中語的日期。

This document is received on ___ 9 AUG 2023

The Town Planning Board will formally acknowledge

This document is received on ____ 9 AUG 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.

<u>Form No. S16-III</u> 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 <u>notice of application</u> 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<u>申請通知</u>,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 「V」 at the appropriate box 請在適當的方格内上加上「V」號

And the second s		0	
For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MSK/481	N. Harrischitz and Com-
	Date Received 收到日期	- 9 AUG 2023	A ccessorate a pre-

- 1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.info.gov.hk/tpb/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單環,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 樓及新界沙田上禾輩路 1 號沙田政府合署 14 樓)索取。
- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1.	Name	of Applicant	申請	人	姓名	/名稱
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(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 / 🖫 Company 公司 /□ Organisation 機構)

海暉物流有限公司

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)

得寶實業公司

3. Application Site 申請地點 新界元朗廈村丈量約份第125約地段第19號(部分)、第42號(部分)、 第43號(部分)、第44號B分段(部分)、第50號(部分)、第51號(部分)、 (a) Full address / location / 第52號(部分)、第146號(部分)、第147號(部分)、第148號(部分)、第167號(部分)、 demarcation district and lot 第168號(部分)、第169號(部分)、第171號(部分)、第172號(部分)、 number (if applicable) 詳細地址/地點/丈量約份及 第173號(部分)、第174號、第175號(部分)、第176號(部分)、第177號、 地段號碼(如適用) 第178號、第179號、第180號A分段、第180號B分段(部分)、第181號(部分)、 第182號、第183號(部分)、第184號(部分)、第257號(部分)及第258號(部分) (b) Site area and/or gross floor area Site area 地盤面積 26840 sq.m 平方米 About 約 involved 涉及的地盤面積及/或總樓面面 ☑Gross floor area 總樓面面積 37468 sq.m 平方米 About 約 稿 (c) Area of Government land included (if any) sq.m 平方米口About 約 所包括的政府土地面積(倘有)

(d)	statu	e and number of t tory plan(s) 法定圖則的名稱及		洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2				
(e)		l use zone(s) involve 的土地用途地帶	ed	「休憩用地」、「其他指定用途」註明「港口後勤、貯物及工場用途」、「其 他指定用途」註明「環保運輸服務停泊及營運設施」及顯示為「道路」的地方				
(f)		ent use(s) 用途		空置. (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、模構或社區設施,請在圖則上顯示,並註明用途及總樓面面積)				
4.	"Cu	rrent Land Ow	ner" of Ap	oplication Site 申請地點的「現行土地擁有人」				
The		ant 申請人 -						
	is the 是唯	sole "current land d 一的「現行土地擁	owner" ^{#&} (ple 有人」 ^{#&} (請	ease proceed to Part 6 and attach documentary proof of ownership). f繼續填寫第6部分,並夾附業權證明文件)。				
				(please attach documentary proof of ownership). (請夾附業權證明文件)。				
4	is not 並不	t a "current land ow 是「現行土地擁有	ner"#. 人」#。					
				vernment land (please proceed to Part 6). 繼續填寫第 6 部分)。				
5.		tement on Owner		nt/Notification 訂土地擁有人的陳述				
(a)	appli 根據 涉.	ication involves a to	otal of	the Land Registry as at				
(b)	The	applicant 申請人 -						
		has obtained conser	nt(s) of					
		Details of consent	of "current l	and 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	Registry wh	/address of premises as shown in the record of the Land lere consent(s) has/have been obtained 生冊處記錄已獲得同意的地段號碼/處所地址				
		persyste Philitic Service and Articles and Service and Articles and Service and Articles and Art						
	(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)							

-	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 Date of notification						
L	lo, of 'Current and Owner(s)' 現行土地擁 百人』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)				
(Ple	ease use separate sl	heets if the space of any box above is insufficient. 如上列任何方格的空	上 空間不足,請另頁說明)				
란	採取合理步驟以	e steps to obtain consent of or give notification to owner(s):取得土地擁有人的同意或向該人發給通知。詳情如下:	de A veri da nesv				
Rea		Obtain Consent of Owner(s) 取得土地擁有人的同意所採取					
		r consent to the "current land owner(s)" on(日/月/年)向每一名「現行土地擁有人」"郵遞要求同					
Rea	asonable Steps to	Give Notification to Owner(s) 向土地擁有人發出通知所採取	似的合理步驟				
Rea	published notic	Give Notification to Owner(s) 向土地擁有人發出通知所採取 ces in local newspapers on(DD/MM/YY 2023_(日/月/年)在指定報章就申請刊登一次通知&					
,	published notion 於 06/07/	ces in local newspapers on (DD/MM/YY	YYY)&				
Ø	published notic 於_06/07/ posted notice i	ces in local newspapers on(DD/MM/YY 2023_(日/月/年)在指定報章就申請刊登一次通知 ^{&} n a prominent position on or near application site/premises on (DD/MM/YYYY) ^{&}	YYY)&				
Ø	published notice in $\frac{06/07}{100000000000000000000000000000000000$	ces in local newspapers on	YYY) ^{&} 武貼出關於該申請的通				
Ø	published notice in posted notice in posted notice in posted notice in posted notice to respect to the posted notice in pos	ces in local newspapers on	YYY) ^{&} 引起期於該申請的通 committee(s)/managen				
Ø	published notice in posted notice in posted notice in posted notice in posted notice to respect to the posted notice to respect to the posted notice to respect to the posted notice in posted n	ces in local newspapers on	YYY) ^{&} 引起期於該申請的通 committee(s)/managen				
	published notice in posted notice in posted notice in posted notice in posted notice to respect to the posted notice in pos	ces in local newspapers on	YYY) ^{&} 引起期於該申請的通 committee(s)/managen				
	published notice in Notic	ces in local newspapers on	YYY) ^{&} 引起期於該申請的通 committee(s)/managen				
	published notice in Notice in Notice in Notice to roffice(s) or rur 於 處,或有關的 ners 其他	ces in local newspapers on	YYY) ^{&} 引起期於該申請的通 committee(s)/managen				
	published notice in Notic	ces in local newspapers on	YYY) ^{&} 引起期於該申請的通 committee(s)/managen				
	published notice in Notic	ces in local newspapers on	YYY) ^{&} 引起期於該申請的通 committee(s)/managen				
	published notice in Notic	ces in local newspapers on	YYY) ^{&} 引起期於該申請的通 committee(s)/managen				
	published notice in Notic	ces in local newspapers on	YYY) ^{&} 引起期於該申請的通 committee(s)/managen				

6. Type(s) of Application	n 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		持物流中心及貨倉			
(b) Effective period of permission applied for 申請的許可有效期	(Please illustrate the details of the proposition of the proposition (Please illustrate the details of the proposition (Please illustrate the proposition (sal on a layout plan) (請用平面圖說明擬議詳情)			
(c) Development Schedule 發展					
Proposed uncovered land area	a 擬議露天土地面積	7420.1 sq.m About 約 19419.9 sq.m About 約 13			
Proposed domestic floor area Proposed non-domestic floor Proposed gross floor area 擬	擬議住用樓面面積 area 擬議非住用樓面面積	sq.m □About 約 37468 sq.m ☑About 約 37468 sq.m ☑About 約			
	se separate sheets if the space below is	applicable)建築物/構築物的擬議高度及不同樓層 insufficient)(如以下空間不足,請另頁說明)			
Proposed number of car parking	spaces by types 不同種類停車位的擬	学養事4 日			
Private Car Parking Spaces 私家 Motorcycle Parking Spaces 電車 Light Goods Vehicle Parking Sp Medium Goods Vehicle Parking Heavy Goods Vehicle Parking S Others (Please Specify) 其他(民車車位 軍車車位 paces 輕型貨車泊車位 Spaces 中型貨車泊車位 paces 重型貨車泊車位				
Proposed number of loading/unl	oading spaces 上落客貨車位的擬議數	· 目			
Taxi Spaces 的土車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕 Medium Goods Vehicle Spaces Heavy Goods Vehicle Spaces Others (Please Specify) 其他(型貨車車位 中型貨車車位 這型貨車車位	52			

	osed operating hours 期一至六上午			時,星期日及公眾係	夏期休息 。	
(d)	Any vehicular acce the site/subject buildi 是否有車路通往地 有關建築物?	ss to ing?	es 是 口	appropriate) 有一條現有車路。(請註 可由行車通道經屏 There is a proposed access		라 ind specify the width)
(e)		ise separat	e sheets to oviding suc	發展計劃的影響 indicate the proposed measu ch measures. 如需要的話,		
(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 No 否	☐ Pleas	se provide details 請提供言	羊臂	
(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	diversi (請用均 範圍) □ Fi A: □ Fi A: □ C: A:	epth of filling 填塘深度	d(s) and/or excavation of land)	E □ About 約 □ About 約 □ About 約 □ About 約
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On traffic On water On drains On slope Affected Landscap Tree Fell Visual In	supply 對 age 對排力 s 對斜坡 by slopes be Impact ing 砍伐 npact 構成	供水 K 受斜坡影響 構成景觀影響 樹木	Yes 會 □	No 不會 Mo 不會

diameter 請註明記 幹直徑》	Temporary Use or Development in Rural Areas 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
(f) Renewal period sought 要求的續期期間	□ year(s) 年 □ month(s) 個月

7. Justifications 理由			
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明)。			
可參閱附頁申請理由			
the street for every a property of the production of the street of the s			
PRODUME LERGIST TO THE CONTRACT OF THE CONTRAC			

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,本人就道宗申請提交的資料,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	8. Declaration 聲明				
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					
Name in Block Letters	to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.				
Name in Block Letters 姓名 (請以正楷填寫) Professional Qualification(s) 專業資格 Member 會員 /	Signature				
### ### ### #########################	HUI HANG YU 文員				
専業資格	(TP Production)				
on behalf of 代表 【Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)	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				
代表 「一 Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)	Others 其他				
Data CI #H					
Date 日期 25/07/2023					
(DD/MM/YYYY 日/月/年)	1 20/11/12/11/3				

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况下,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。
- 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 Appl	cation 申	請摘要
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(Please provide details in both English and Chinese <u>as far as possible</u>. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗慶村丈量約份第125約地段第19號(部分)、第42號(部分)、第48號(部分)、第44號B分段(部分)、第50號(部分)、第51號(部分)、第52號(部分)、第146號(部分)、第147號(部分)、第148號(部分)、第167號(部分)、第168號(部分)、第171號(部分)、第172號(部分)、第173號(部分)、第174號、第175號(部分)、第176號(部分)、第177號、第178號、第179號、第180號A分段、第180號B分段(部分)、第181號(部分)、第182號、第183號(部分)、第184號(部分)、第257號(部分)及第258號(部分)
Site area 地盤面積	26840 sq. m 平方米 About 約
NACE THAT ARE THE COUNTY TO PROGRAMMENT OF THE PROGRAMMENT OF THE COUNTY OF THE PROGRAMMENT OF THE COUNTY OF THE C	(includes Government land of 包括政府土地 sq. m 平方米 □ About 約)
Plan 圖則	S/HSK/2
Zoning 地帶	「休憩用地」、「其他指定用途」註明「港口後勤、貯物及工場用途」、「其他指定用途」註明「環保運輸服務停泊及營運設施」及顯示為「道路」的地方
Type of Application 申請類別	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 3 □ 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
e es sos e des	□ Year(s) 年 □ Month(s) 月 □
Applied use/ development 申請用途/發展	
	擬議臨時物流中心及貨倉
The way	

(i) Gross floor area			sq.m 平方米	Plot R	Latio 地積比率
8	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
	ü	Non-domestic 非住用	□ About 約 □ Not more than 不多於	1.4	☑About 約 □Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用			gr gr
		Non-domestic 非住用	13		±.
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		□ (Not	m 米 more than 不多於)
		6	B	□ (Not	Storeys(s) 層 more than 不多於)
		Non-domestic 非住用	3-10	□ (Not	m 米 more than 不多於)
			1-2	□ (Not	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積	# #	72.4	%	☑ About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Private Car Parki Motorcycle Parki Light Goods Veh Medium Goods V Heavy Goods Ve	e parking spaces 停車位總數 ng Spaces 私家車車位 ng Spaces 電單車車位 icle Parking Spaces 輕型貨車泊車 /ehicle Parking Spaces 中型貨車泊 hicle Parking Spaces 重型貨車泊車 pecify) 其他 (請列明)	車位	
		Total no. of vehicl 上落客貨車位/ Taxi Spaces 的			52
		Medium Goods V Heavy Goods Ve	遊巴車位 icle Spaces 輕型貨車車位 Vehicle Spaces 中型貨車位 hicle Spaces 重型貨車車位 becify) 其他 (請列明)		52

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	V	
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	Ο,	
Others (please specify) 其他 (請註明)	V	
場地位置圖、美化環境建議計劃圖、渠務建議計劃、消防建議計劃		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	Y	
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 樹木調査		
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「V」,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。

申請理由

申請地點位於新界元朗廈村丈量約份第125約地段第19號(部分)、第42號(部分)、第43號(部分)、第44號B分段(部分)、第50號(部分)、第51號(部分)、第52號(部分)、第146號(部分)、第147號(部分)、第148號(部分)、第167號(部分)、第168號(部分)、第169號(部分)、第171號(部分)、第172號(部分)、第173號(部分)、第174號、第175號(部分)、第176號(部分)、第177號、第178號、第179號、第180號A分段、第180號B分段(部分)、第181號(部分)、第182號、第183號(部分)、第184號(部分)、第257號(部分)及第258號(部分)、面積為26840平方米、由海暉物流有限公司提出申請、作為期三年的擬議臨時物流中心及貨倉、申請地點位於洪水橋及廈村分區計劃大綱圖(S/HSK/2)的「休憩用地」、「其他指定用途」註明「港口後勤、貯物及工場用途」、「其他指定用途」註明「環保運輸服務停泊及營運設施」及顯示為「道路」的地方。

申請地點共涉及三十幅相連的私人土地,不涉及政府土地。申請地點地型不規則,總面積為 26840 平方米。按規劃署記錄,在申請地點所在的同一「休憩用地」、「其他指定用途」註明「港口後勤、貯物 及工場用途」、「其他指定用途」註明「環保運輸服務停泊及營運設施」及顯示為「道路」的地帶內,申請地點四周有不少類似案件獲通過。

- 檔案編號:A/HSK/75 · 臨時露天存放建築材料(為期3年) · 於 06/07/2018在有條件下批給臨時性質的許可;
- 檔案編號: A/HSK/110 · 臨時物流中心及貨倉(為期3年) · 於 07/12/2018在有條件下批給臨時性質的許可;
- 檔案編號: A/HSK/254, 臨時物流中心、貨倉及防疫用品生產工場(為期3年),於06/11/2020在有條件下批給臨時性質的許可;

是次規劃申請與A/HSK/254規劃性質相同,再次申請原因是構築物大小有進一步作改動,希望規劃文件能更新至最新情況。由於場地早年已發展作臨時物流中心及貨倉,已進行地基平整,地面鋪築成硬地表,容易去水。

過去的申請取得許可後,場地已履行綠化、排水、消防及設置圍欄等工作,美化環境 建議計劃圖及落實建議、渠務建議計劃及落實建議、消防建議計劃,均獲有關方面接 納,對保護環境有積極正面作用。是次申請的渠務建議計劃及消防裝置建議計劃均沿 用前申請(檔案: A/HSK/254)繼續執行。 申請地點內不會存放易燃物品,從事工作整齊而簡單,容易還完,能與周圍環境配合。發展項目不含有害廢料或污染物,不會發出氣味,對生態及環境不會帶來任何負面影響。申請人會委託專業管理公司進行管理,對已實施的附帶條件工程設備提供維修及保養,包括現有樹木、渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾,噴灑防蚊藥水,確保環境衛生及美觀,相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》,盡量減低可能對附近易受影響地方所造成的環境影響。

此申請標題為臨時物流中心及貨倉,主要發展以貯物為主,會涉及小量物流工作。物流方面,主要將部分貨物分類再交由貨車運走。場地共有 13 個上蓋物,上蓋物合共佔積為 19419.9 平方米,樓面面積為 37468 平方米,佔此申請範圍約 72.4% 土地,詳細如下:

