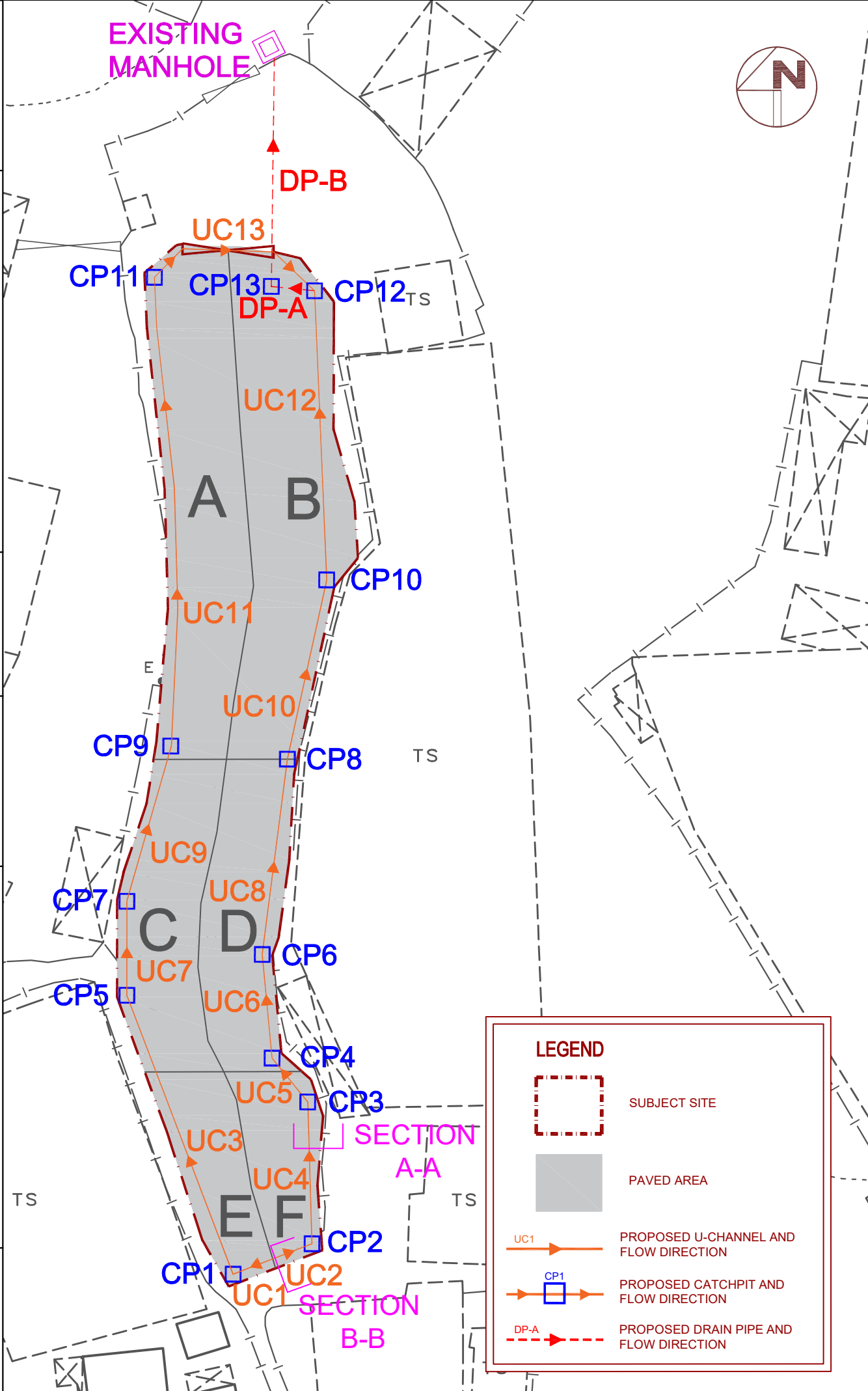
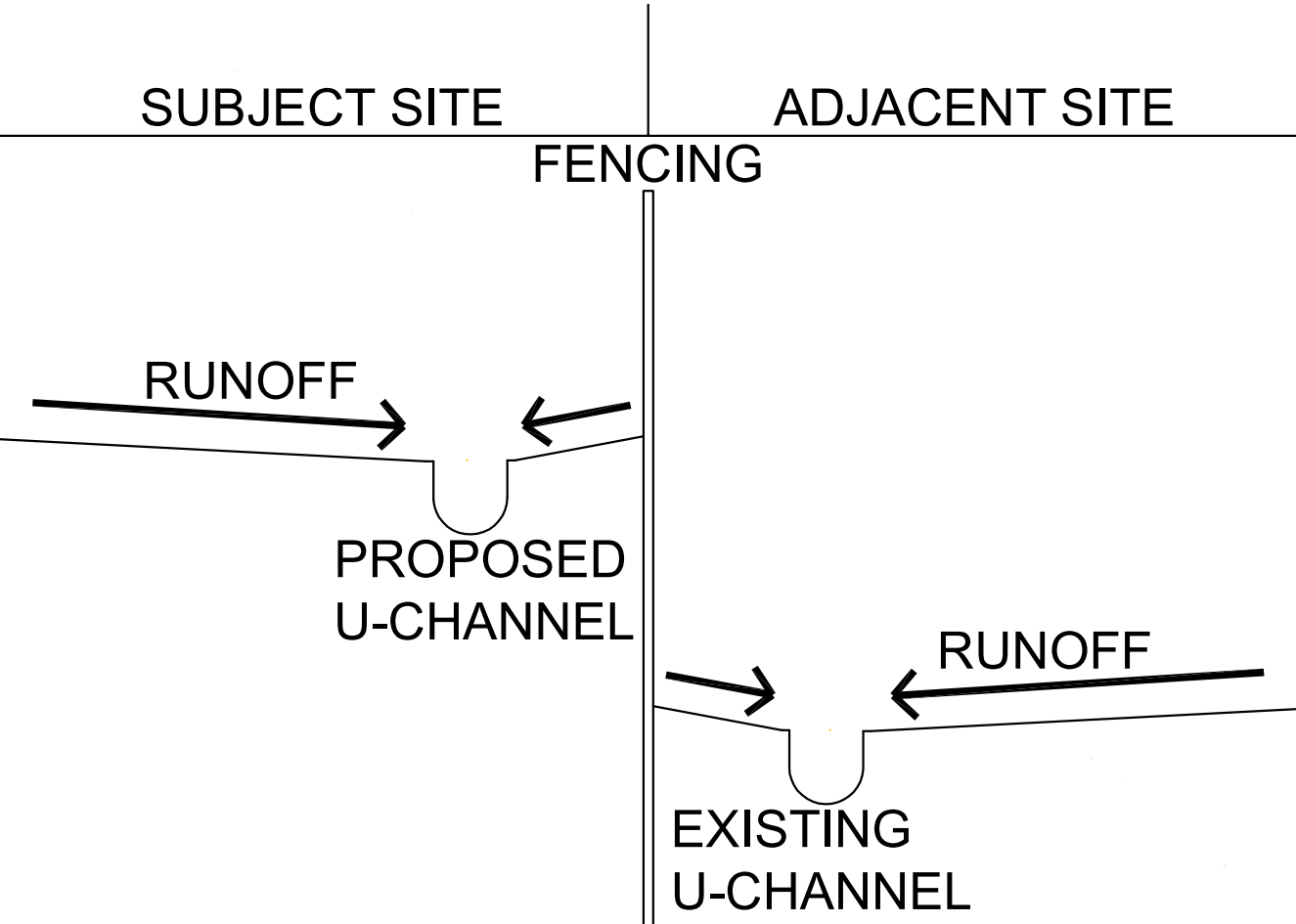
Appendix B