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	12195	23787.7	10	2	金屬搭建	貨倉及物流中心
TS2	100.4	200.8	6	2	金屬搭建	寫字樓
TS3	42.2	42.2	3	1	金屬搭建	洗手間
TS4	5.9	5.9	3	1	金屬搭建	電錶房
TS5	7.8	7.8	3	1	金屬搭建	電錶房
TS6	4.4	4.4	3	1	金屬搭建	電錶房
TS7	6800	12927	10	2	金屬搭建	貨倉及物流中心
TS8	6.7	6.7	3	1	金屬搭建	電錶房
TS9	213.5	427	6	2	金屬搭建	消防水缸連泵房 及寫字樓
TS10	8.1	8.1	3	1	金屬搭建	電錶房
TS11	14.5	29	6	2	金屬搭建	洗手間及寫字樓
TS12	9.9	9.9	3	1	金屬搭建	電錶房
TS13	11.5	11.5	3	1	金屬搭建	電錶房

餘下面積約 7420.1 平方米的土地,佔申請地點約 27.6%土地。這未有設定範圍會用作流動空間。流動空間具缓衝及協調作用,可紓缓發展對環境的影響。流動空間即場地設計圖内的未有指示的空白部分。申請地點會以前申請(檔案A/HSK/254)的設計為基礎,設有 52 個上落貨車位供訪客使用,每個面積 12 米 x 5米。

場面位於元朗廈村臨近天水圍區。出入口(閘門)設於場面東北邊。出入口位置寬敞明確,可供消防車之類的緊急車輛進入,並連接行車通道接駁屏廈路,透過屏廈路貫通新界道路網絡,方便往來各處。行車通道平坦寬廣且沒有彎位,已平整為混凝土地面,闊度約10米,可供駕駛者安全使用。行車通道地段屬私人物業,由場地使用者管理,並非由運輸署。申請前已取得業主同意。行車通道已使用多年,管理、維修及保養等工作由場地使用者與業主共同負責。

屏廈路實況照片





行車通道實況照片





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

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

申請地點的運輸工作並無迫切性,可以完全控制貨物交收時間。運輸工作可按交通情況靈活調配,必要的貨櫃交收運輸工作,會安排在日間非繁忙時間進行。按實際經驗,每天早上八時至十時(場地開放後)及下午四時至六時(場地關門前),屬貨櫃場運作的繁忙時間。加上上午十二時下午至二時為午膳時間,不會有裝卸貨櫃工作。而晚上六時以後,亦不會進行任何運輸工作。故此,上述每小時 40-44 輛貨櫃車的汽車流量,只會出現在每天早上十時至上午十二時及下午二時至四時的非繁忙時間進行。

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

申請地點有足夠空問供車輛迴轉,可避免車輛以倒車方式進出場地。申請地點設置了 52 個上落貨車位,並預留了 27.6% 的面積的土地作流動空間,加上申請地點可以完全控制貨物交收時間。在良好的管理下,不會出現任何交通問題,不會對廈村及附近交通 構成壓力。

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

	星期一		
	貨櫃		
	Д	出	每小時車輛出入次數
08:00 - 09:00	0	0	0
09:00 - 10:00	0	0	0
10:00 - 11:00	22	22	44
11:00 - 12:00	20	20	40
12:00 - 13:00	0	0	0
13:00 - 14:00	0	0	0
14:00 - 15:00	21	21	42
15:00 - 16:00	20	20	40
16:00 - 17:00	0	0	0
17:00 - 18:00	0	0	0
18:00 - 19:00	0	0	0
19:00 - 20:00	0	0	0

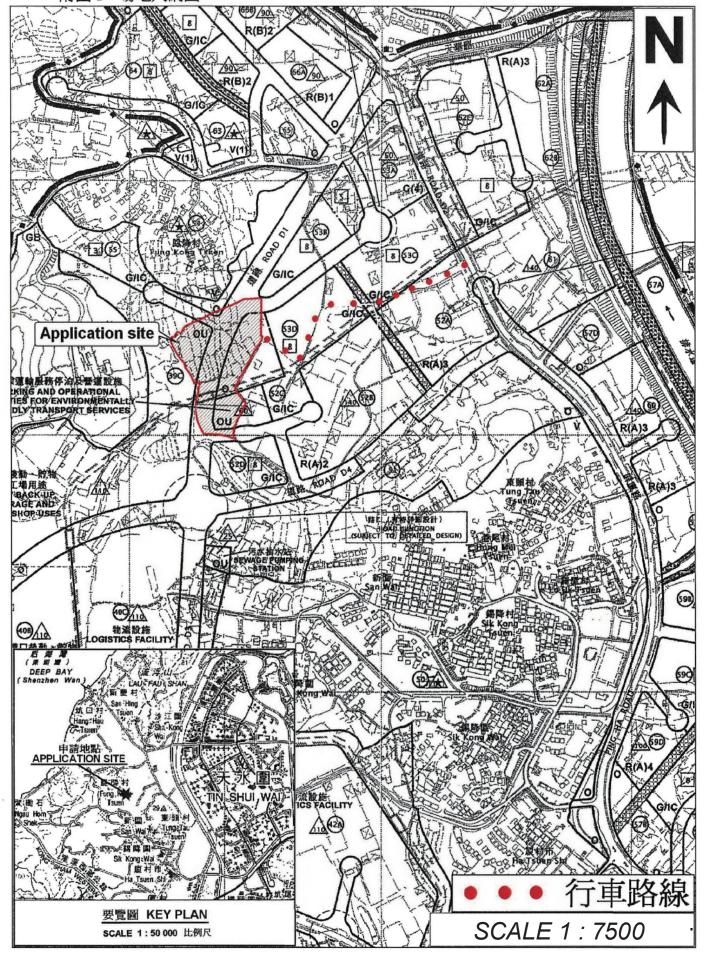
以上數字為預算車輛進出場地記錄,

假設當天附近地區沒有交通事故,進出場地車輛數量正常。

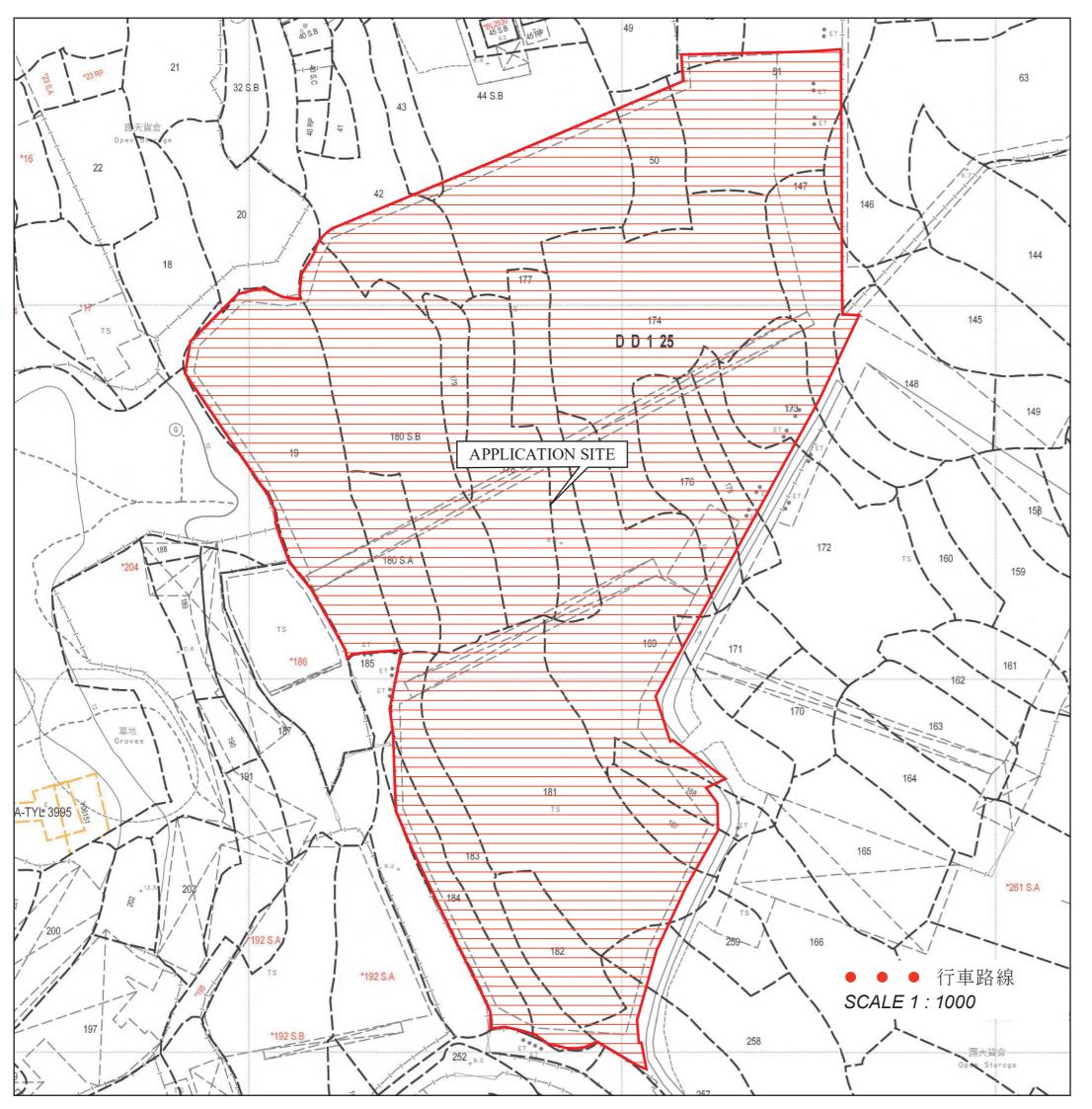
此申請獲得通過後,申請人會依足規定,向地政處就場地內上蓋物,進行上蓋牌照申請,亦會就涉及政府士地進行短期租約申請。此申請發展能提高地區治安警覺性,從而改善環境衛生。在完善管理下,可避免土地荒廢或被人胡亂傾倒泥頭或廢物,減少細菌及蚊蟲滋生的可能。

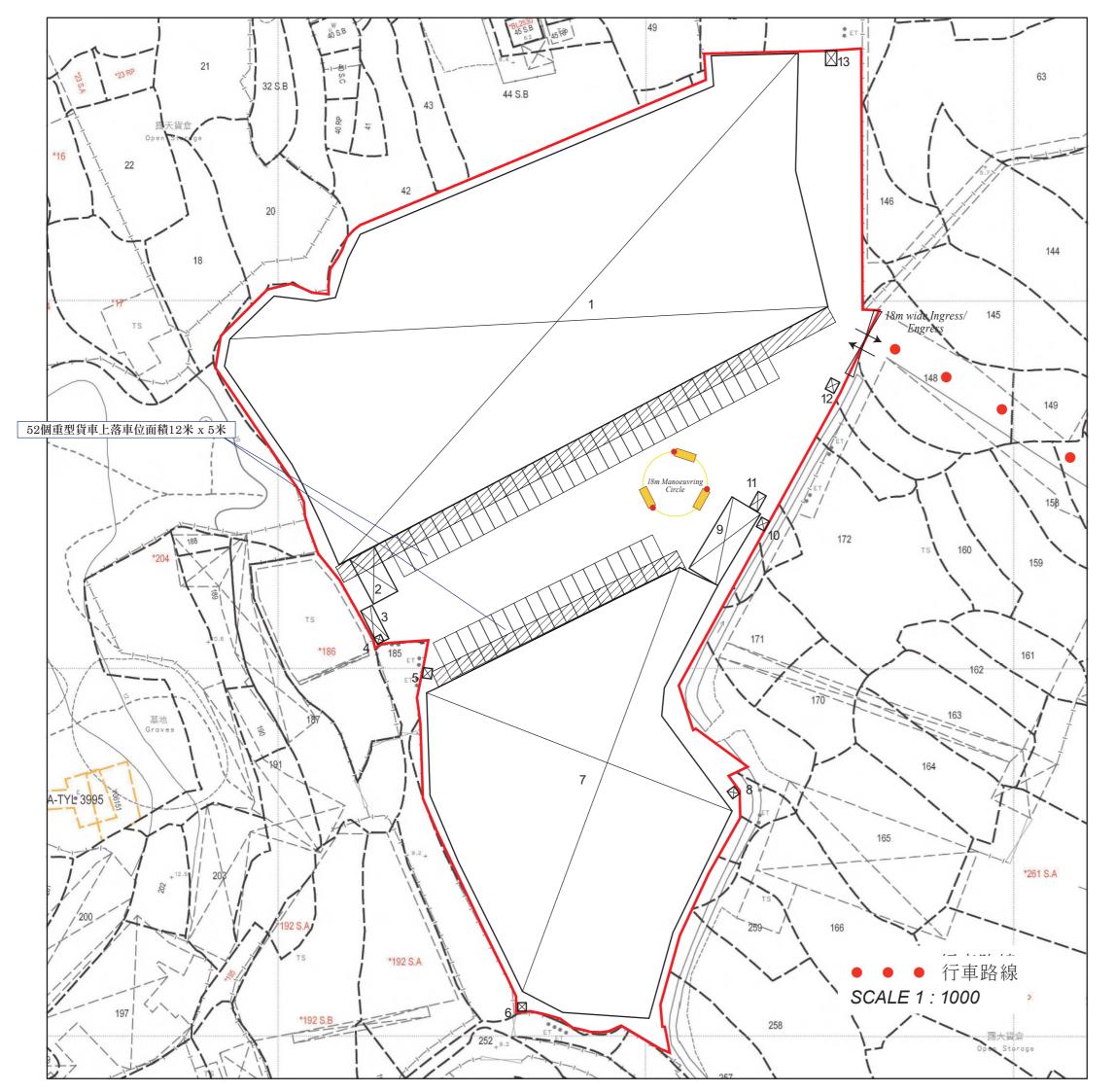
申請人承諾會以友善的態度,積極與各政府部門溝通,遵從各方面守則並努力進行多樣紓緩環境影響工程,務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質,發展項目簡單,容易還原,能與周圍環境配合,不存在任何永久建築,與未來規劃方向沒有抵觸,不會影響土地永久用途。倘若政府有意發展元朗西即洪水橋及廈村區,申請人最終須配合洪水橋及廈村分區計劃大網圖的意願發展,申請人願意配合,只希望在發展計劃動工前作其他發展。倘若政府工程展開,此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請,並予以批准。

附圖1:場地大綱圖



場地位置圖





場地設計圖

構築物(1)

用途:貨倉及物流中心 建築物料:以金屬搭建 高度:約10米 層數:2層 面積:約12195平方米

回槓: 約12195平万米 總樓面面積: 約23787.7平方米

構築物(2) 用途:寫字樓 建築物料:以金屬搭建 高度:約6米 層數:2層 面積:約100.4平方米

總樓面面積:約200.8平方米

構築物(3) 用途:洗手間 建築物料:以金屬搭建 高度:約3米 層數:1層 面積:約42.2平方米 總樓面面積:約42.2平方米

構築物(4) 用途:電錶房 建築物料:以金屬搭建 高度:約3米 層數:1層 面積:約5.9平方米 總樓面面積:約5.9平方米

構築物(5) 用途:電錶房 建築物料:以金屬搭建 高度:約3米 層數:1層 面積:約7.8平方米 總樓面面積:約7.8平方米

構築物(6) 用途:電錶房 建築物料:以金屬搭建 高度:約3米 層數:1層 面積:約4.4平方米 總樓面面積:約4.4平方米

構築物(7) 用途:貨倉及物流中心 建築物料:以金屬搭建 高度:約10米 層數:2層 面積:約6800平方米 總樓面面積:約12927平方米 構築物(8)

用途:電錶房

建築物料:以金屬搭建高度:約3米

高度: 約3木 層數:1層 面積: 約6.7平方米

總樓面面積:約6.7平方米

構築物(9)

用途:消防水缸連泵房及寫字樓

建築物料:以金屬搭建高度:約6米

高度·約0不 層數:2層

面積:約213.5平方米 總樓面面積:約427平方米

構築物(10) 用途:電錶房 建築物料:以金屬搭建 高度:約3米 層數:1層 面積:約8.1平方米

總樓面面積:約8.1平方米

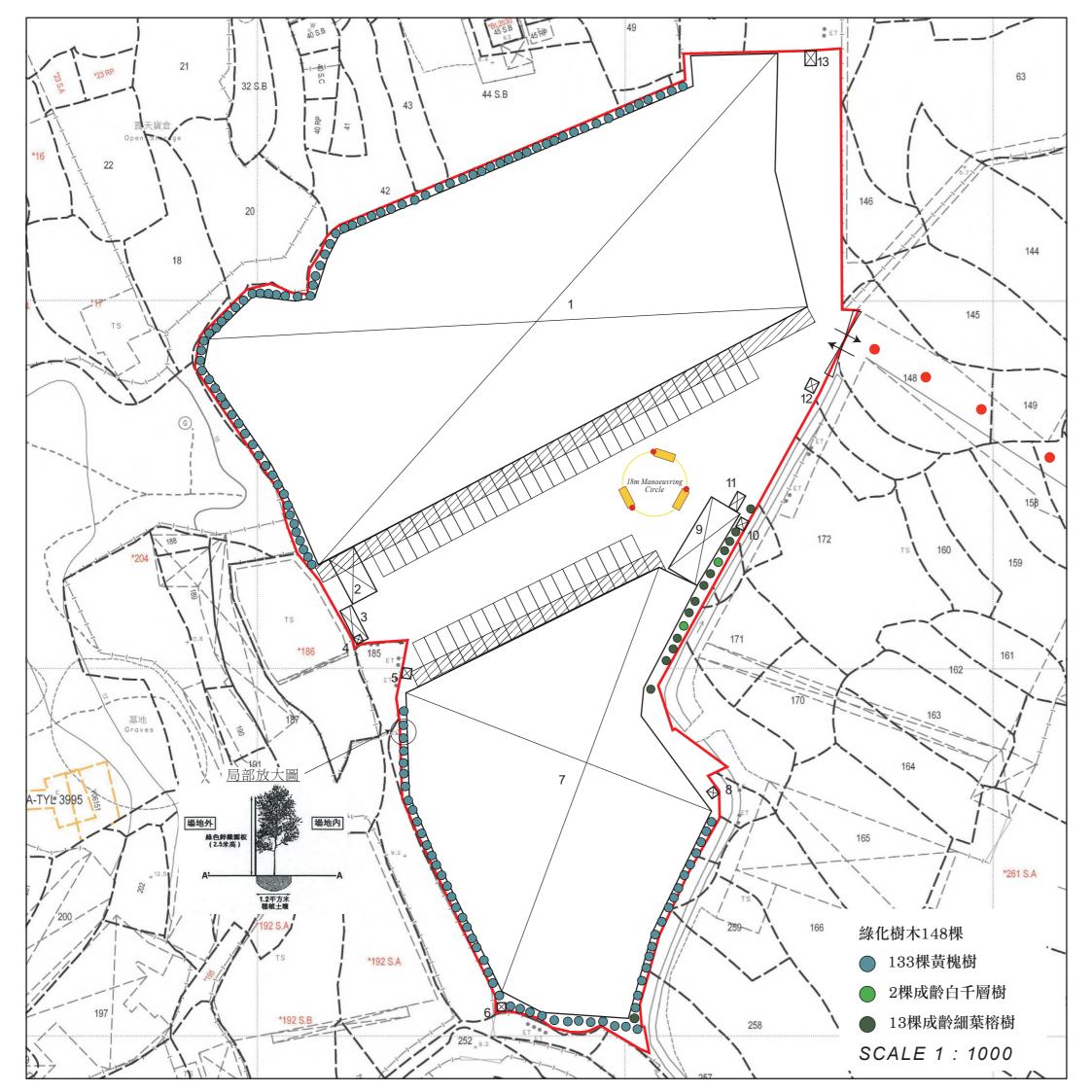
構築物(11)

用途:洗手間及寫字樓 建築物料:以金屬搭建 高度:約6米 層數:2層 面積:約14.5平方米 總樓面面積:約29平方米

構築物(12) 用途:電錶房 建築物料:以金屬搭建 高度:約3米 層數:1層 面積:約9.9平方米 總樓面面積:約9.9平方米

構築物(13) 用途:電錶房 建築物料:以金屬搭建 高度:約3米 層數:1層 面積:約11.5平方米 總樓面面積:約11.5平方米

美化環境建議計劃圖



☐ Urgent [Return Receipt Requested	☐ Sign ☐ Encrypt	☐ Mark Subject Restricted	☐ Expand personal&public
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From: To: Cc: File Ref:	tpbpd@pland.gov.hk 規劃署 徐紹軒 <cshtsui@pland< td=""><td>l.gov.hk></td><td></td><td></td></cshtsui@pland<>	l.gov.hk>		
有關 A/HS	K/481補充資料			
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美化環境建議	計劃圖詳細.pdf2.0REV_AHSK_2	254-FS04-22072022.pd	f	
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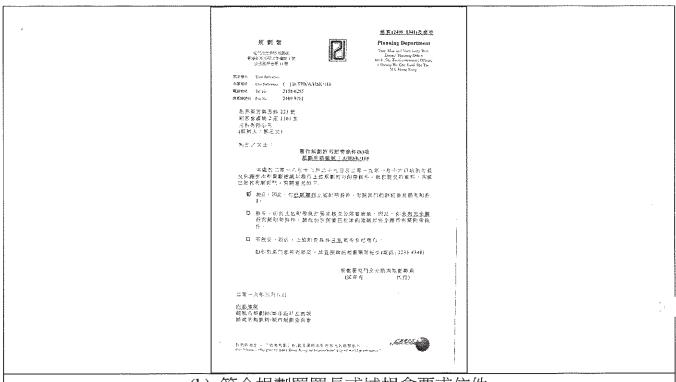
附件1:美化環境建議計劃

A. 背景

- 1. 美化環境建議計劃,以加強場地綠化效果,保留原有成齡樹木, 並遮蔽擬議發展用途為目的。從而減低發展對環境可能構成的視 覺影響,提高場地及附近範圍的景觀質素。
- 2. 申請地點位於物流業及貨櫃場雲集的地區,附近並無住宅。周圍土地皆用作露天倉地、物流中心及大型貨櫃場。這些發展均屬「露天貯物及港口後勤的用途」。由於發展與環境配合,只要進行適量的美化環境工作,便能保持良好視野。

B. 內容

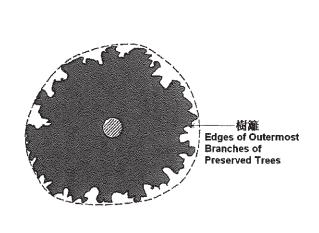
- 1. 美化環境建議計劃,會分為植樹木及鋪設的鋅鐵圍板工作,所有 綠化工作,會聘請具經驗及專業的園藝公司進行。(可參閱附頁 1:美化環境建議計劃圖)
- 2. 於前申請A/HSK/110及A/HSK/254取得許可期間,申請地點已提交美化環境建議計劃,並獲有關方面接納。是次申請的申請範圍及佈局均相同,申請人會沿用及繼續執行前申請 A/HSK/110 及 A/HSK/254的美化環境建議計劃工程,聘請具經驗的工程公司協助,為已實行的附帶條件工程進行更新及補養。

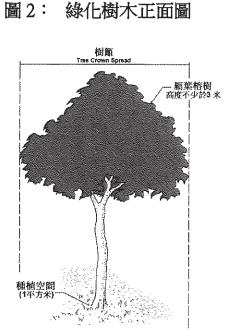


- (h) 符合規劃署署長或城規會要求信件 (提交美化環境建議)
- 申請地點東邊邊界有14棵成齡樹木,申請人會加以保育,並將 成齡樹木納入美化環境建議計劃之內。
- 4. 綠化樹木會種植於地固定,根深柢固,並非可移動的花槽。綠化 樹木貼近邊界種植,足夠構成天然屏障,具有良好的綠化效果。
- 5. 申請地點西邊邊界,兩個大型倉庫之間,由於己設有許多電柱; 以及附近倉庫的斜台太貼近邊界,這樣的環境都不宜種植,故不 會在該部份植樹。
- 6. 申請地點綠化樹木共 148 棵,以栽種的黃槐樹(133 棵)為主, 另有白千層樹(2 棵)及成齡雜樹(13 棵)。除了申請地點西邊 邊界、出入口及部份範圍地下有高壓電線不能種植外,樹木已遍 及申請地點邊界所有範圍。
- 7. 綠化樹木普遍高度有 3 米,樹籬寬度不少於 1 米。綠化樹木的與 圍欄保持至少 0.6 米距離,而栽種樹木之間的距離為 3-4 米。綠 化樹木較邊界圍欄為高,每棵樹木都會有至少 1 平方米的地面空 間,樹木底部開通,樹槽深度不可少於 1.2 米,並會堆土造墩, 及安排適合的土壤種植。

綠化工程圖樣

圖 1: 綠化樹木切面圖





C. 保護樹木工作

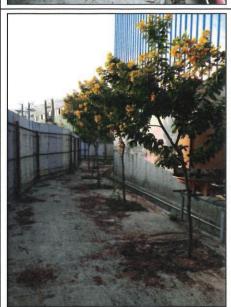
- 1. 申請人會參考由發展局緣化、園境及樹木管理組發出的資訊:(護 養樹木的簡易圖解)及(樹木管理手冊)以護養樹木。
- 2. 申請地點會設置水喉位。並會安排專人按時灌溉、施肥、修剪及除草;留意蟲害,確保樹木能健康生長。若發現樹木瀕死或出現枯萎情形,會盡快更換。
- 3. 申請地點會嚴格規定,不許在樹木 1 米範圍內停放車輛或堆放雜物;以免損害樹木支幹、或將泥土壓實,以及防止出現任何污染泥土的情況。
- 4. 申請地點內會嚴禁焚燒垃圾及處理廢物,不會把樹木連著圍欄或 電纜,或在樹木上安裝標誌牌。
- 5. 申請人會盡力保護成齡樹木,避免不必要的砍伐。並將清除攀緣 植物的工作,列作保養樹木的常規工作。

綠化樹木實況照片













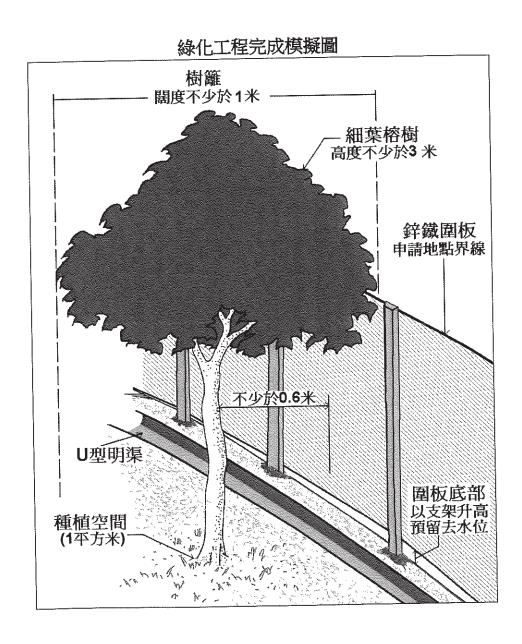
場地北邊除了場地綠化工作外,亦有天然綠化屏障。將發展與周圍完全分隔。



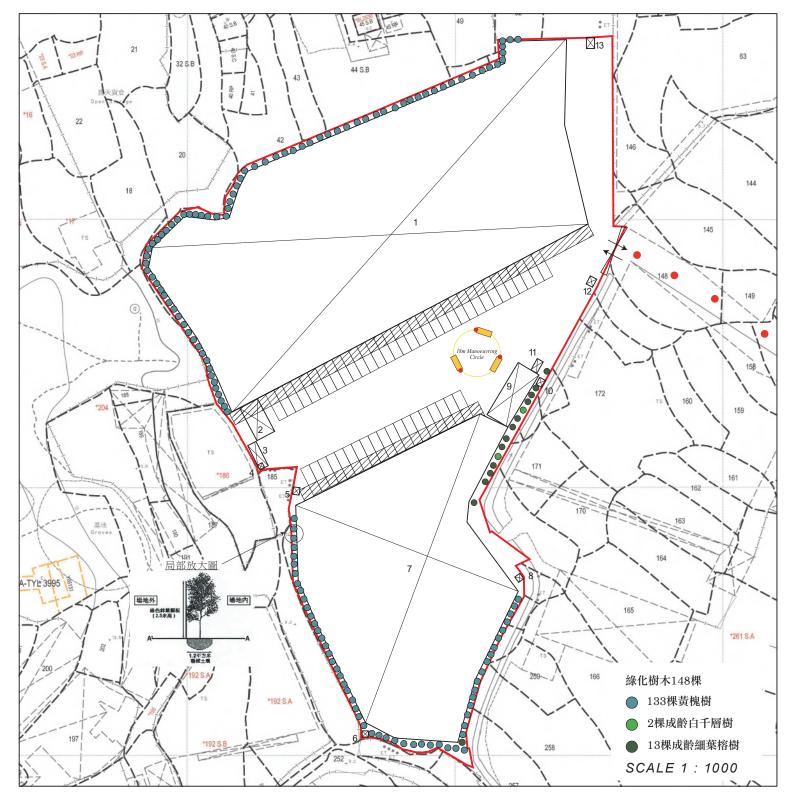


D. 其他設施及跟進工作

- 申請地點會鋪設了合乎規劃署標準的深綠色鋅鐵圍板。鋅鐵圍板 能產生綠化、隔絕噪音效果,從而減輕對鄉郊景觀可能造成之影響。
- 鋅鐵圍板會以圍繞場地方式鋪設,形成邊界,遍及場地所有範圍。鋅鐵圍板會與地面保持約1尺距離,以便去水。



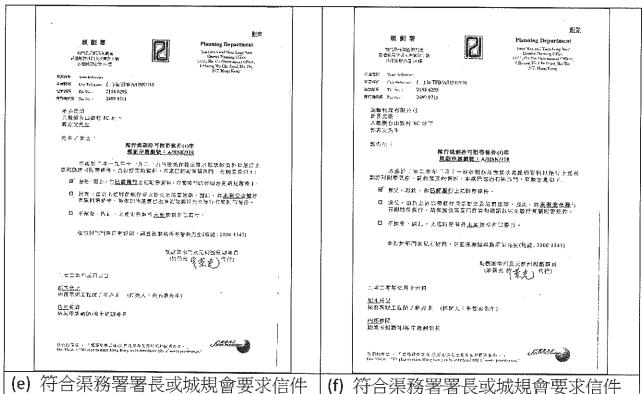
美化環境建議計劃圖



附件 2: 渠務建議計劃

A. 背景

- 1. 渠道設計以收集場地雨水為目的,確保雨水能順利引導到現有 渠道排放。
- 2. 於前申請(A/HSK/110)取得許可期間,申請地點已落實執行了 渠務建議計劃工程,並獲得有關方面接納。以下是前申請需於 限時內完成的附帶條件工程。由規劃署發出,完成附帶條件工 程的書面証明。



- (e) 符合渠務署署長或城規會要求信件 (提交排水建議)
- (f) 符合渠務署署長或城規會要求信件 (落實排水建議)
- 3. 是次申請,申請人、申請範圍及佈局均相同,申請人會沿用及繼續執行前申請(A/HSK/110)的渠務建議計劃工程,聘請具經驗的工程公司協助,為已實行的附帶條件工程進行補養。下文是渠務工程的具體內容。

Application No. A/HSK/481
Proposed Temporary Logistics Centre and Warehouse for a Period of 3 Years various Lots in DD 125, Ha Tsuen, Yuen Long, NT DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

1.0 INTRODUCTION

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

The Site Area is about 26,840 m2.

1.2 The proposed use of the Site is **Temporary Logistics Centre and Warehouse for a Period of 3 Years**.

The existing Town Planning Zoning is "Open Space", "Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses", "Other Specified Uses" annotated "Parking and Operational Facilities for Environmentally Friendly Transport Services", and an area shown as "Road".

1.3 The following shows a list of Application for areas near to / adjacent to the Application Site: (*CA denotes Catchment Area as shown on Drainage Plan D-01)

Application No. Name of Applicant (Town Planning Ref)		nt Catchment Area CA (shown on the Plan D-01)	
A/HSK/110	海暉物流有限公司	THE SITE	
A/HSK/9	三科有限公司	CA1, 1A, 2,3,4	
A/HSK/146	三科有限公司	CA6, 6A (part)	
A/HSK/135	三科有限公司	CA 6B	
A/HSK/63	海暉物流有限公司	CA 8, 8A	
A/HSK/43	Li Wing On	CA 7 (part, eastern portion)	
A/HSK/17		CA11A	
A/HSK/90		CA11A	
A/HSK/166		CA11B	

The Applicant (海暉物流有限公司) is a business partner of 三科有限公司 and both access to Site and the drainage system (DA, DB) will be provided by the adjacent sites of 三科有限公司 (site with Application no. A/HSK/9 and A/HSK/146).

2.0 THE DRAINAGE PROPOSAL

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

2.1 There are two Storage Shed in this site, and main access to the site is from the east via driveway through sites of 三科有限公司 connecting with Ping Ha Road (per aforesaid descriptions).