Figures 4.1 - Typical Section Between Subject Site And Adjacent Site

SECTION A-A (NOT TO SCALE)



SECTION B-B (NOT TO SCALE)

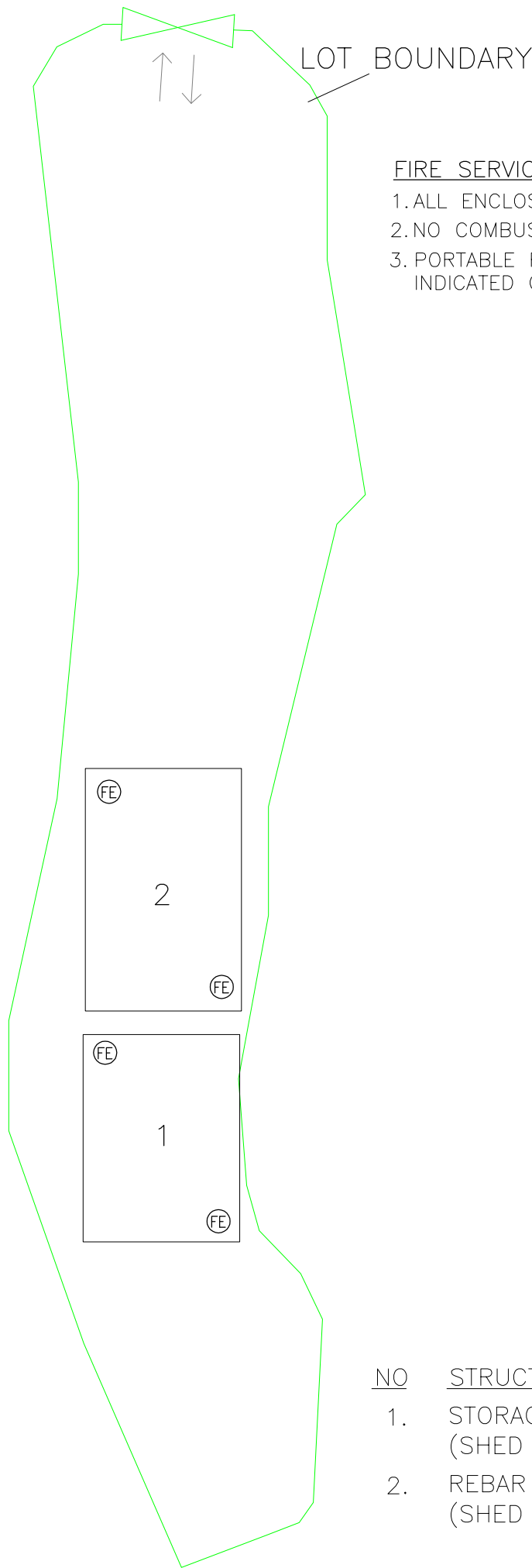


Technical Support For
The Proposed
Temporary Reinforcing
Steel Processing
Workshop With Ancillary
Office For A Period Of 3
Years At Lot 1262 (Part)
In D.D. 124, Ha Tsuen,
Yuen Long

TYPICAL
SECTION
BETWEEN
SUBJECT SITE
AND ADJACENT
SITE

FIGURE 4.1

Scale : N.T.S.
Date : AUG 2022
Rev. :



FIRE SERVICE NOTES:

- 1.ALL ENCLOSED STRUCTURE CAN BE REACHED BY EMERGENCY VEHICLES WITHIN 30M TRAVEL DISTANCE
- 2.NO COMBUSTIBLES MATERIALS TO BE KEPT OR STORED AT THE OPEN STORAGE AREA AT THE ENTIRE SITE.
- 3.PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.

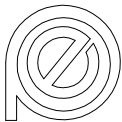
<u>NO</u>	<u>STRUCTURE CONTENT:</u>	<u>APPROXIMATED AREA (m²)</u>
1.	STORAGE AND REBAR PROCESSING (SHED STRUCTURE WITH 4 SIDES OPENING)	200
2.	REBAR PROCESSING (SHED STRUCTURE WITH 4 SIDES OPENING)	220

LEGEND :

(FE) 4Kg DRY POWDER TYPE FIRE EXTINGUISHER

A	PD SUBMISSION	26-09-2021	JN
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR
East Power Engineering Limited



PROJECT
FIRE SERVICE INSTALLATION WORK AT
PROPOSED TEMPORARY REINFORCING
STEEL PROCESSING WORKSHOP WITH
ANCILLARY OFFICE AT
LOT 1262 (PART) IN D.D. 124, HA
TSUEN, YUEN LONG

DRAWING TITLE
FIRE SERVICES INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	S.Eng.	26-09-2021
DESIGNED BY	JN	S.Eng.	26-09-2021
CHECKED BY	CM	PM	26-09-2021
APPROVED BY	-	-	-
PROJECT NO.			
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-20337-FS01		
SCALE	1 : 350 @ A3	REVISION	A

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



A/HSK/477 : 補充資料(2)

19/07/2023 10:23

From:

To:

Cc:

File Ref:

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

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

城規會/規劃處：

大家好。

有關規劃申請A/HSK/477，現附上申請的補充文件，請查收。

謝謝。

Ms Chong



HSK_477-Layout Plan.pdf



8m wide
Ingress/Egress

1 Loading/unloading spaces of
7m x 3.5m for light goods vehicle

Structure 2

Rebar Processing Site
GFA: Not exceeding 220m²
No. of storey: 1
Height: Not exceeding 7.62m

Structure 1

Office, Storage & Rebar Processing Site
GFA: Not exceeding 200m²
No. of storey: 1
Height: Not exceeding 7.62m

Project 項目名稱:

Proposed Temporary Reinforcing Steel
Processing Workshop with Ancillary Office
for a Period of 3 Years at Lot 1262(Part)
in D.D. 124, Ha Tsuen, Yuen Long

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

Remarks 備註:

Scale 比例:

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



A/HSK/477 : 補充資料

08/08/2023 10:50

From:

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

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

File Ref:

城規會/規劃處：

你好。

有關規劃申請A/HSK/477，現附上申請的補充文件，請查收。

謝謝。

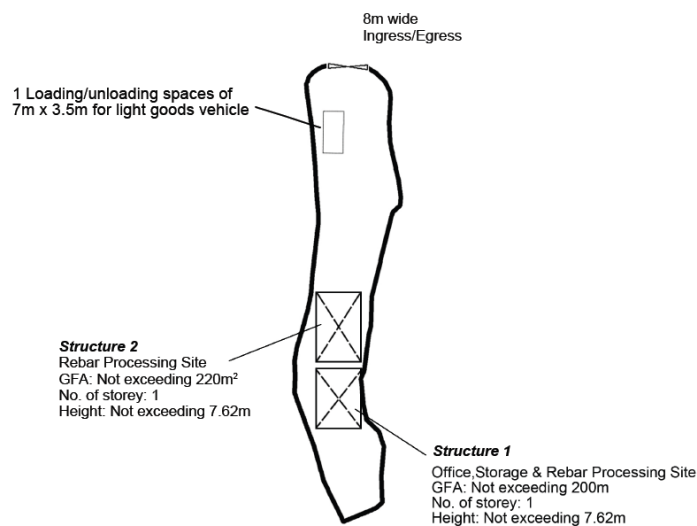
Ms Chong



鋼筋加工附加說明_更新_2.pdf

A/HSK/477

鋼筋加工附加說明



構築物 1 用途：辦公室、儲存鋼筋及鋼筋加工

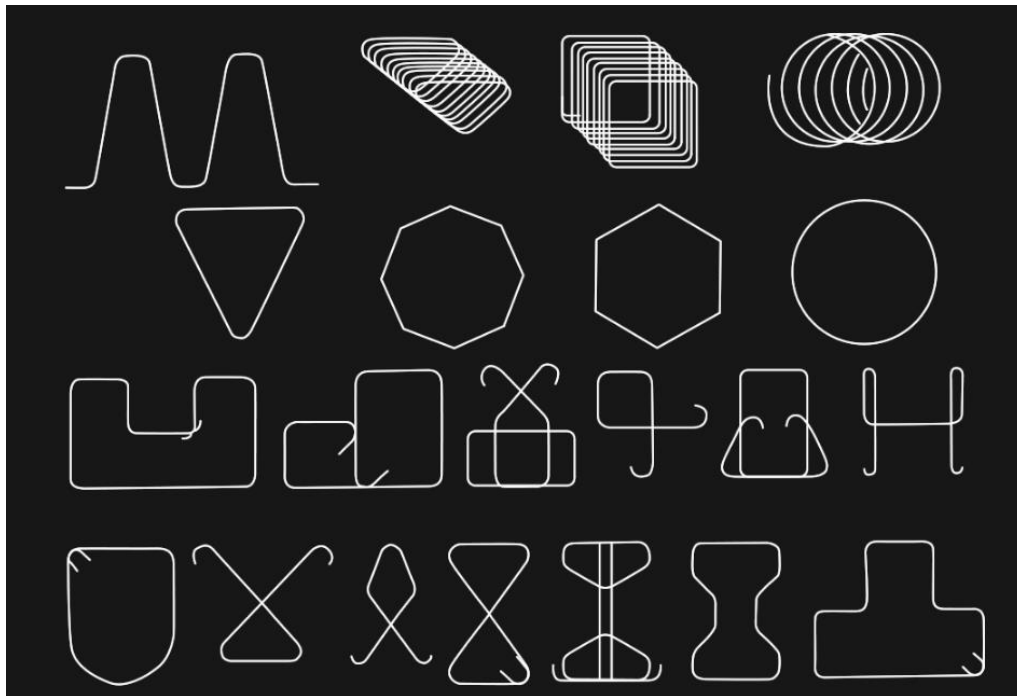
構築物 2 用途：鋼筋加工

鋼筋加工的附加說明如下

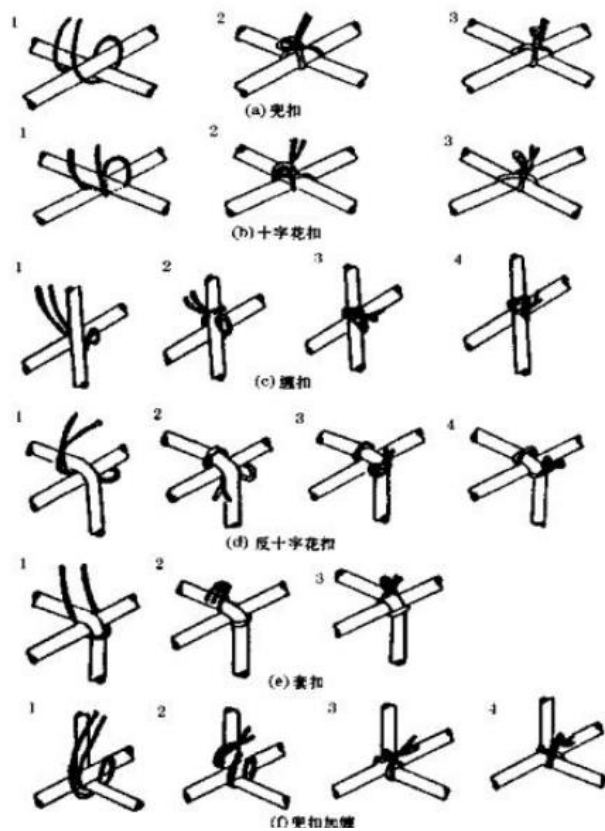
1. **鋼筋切割**：將 6 米或以下的鋼筋用機器剪裁成較短的鋼筋
2. **鋼筋彎曲**：以小型彎曲機進行將鋼筋彎曲成不同形狀，如長方形、三角形、不規則多邊形等
3. **鋼筋綁紮**：用鋼線將鋼筋用不同的綁紮方法綁在一起

使用以上機器時會發出少量燥音，並不會有排污及空氣等的污染。

- 擬議用途的營業時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業，而且附近較少民居，所以應該不會為居民帶來很大的影響。
- 上落貨車輛的類型：輕型貨車（不會有 5.5 噸以上的貨車進出申請地點）
- 所有鋼筋加工活動只會在構築物下進行。



鋼筋彎曲加工形狀



鋼筋綁紮方法

Previous s.16 application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/HSK/230	Proposed Temporary Reinforcing Steel Processing Workshop with Ancillary Office for a Period of 3 Years	1.9.2020 (Revoked on 1.2.2023)

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application; and
- 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 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 proposed 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 (FSIs) being provided to his satisfaction; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.

5. Building Matters

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

- no objection to the application; and
- no building plan submission in relation to development at the Site approved/under processing.

6. Water Supplies

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

No objection to the application.

7. Long-term Development

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

No adverse comment on 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 feedback from the locals on the application.

Recommended Advisory Clauses

- (a) the planning permission is given to the development/uses under application. It does not condone any other development/uses which currently exist on the application site (the Site) but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/uses not covered by the planning permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of 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 Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - the private land of Lot 1262 in D.D. 124 is covered by Short Term Waiver (STW) No. 5324 to permit structure for the purpose of temporary reinforcing steel processing workshop with ancillary office; and