The site is formed to level from 8.4 to 8.8, which is over 1m higher than the adjacent land.

Application No. A/HSK/481
Proposed Temporary Logistics Centre and Warehouse for a Period of 3 Years various Lots in DD 125, Ha Tsuen, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

2.2 The Application Site is provided with drainage channels surrounding the whole site per following:

D1 1000x1000 concrete channel D1A 400 x 400 concrete channel

D3 600 x 600 concrete channel

DJ 1000 diameter underground concrete pipe

And that

The Site runoff is mainly discharged to two system:

D1 mainly discharges via Sandtrap C to village dredged channel DH

D1A and D3 mainly discharge via Catchpit B to underground drain pipe DB at Adjacent Site, and to concrete channel DA

DJ is to carry the runoff of Catchment Area 11A, area west to the Application Site.

- 2.3 Both DH, and DA (channel extended northward to DF) are running from south to north, and connect to main government nullah (DK, Fung Kong Tsuen Channel) at about 200m, north of the site, at the opposite side of Fung Kong Tsuen Road.
- 2.4 Other Catchment Areas surrounding the Application Site is summarized as follows:

Catchment Area 1, 1A, 2, 3 & 4 (a site at East Side, with TPB ref: A/HSK/9, operated by a business partner of the Applicant) - a site served mainly by channel DA / DF by gravity. The Channel DA of this Site will also collect part of runoff from Application Site.

Catchment Area 6 - at south-east of Site (part of site with TPB ref: A/HSK/146, occupied by the same applicant of Catchment 1-4). It has its own drainage system with runoff to discharge to **channel DD1**, and DD1 will discharge to **channel DA** of the Adjacent Site via underground Drain DB.

Catchment Area 7 - at north-east of Site, main area of Site (TPB ref: A/HSK/43) has its own drainage system, discharging to DF (80% of runoff) and DH (20% of runoff). And with raised Site with peripheral Drain D1/D1A will divide the Site from this Area, runoff will not affect each other at this common boundary.

Catchment Area 8 - part of Site (TPB ref: A/HSK/63). It has its own drainage system discharging to channels DF.

Catchment Area 10 - area north of Site. About 50% runoff will discharge to village channel DH.

Catchment Area 11A - area west / south-west of Site, includes two application sites (ref: A/HSK/17 and A/HSK/90). 70% runoff will discharge to village channel DH. About 30% runoff will be collected at Catchpit C and be carried via underground pipe DJ, and finally to DH.

Catchment Area 11B - area south of Site, includes site with application no. A/HSK/166). About 50% runoff will discharge to DD2, 5% runoff will discharge to DD1, and 45% to southern drainage system not affecting the system in this report.

Application No. A/HSK/481
Proposed Temporary Logistics Centre and Warehouse for a Period of 3 Years various Lots in DD 125, Ha Tsuen, Yuen Long, NT DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

- 2.5 Schedule of storm water channels formed / used by the Application Site:
 - DA 1500mm width x 1300mm depth rectangular open concrete channel, channel shared by different sites (of related applicants). Collect runoff from part of Site, CA1-4 (adjacent site), CA6 (by DD1).
 - DB 900mm diameter concrete pipe. Collect runoff from part of Site, DD1, part of CA6, CA4.
 - DF 2500mm width x 2000mm depth rectangular open concrete channel, a channel shared by DA and all neighbouring sites, and discharge to Government Nullah DK.
 - DD1 Dredged open channel of 2.6m / 1m Width x 1.0m Depth, collects runoff from adjacent sites (part of CA11A, 11B), and runoff to be collected in DA.
 - DD2 Dredged open channel of 2.6m / 1m Width x 1.0m Depth, collects runoff mainly from CA6A, CA11B, runoff to be discharged to system at Ping Ha Road
 - DH existing dredged open village channel of 2.6m/1m width x 1.2-1.5m depth, discharge to Government Nullah DK.
 - DG 1200mm diameter concrete pipes, discharge to Government Nullah DK.

3.0 USE AND MAINTENANCE OF THE PROPOSED DRAINAGE SYSTEM

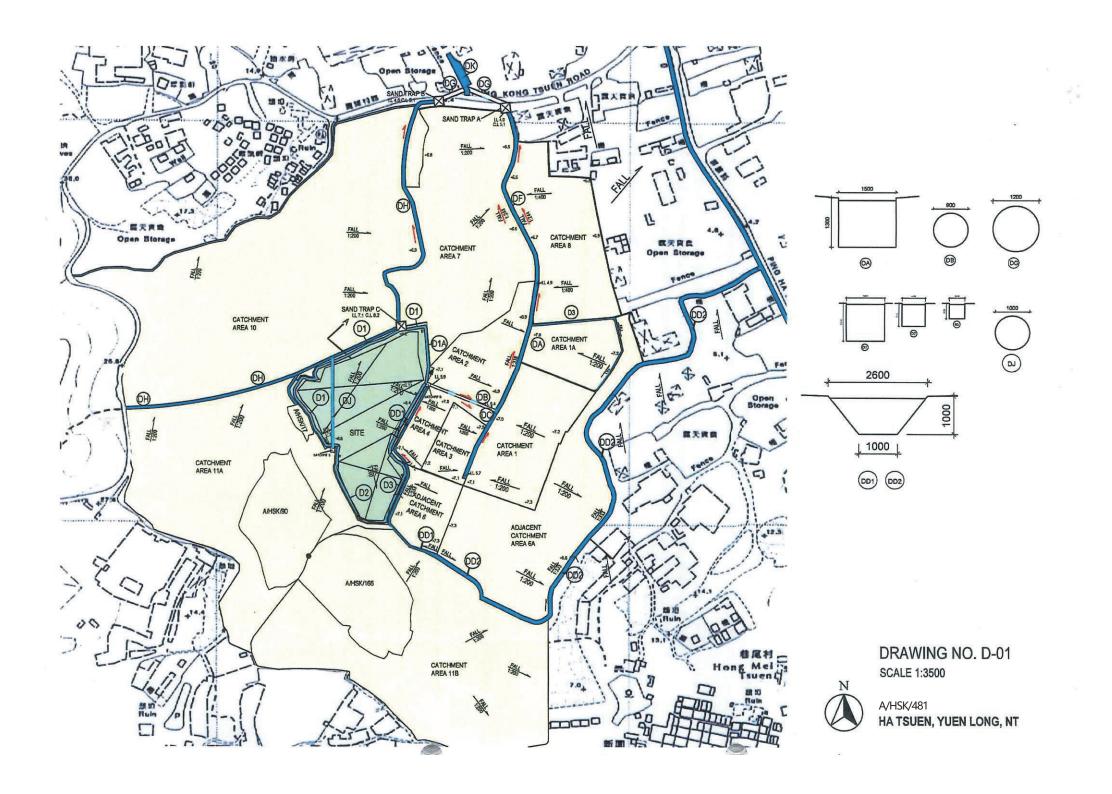
- 3.1 The applicant of the Application Site will undertake the following construction / maintenance works for the proposed drainage system at his own costs.
 - Inspection, cleansing and desilting will be carried out regularly and before / after the rainy season each year to ensure the drainage facilities functions efficiently. Since the system is designed to operate under gravity, the maintenance will be straightforward.
- 3.2 The applicant will obtain permission from neighbouring site owner/operator as well as other lot owners of use of privately provided drainage system (channels, village drains) not within the Application Site.

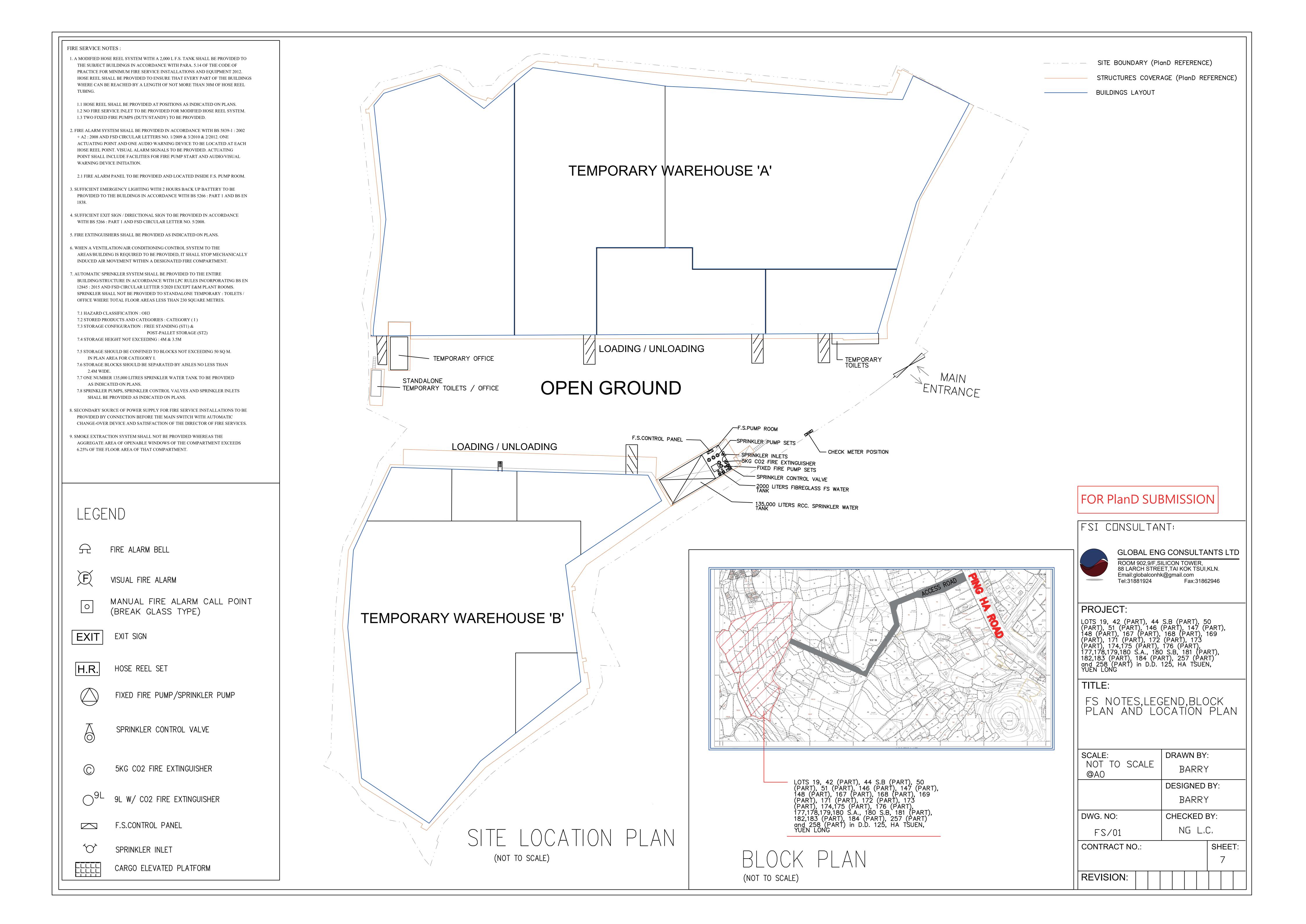
APT Architects Limited page 3 of 4

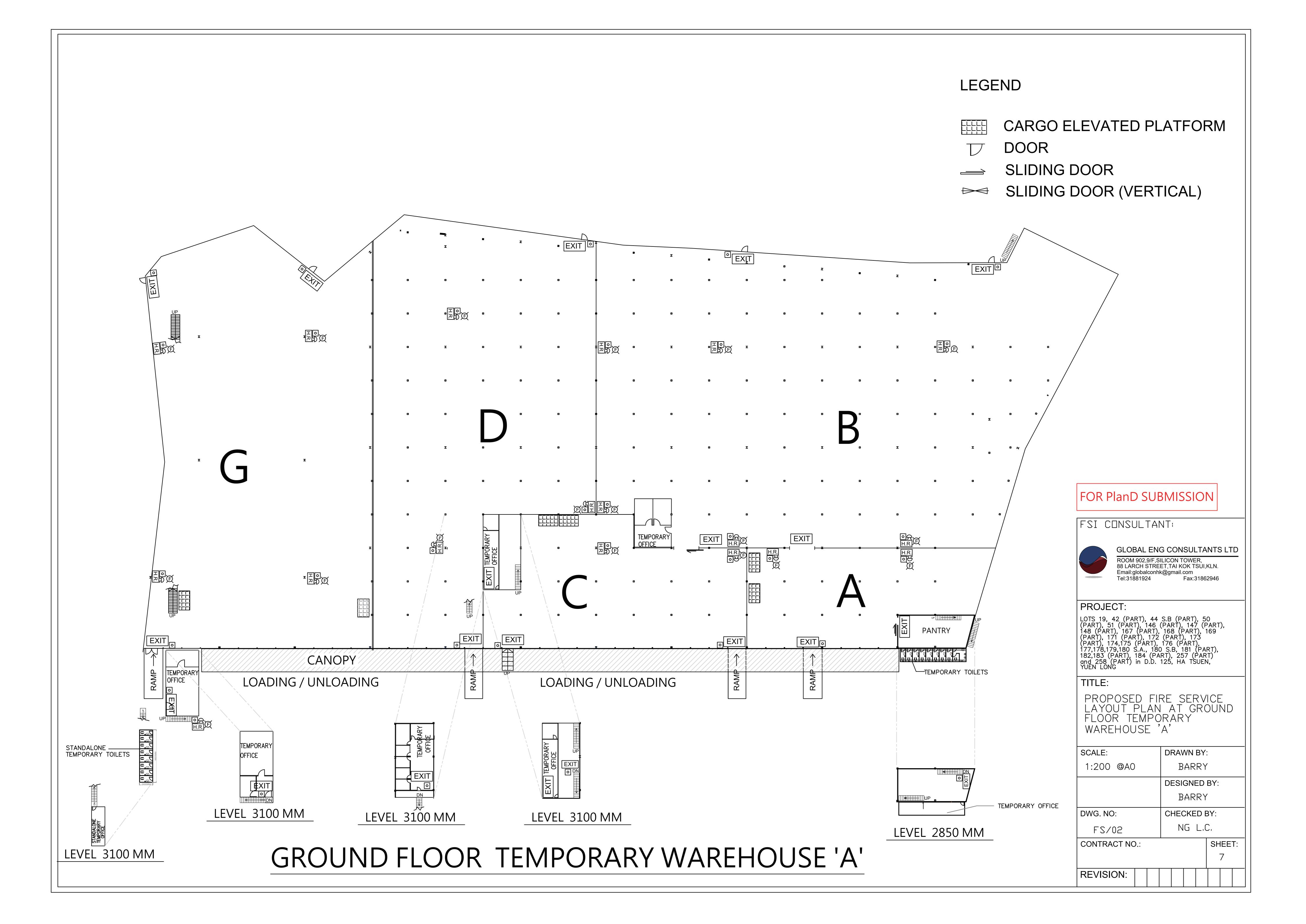
Application No. A/HSK/481
Proposed Temporary Logistics Centre and Warehouse for a Period of 3 Years various Lots in DD 125, Ha Tsuen, Yuen Long, NT DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

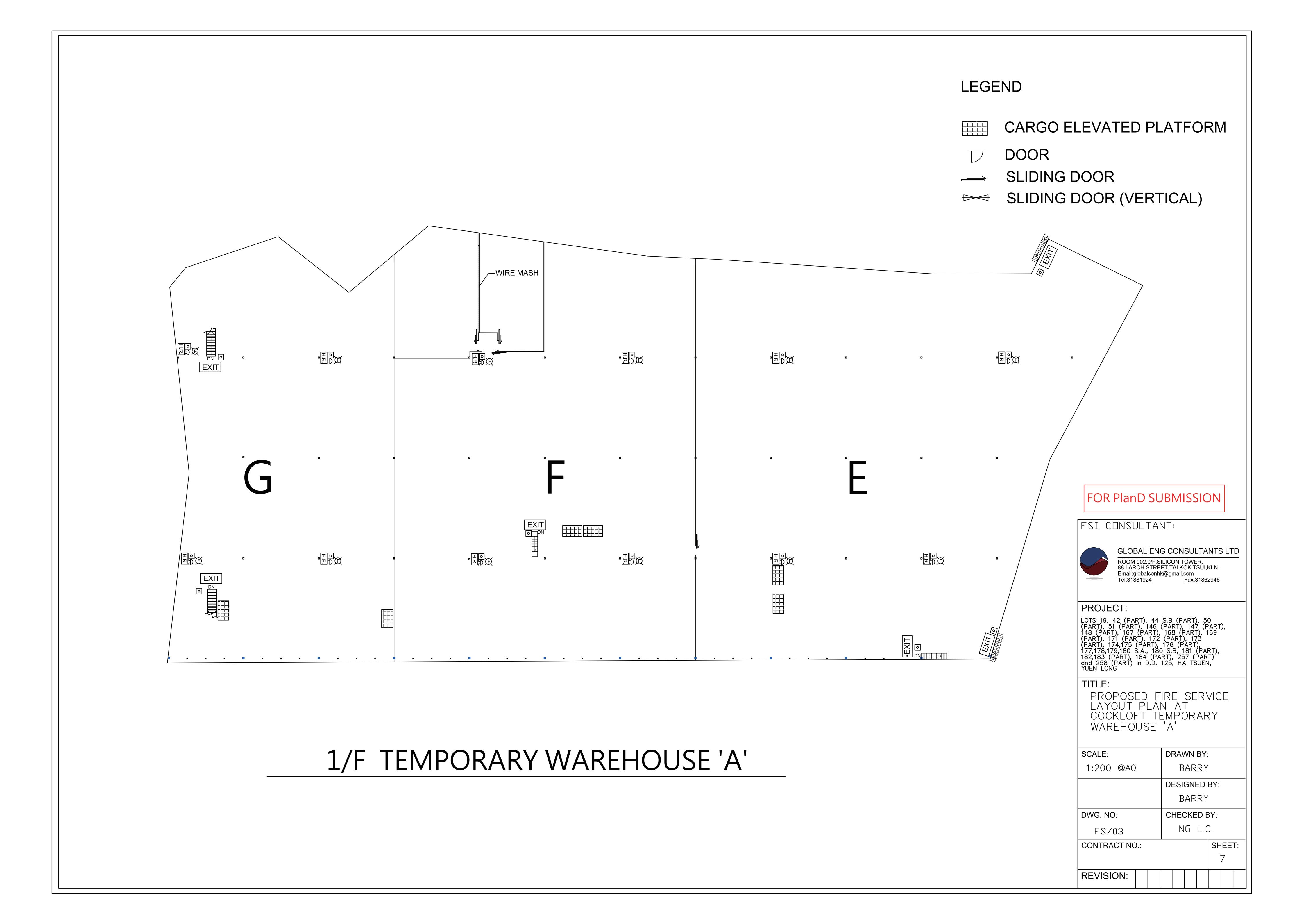
4.0 CONCLUSION

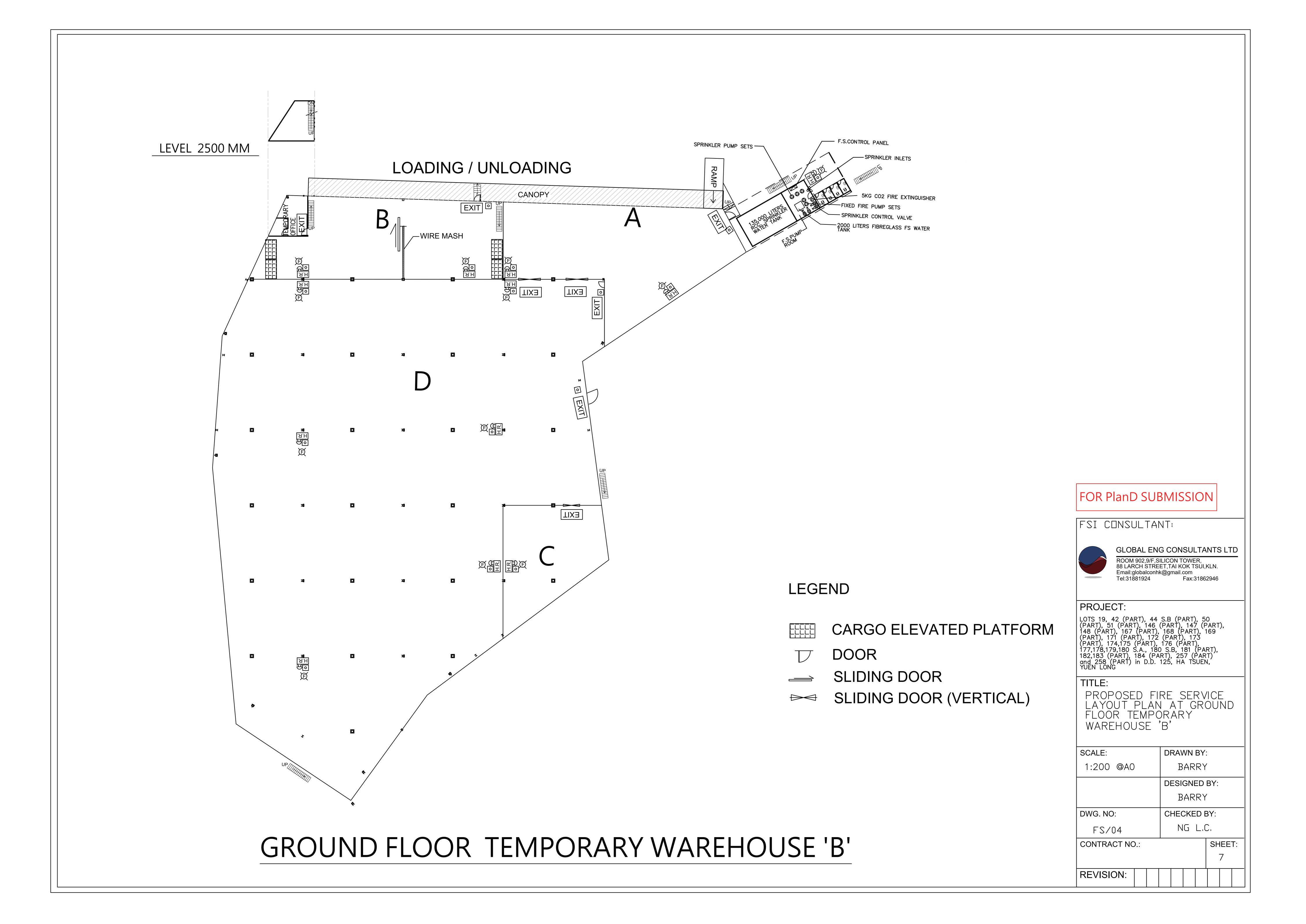
- 4.1 This drainage impact assessment is primarily based on existing drainage system provided and approved in the earlier application of the site. This report aims to record and report the actual site condition and audit the soundness of the provisions. The stormwater drainage system is in a simple manner without jeopardizing the neighboring drainage system and environment. All assumptions made were on conservative side of uniform flow in size and gradient.
- 4.2 The drainage assessment has also considered peak runoff from adjacent catchment areas 1-4, 6, 7, 8, 10, 11A and 11B and water runoff from this Site will not affect the adjacent sites and catchment areas.
- 4.3 From this assessment, it can be concluded that the proposed drainage will have no adverse impacts to the site and surrounding areas -- upstream, downstream and adjacent catchment of the site. Flooding susceptibility will not be increased to the downstream and the peripherals of the site.

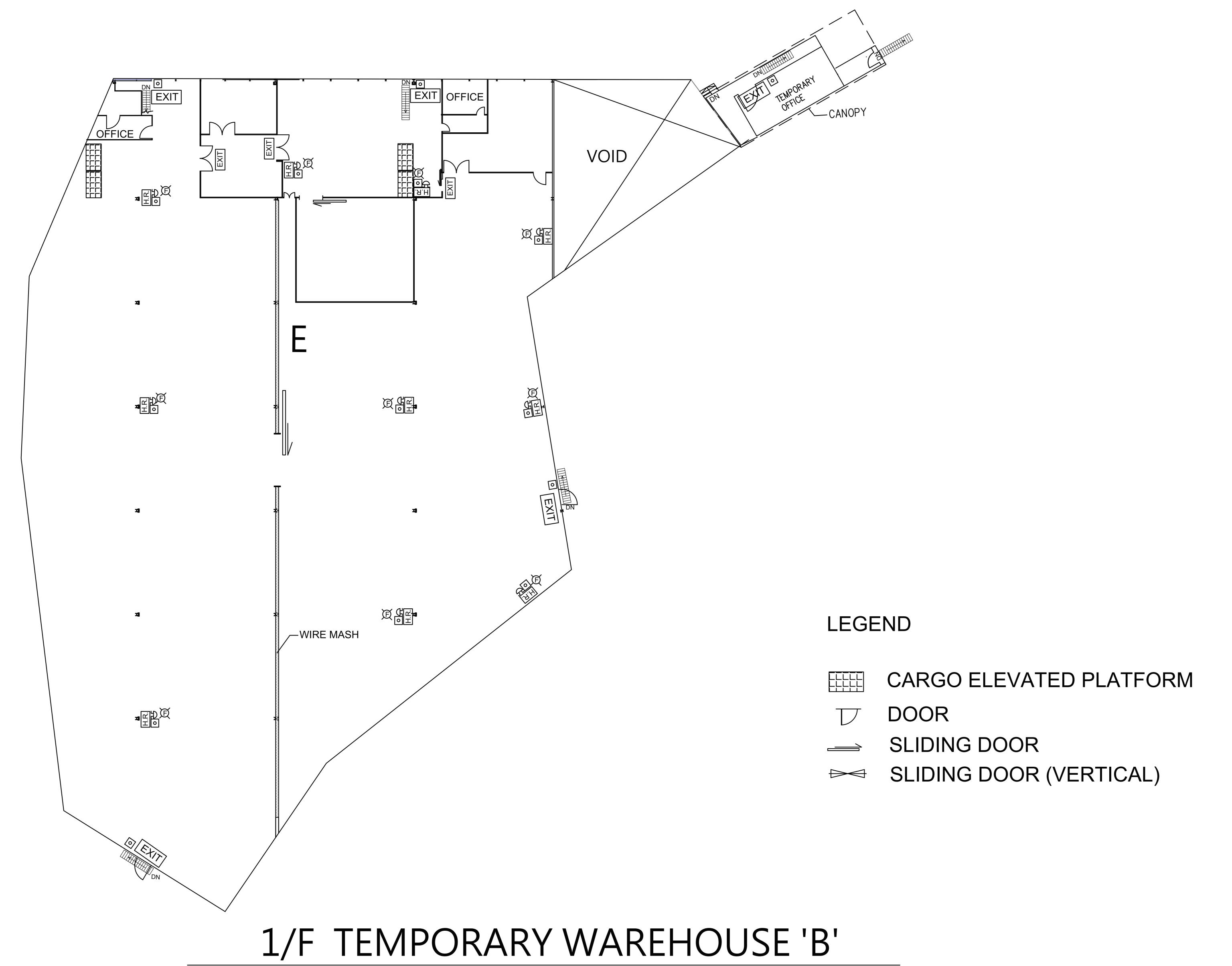






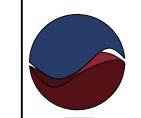






FOR PlanD SUBMISSION

FSI CONSULTANT:



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ROOM 902,9/F,SILICON TOWER,
88 LARCH STREET,TAI KOK TSUI,KLN.
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PROJECT:

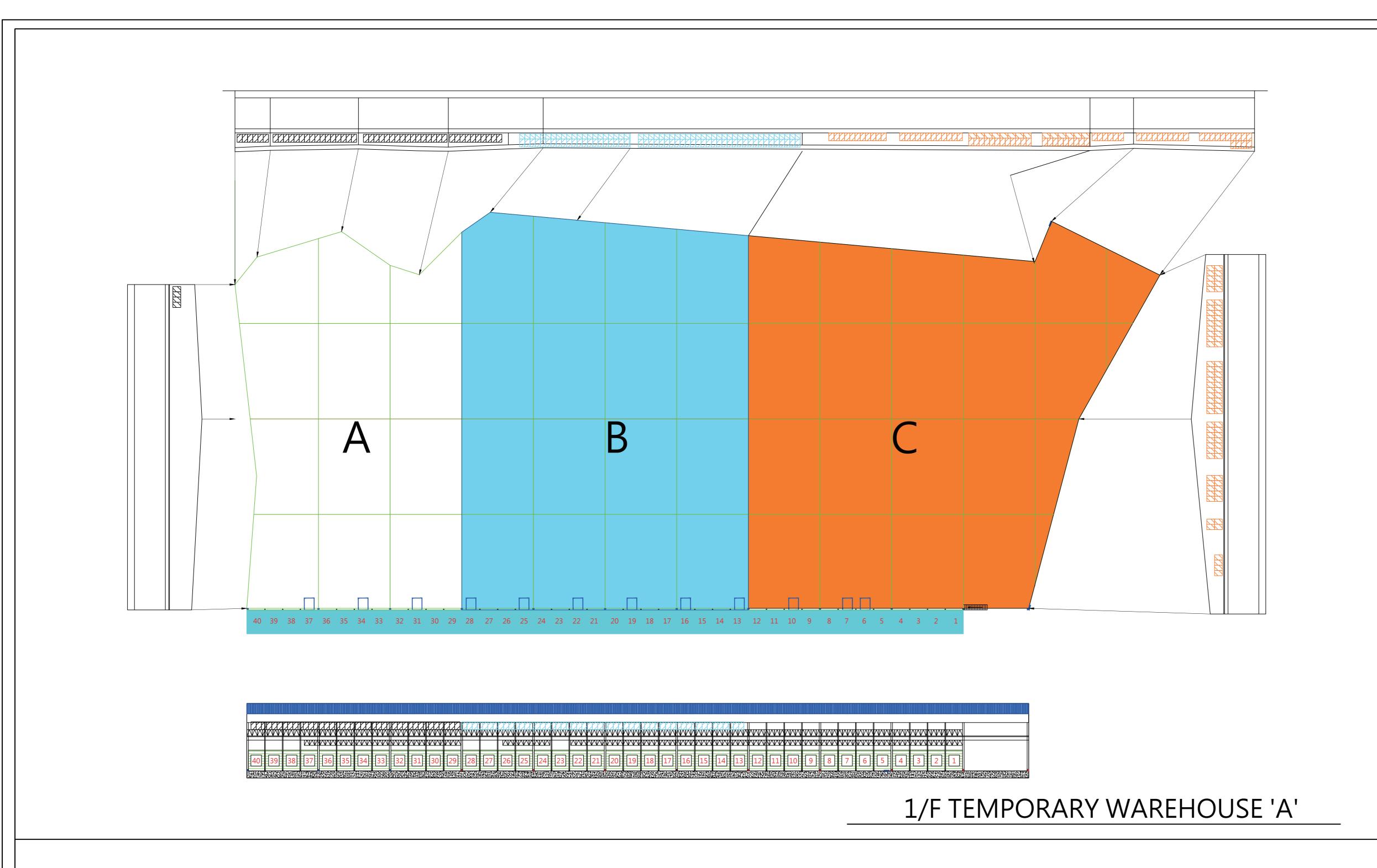
REVISION:

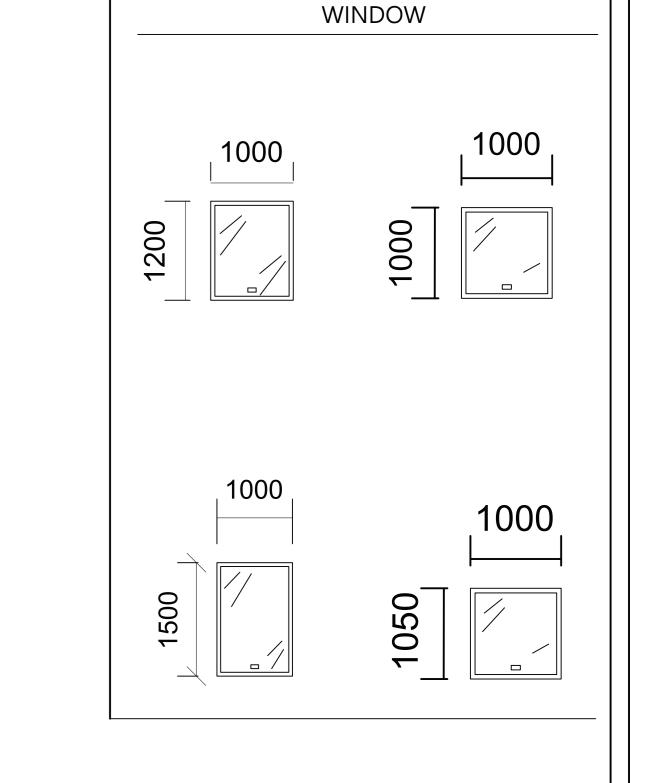
LOTS 19, 42 (PART), 44 S.B (PART), 50 (PART), 51 (PART), 146 (PART), 147 (PART), 148 (PART), 167 (PART), 168 (PART), 169 (PART), 171 (PART), 172 (PART), 173 (PART), 174,175 (PART), 176 (PART), 177,178,179,180 S.A., 180 S.B, 181 (PART), 182,183 (PART), 184 (PART), 257 (PART) and 258 (PART) in D.D. 125, HA TSUEN, YUEN LONG