 - the STW holders should 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 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
 - Ha Tsuen Road and the access road connecting the Site with Ha Tsuen Road are not and will not be maintained by his office. His office should not be responsible for maintaining Ha Tsuen Road and any access connecting the Site with Ha Tsuen Road;

- (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 that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installations 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 (BO)(Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (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 building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBWs) under the BO and should not be designated for any proposed use under the captioned application;
 - for UBWs erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs 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 UBWs 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 subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (k) to note the comments 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 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-2025 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.

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A/HSK/477 DD 124 Ha Tsuen
10/08/2023 03:22

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

Dear TPB Members,

230 revoked because of failure to implement drainage conditions.

As the site is designated for high rise residential, potential contamination of the soil is not acceptable.

Members should reject the application in order to protect the health of the future community and to avoid the financial burden of decontaminating the soil.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 17 June 2020 1:31 AM CST
Subject: A/HSK/230 DD 124 Ha Tsuen

A/HSK/230
Lot 1262 (Part) in D.D. 124, Ha Tsuen
Site area : About 1,671sq.m
Zoning: "Other Specified Uses" annotated "Logistics Facility"
Applied use : Reinforcing Steel Processing

Dear TPB Members,

While the logistics sector is complaining that there are not enough sites for warehouses, here is an appropriately zoned site being used for rebar production.

What progress is being made to establish industrial parks where pollution creating facilities can be accommodated in custom built enclaves?

Mary Mulvihill