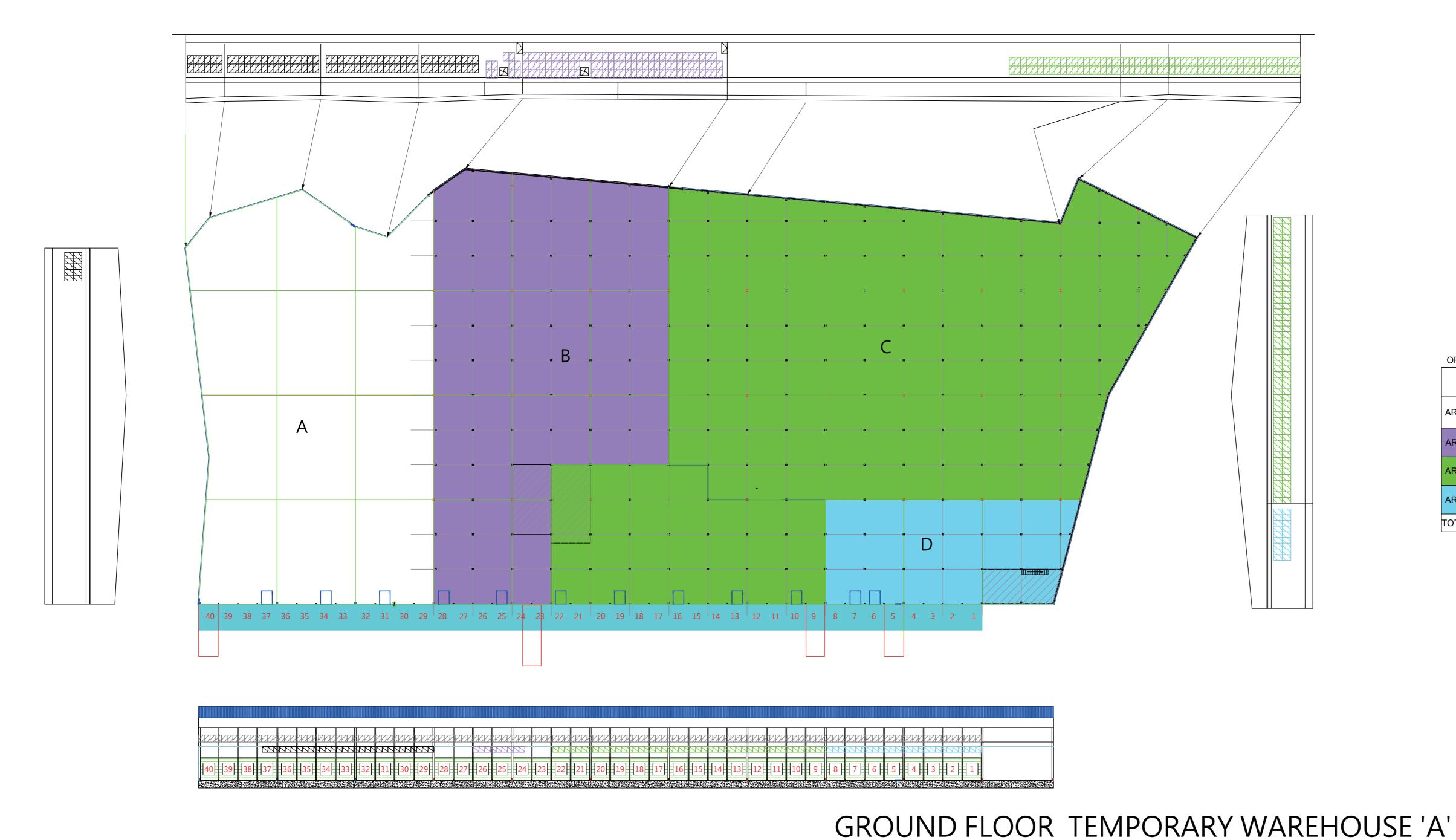
TITLE

PROPOSED FIRE SERVICE
LAYOUT PLAN AT
COCKLOFT TEMPORARY
WAREHOUSE 'B'

SCALE:	DRAWN BY	:
1:200 @A0	BARRY	,
	DESIGNED	BY:
	BARRY	/
DWG. NO:	CHECKED I	3Y:
FS/05	NG L.	<u>.</u>
CONTRACT NO.:		SHEET:
		7







FLOOR AREA REQUIRED OPENABLE WINDOWS			ОР	PENABLE WINDOWS								PROVIDE OPENABI WINDOW	LE				
AREA-A	2811.2 M ²	² X 6.25% =	175.7 M²	1	М	X 1.5	M	=	1.50	X	106	NOS. =	159.0	M ²	=	190.50	M²
				1	M	X 1.05	M		1.05	X	30	NOS. =	31.5	M ²			
AREA-B	2565 M ²	² X 6.25% =	160.3 M²	1	M	X 1.5	M	=	1.00	X	110	NOS. =		M ²	=	174.45	М
				1	М	X 1.05	M	=	1.05	X	9	NOS. =	9.5	M ²			
AREA-C	5210 3 M ²	² X 6.25% =	326.2 M ²	1	M	X 1.5	M	=	1.50	X	202	NOS. =	303.0	M ²	=	353.40	М
AINLA-C	0219.0 W	X 0.2370 -	JZU.Z IVI	1	М	X 1.05	М	=	1.05	Х	48	NOS. =	50.4	M ²	_	333.40	IVI
AREA-D	774 4 M2	² X 6.25% =	48.4 M²	1	М	X 1.5	М	=	1.50	Х	18	NOS. =	27.0	M ²	_	55.35	М
AKEA-D	//4.4 V ⁻	7 0.23% -	40.4 IVI ⁻	1	М	X 1.05	М	=	1.05	X	27	NOS. =	28.4	M²	_	55.55	IVI
OTAL:	11369.9 M²	² X 6.25% =	710.6 M²											тот	AL:	773.70	M

OPENABLE WINDOW: CL OF TEMPORARY WAREHOUSE 'A'

1 M X 1 M = 1.00 X 52 NOS. = 52.0 M²

1 M X 1.2 M = 1.20 X 41 NOS. = 49.2 M^2

AREA-A 2799.4 M² X 6.25% = 175.0 M²

AREA-B | 4040.4 M² X 6.25% = | 252.5 M² |

AREA-C 4483.3 M² X 6.25% = 280.2 M²

TOTAL: 11323.1 M² X 6.25% = 707.7 M²

GLOBAL ENG CONSULTANTS LTD ROOM 902,9/F,SILICON TOWER, 88 LARCH STREET,TAI KOK TSUI,KLN. Email:globalconhk@gmail.com Fax:31862946 PROJECT: LOTS 19, 42 (PART), 44 S.B (PART), 50 (PART), 51 (PART), 146 (PART), 147 (PART), 148 (PART), 167 (PART), 168 (PART), 169 (PART), 171 (PART), 172 (PART), 173 (PART), 174,175 (PART), 176 (PART), 177,178,179,180 S.A., 180 S.B, 181 (PART), 182,183 (PART), 184 (PART), 257 (PART) and 258 (PART) in D.D. 125, HA TSUEN, YUEN LONG PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION DRAWN BY: SCALE: N.T.S. @A0 BARRY DESIGNED BY: BARRY DWG. NO: CHECKED BY: NG L.C. FS/06

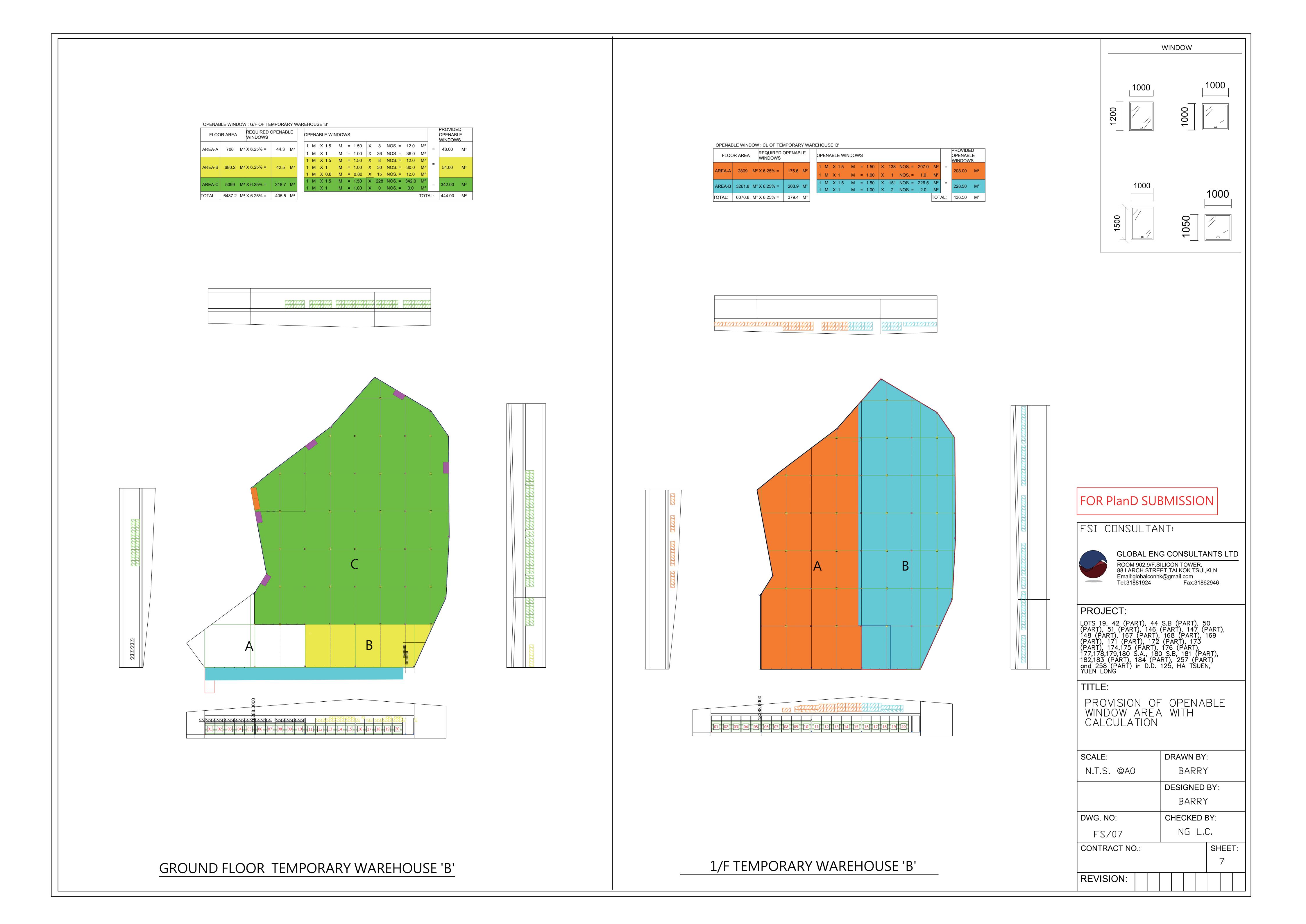
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CONTRACT NO.:

REVISION:

FOR PlanD SUBMISSION

FSI CONSULTANT:



Appendix Ib of RNTPC Paper No. A/HSK/481A

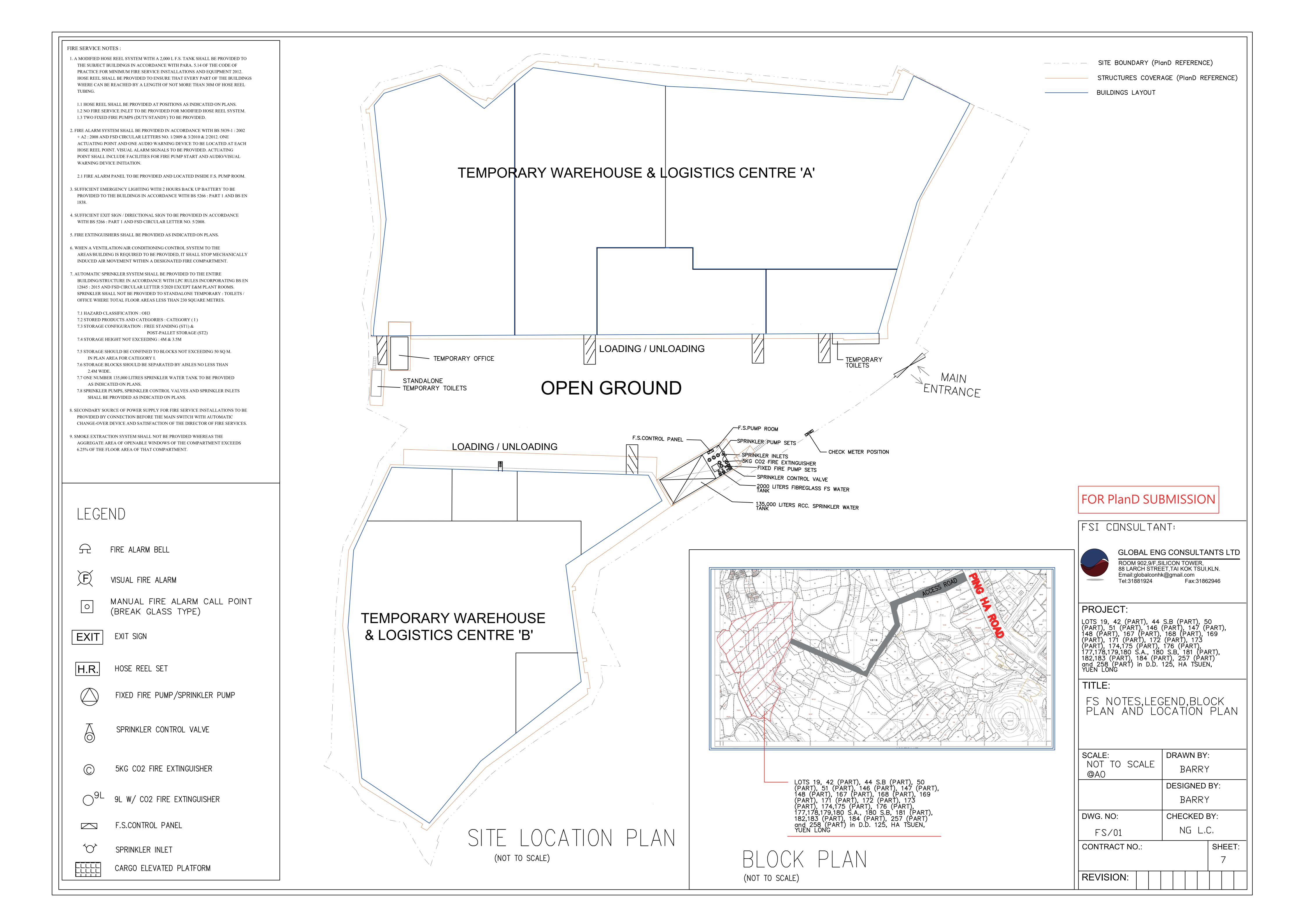
☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal	&public
有關A/HSK/481 進一步資料 31/08/2023 12:06	
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·····································	
就上述檔案,現提交進一步資料。此電郵取代30/8 15:17及 30/8 16:16的電郵。	
有關康文署的意見,申請範圍內路旁的樹木並不會受規劃用途所影響,申請人並不會 進行伐木等工程。	
消防建議方面,團隊於8月30日曾聯絡周先生,以商討清晰版的消防建議,申請人再次 提交消防建議,並增加了"放大版2.0REV_AHSK_481-FS01-22072022",是放大了檔案	
FS01中的FS NOTE以方便查閱。2.0REV_AHSK_481-FS07-22072022.pdf	
2.0REV_AHSK_481-FS03-22072022.pdf2.0REV_AHSK_481-FS04-22072022.pdf	
POF	
2.0REV_AHSK_481-FS02-22072022.pdf2.0REV_AHSK_481-FS05-22072022.pdf	
PDF PDF	
2.0REV_AHSK_481-FS06-22072022.pdf2.0REV_AHSK_481-FS01-22072022.pdf	
放大版2.0REV_AHSK_481-FS01-22072022.pdf	

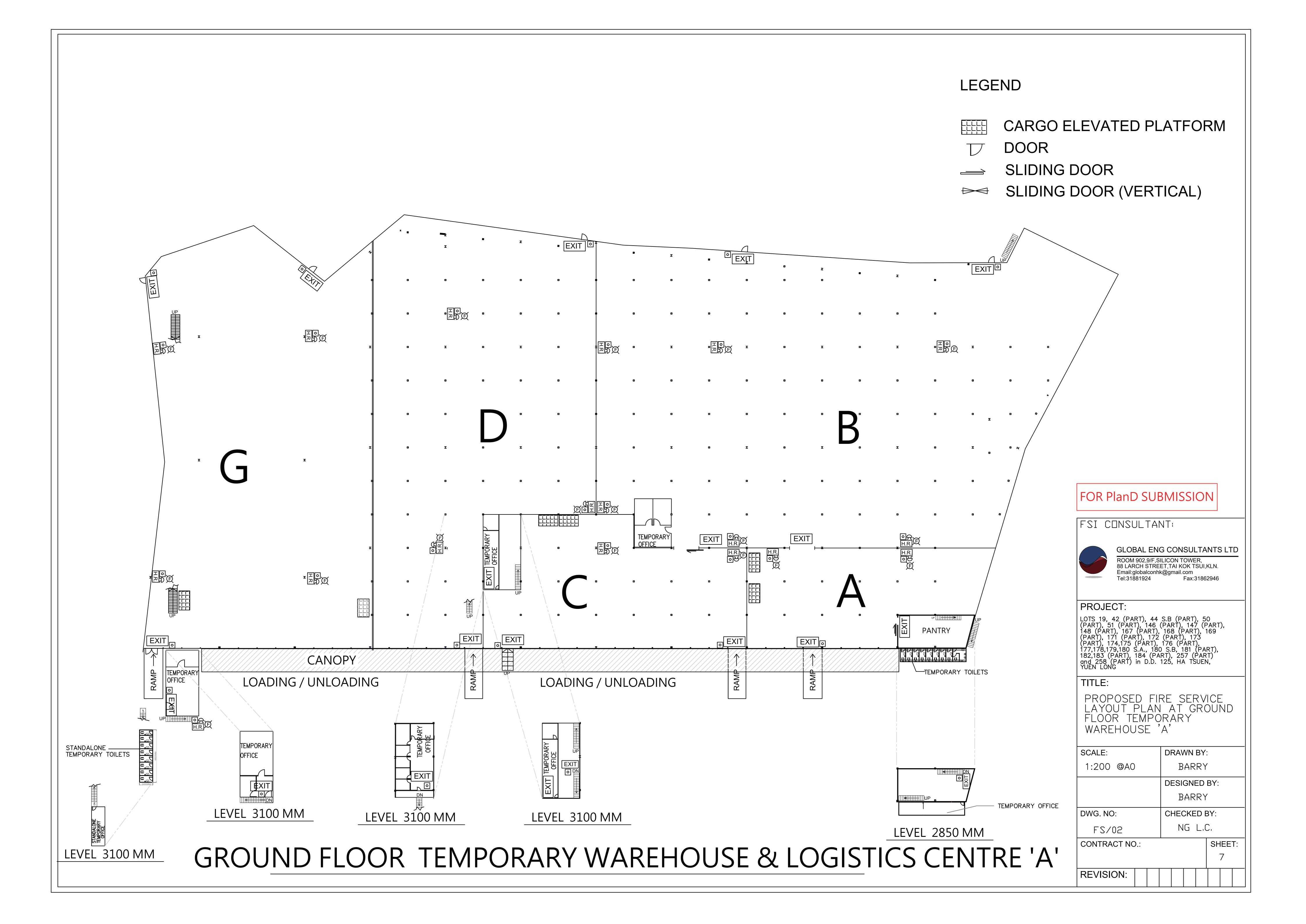
FIRE SERVICE NOTES:

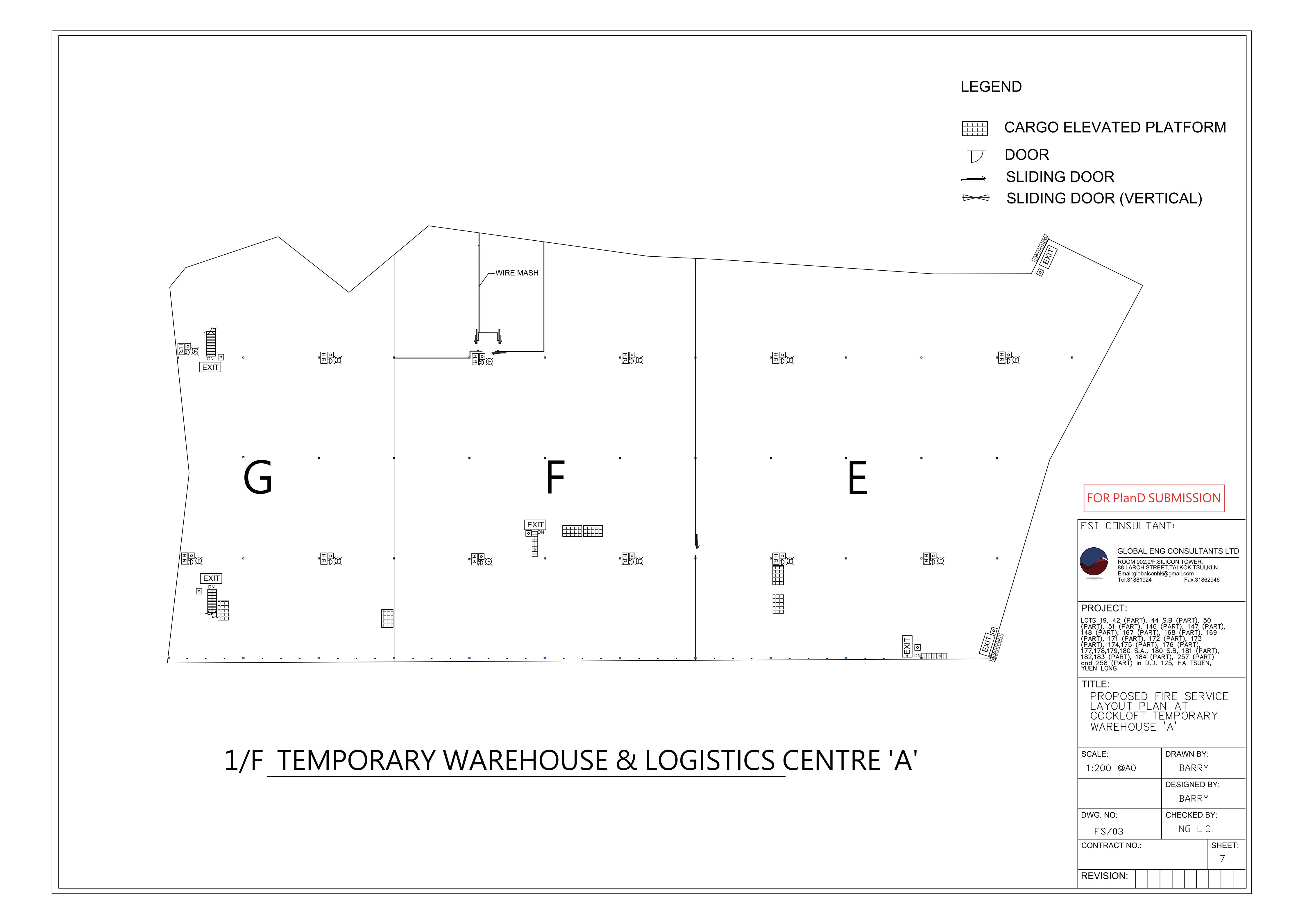
- 1. A MODIFIED HOSE REEL SYSTEM WITH A 2,000 L F.S. TANK SHALL BE PROVIDED TO THE SUBJECT BUILDINGS IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012. HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDINGS WHERE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
 - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
 - 1.2 NO FIRE SERVICE INLET TO BE PROVIDED FOR MODIFIED HOSE REEL SYSTEM.
 - 1.3 TWO FIXED FIRE PUMPS (DUTY/STANDY) TO BE PROVIDED.
- 2. FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1: 2002 + A2: 2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010 & 2/2012. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL ALARM SIGNALS TO BE PROVIDED. ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARNING DEVICE INITIATION.
 - 2.1 FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE F.S. PUMP ROOM.
- 3. SUFFICIENT EMERGENCY LIGHTING WITH 2 HOURS BACK UP BATTERY TO BE PROVIDED TO THE BUILDINGS IN ACCORDANCE WITH BS 5266 : PART 1 AND BS EN 1838.
- 4. SUFFICIENT EXIT SIGN / DIRECTIONAL SIGN TO BE PROVIDED IN ACCORDANCE WITH BS 5266 : PART 1 AND FSD CIRCULAR LETTER NO. 5/2008.
- 5. FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON PLANS.
- 6. WHEN A VENTILATION/AIR CONDITIONING CONTROL SYSTEM TO THE AREAS/BUILDING IS REQUIRED TO BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 7. AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN 12845: 2015 AND FSD CIRCULAR LETTER 5/2020 EXCEPT E&M PLANT ROOMS. SPRINKLER SHALL NOT BE PROVIDED TO STANDALONE TEMPORARY: TOILETS / OFFICE WHERE TOTAL FLOOR AREAS LESS THAN 230 SQUARE METRES.
 - 7.1 HAZARD CLASSIFICATION: OH3
 - 7.2 STORED PRODUCTS AND CATEGORIES : CATEGORY (I)
 - 7.3 STORAGE CONFIGURATION: FREE STANDING (ST1) &

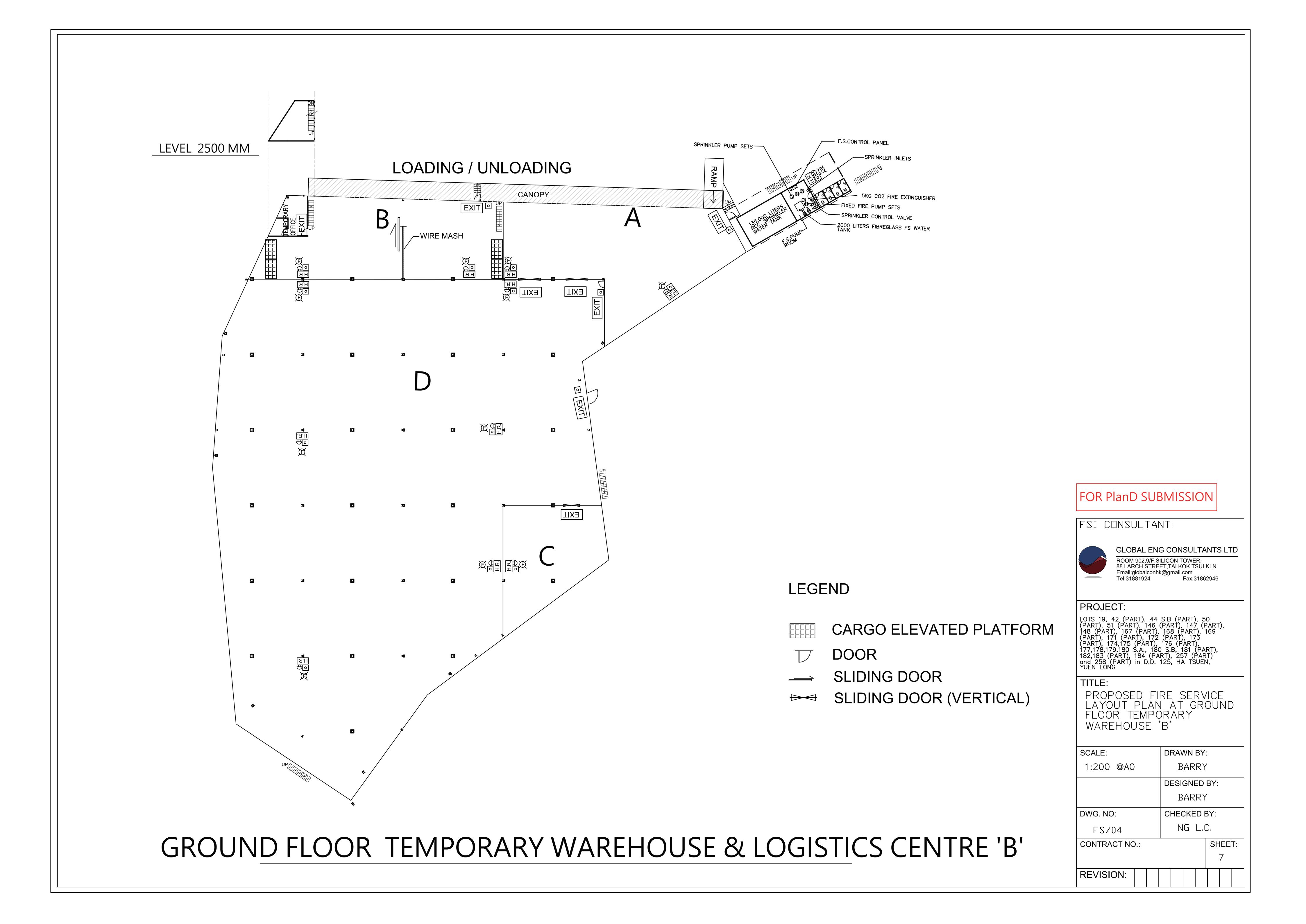
POST-PALLET STORAGE (ST2)

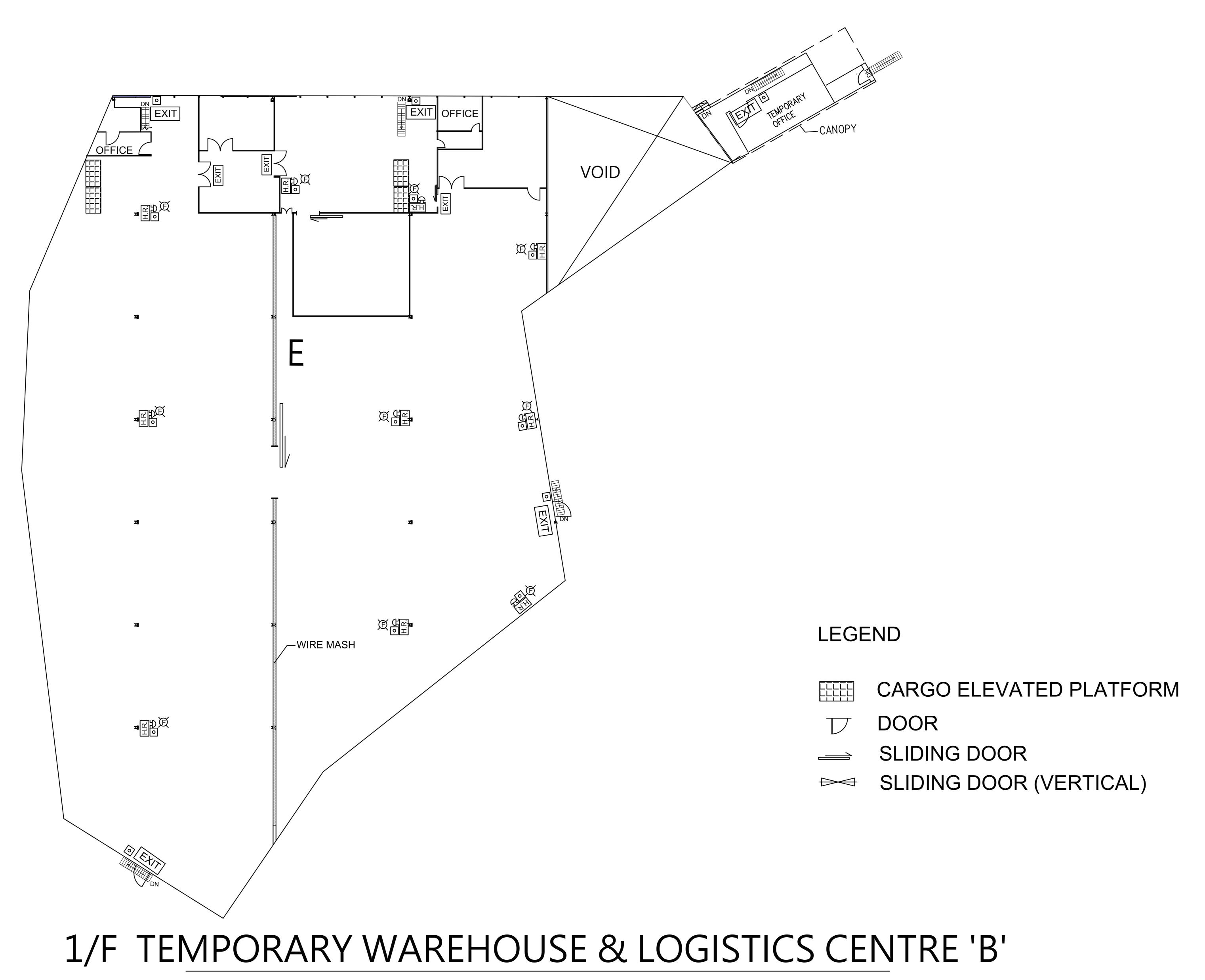
- 7.4 STORAGE HEIGHT NOT EXCEEDING: 4M & 3.5M
- 7.5 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50 SQ M. IN PLAN AREA FOR CATEGORY I.
- 7.6 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE.
- 7.7 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 7.8 SPRINKLER PUMPS, SPRINKLER CONTROL VALVES AND SPRINKLER INLETS SHALL BE PROVIDED AS INDICATED ON PLANS.
- 8. SECONDARY SOURCE OF POWER SUPPLY FOR FIRE SERVICE INSTALLATIONS TO BE PROVIDED BY CONNECTION BEFORE THE MAIN SWITCH WITH AUTOMATIC CHANGE-OVER DEVICE AND SATISFACTION OF THE DIRECTOR OF FIRE SERVICES.
- 9. SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED WHEREAS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.





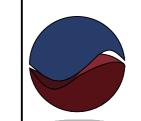






FOR PlanD SUBMISSION

FSI CONSULTANT:



GLOBAL ENG CONSULTANTS LTD

ROOM 902,9/F,SILICON TOWER,
88 LARCH STREET,TAI KOK TSUI,KLN.
Email:globalconhk@gmail.com
Tel:31881924 Fax:31862946

PROJECT:

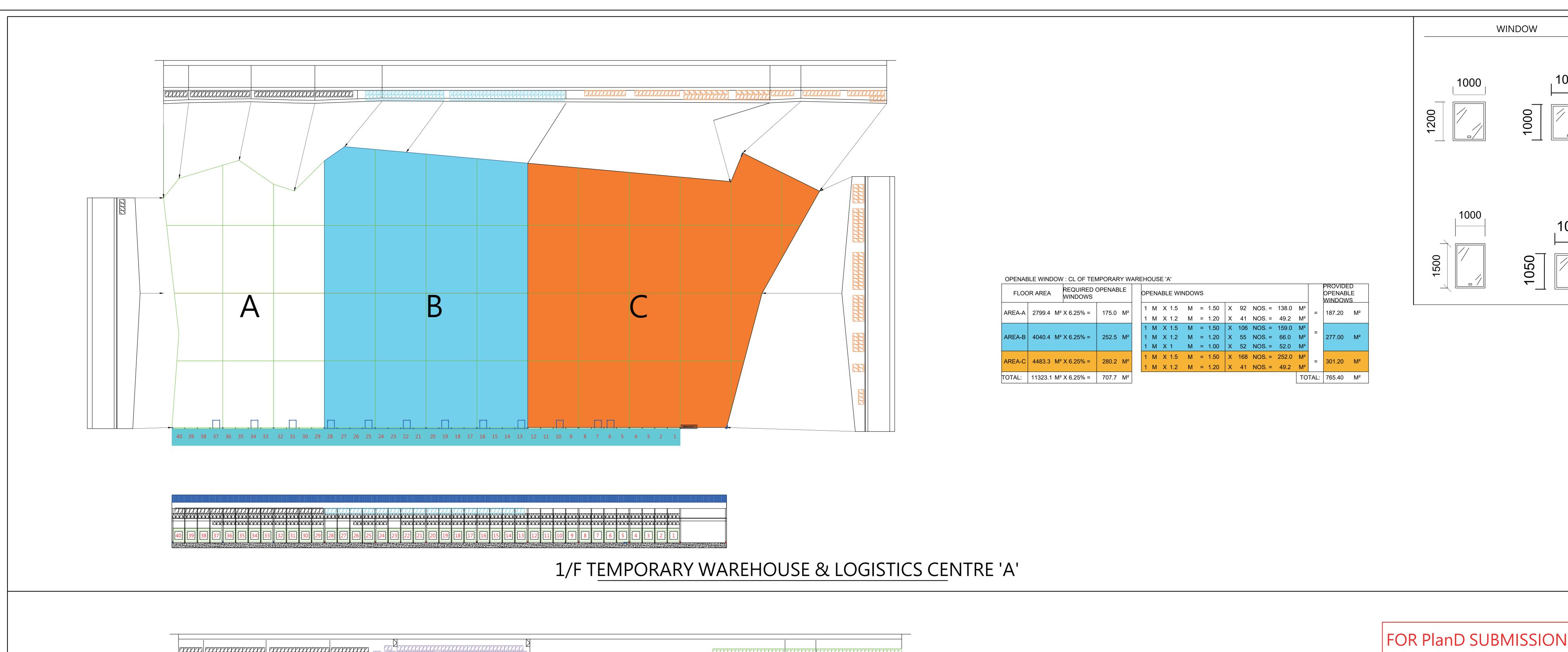
REVISION:

LOTS 19, 42 (PART), 44 S.B (PART), 50 (PART), 51 (PART), 146 (PART), 147 (PART), 148 (PART), 167 (PART), 168 (PART), 169 (PART), 171 (PART), 172 (PART), 173 (PART), 174,175 (PART), 176 (PART), 177,178,179,180 S.A., 180 S.B, 181 (PART), 182,183 (PART), 184 (PART), 257 (PART) and 258 (PART) in D.D. 125, HA TSUEN, YUEN LONG

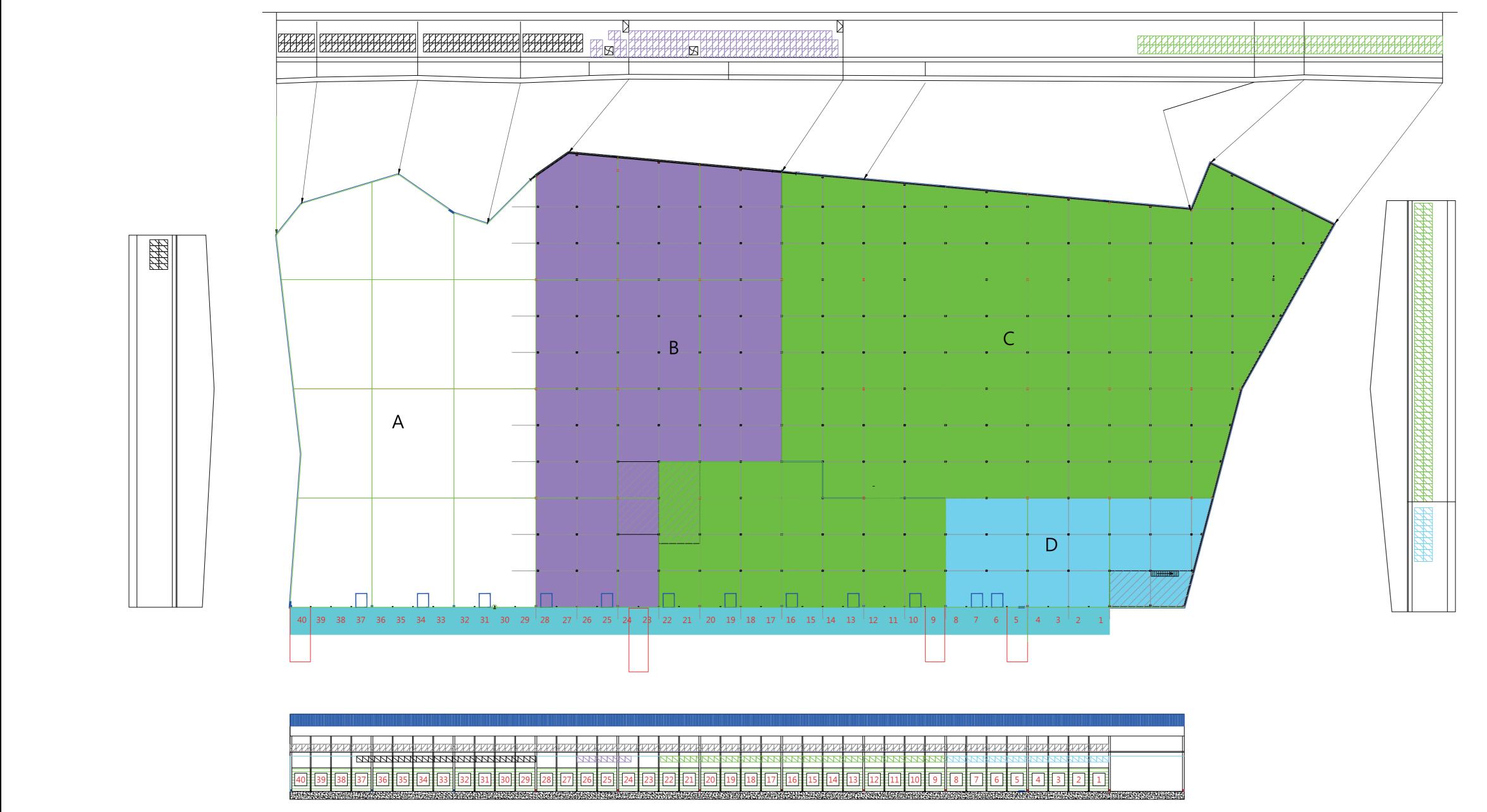
TITLE

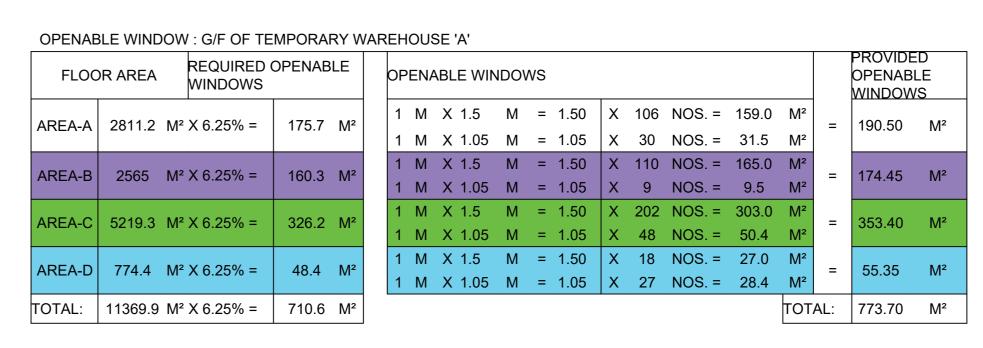
PROPOSED FIRE SERVICE LAYOUT PLAN AT COCKLOFT TEMPORARY WAREHOUSE 'B'

SCALE:	DRAWN BY	
1:200 @A0	BARRY	,
	DESIGNED	BY:
	BARRY	,
DWG. NO:	CHECKED I	3Y:
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GROUND FLOOR TEMPORARY WAREHOUSE & LOGISTICS CENTRE 'A'

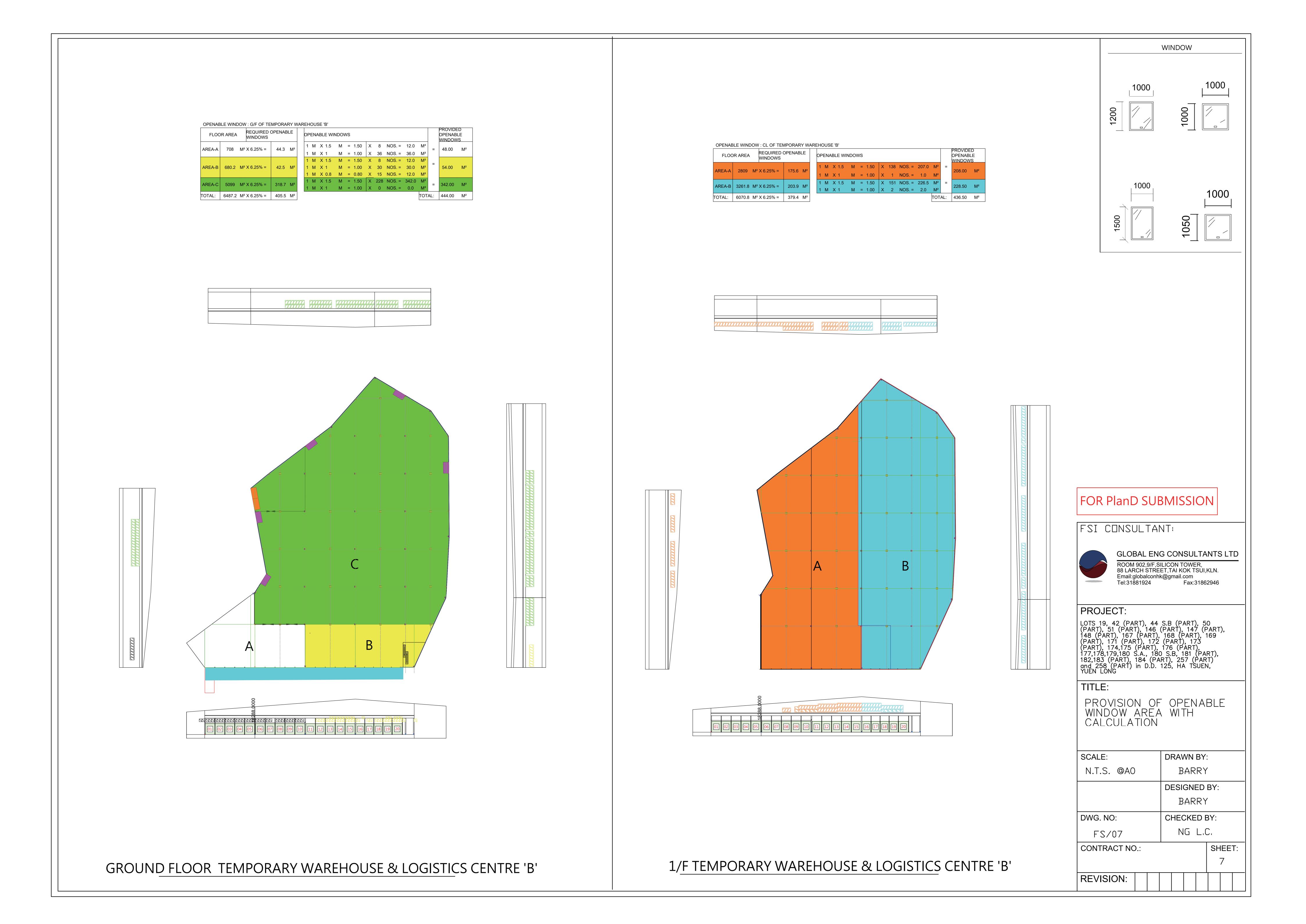




ROOM 902,9/F,SILICON TOWER, 88 LARCH STREET,TAI KOK TSUI,KLN. PROJECT: LOTS 19, 42 (PART), 44 S.B (PART), 50 (PART), 51 (PART), 146 (PART), 147 (PART), 148 (PART), 167 (PART), 168 (PART), 169 (PART), 171 (PART), 172 (PART), 173 (PART), 174,175 (PART), 176 (PART), 177,178,179,180 S.A., 180 S.B, 181 (PART), 182,183 (PART), 184 (PART), 257 (PART) and 258 (PART) in D.D. 125, HA TSUEN, YUEN LONG PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION DRAWN BY: SCALE: N.T.S. @A0 BARRY DESIGNED BY: BARRY DWG. NO: CHECKED BY: NG L.C. FS/06 SHEET: CONTRACT NO.: REVISION:

FSI CONSULTANT:

GLOBAL ENG CONSULTANTS LTD



Appendix Ic of RNTPC Paper No. A/HSK/481A

☐ Urgent ☐	Return Receipt Requested	☐ Sign ☐ Encrypt	☐ Mark Subject Restricted	☐ Expand personal&public of
	有 關A/HSK/481 進一步 25/09/2023 10:54	資料		

From:
To: tpbpd@pland.gov.hk

Cc: 規劃署 徐紹軒 <cshtsui@pland.gov.hk>

File Ref:

敬啟者

有關美化環境建議計劃,場內有148棵樹木,包括:133棵黃槐樹、2棵白千層樹、13棵成齡雜樹,都是前規劃申請A/HSK/254所種植及綠化的樹木。申請人承諾會保育及保護現有148棵樹木。附年為美化環境建議計劃圖則。



美化環境建議.pdf

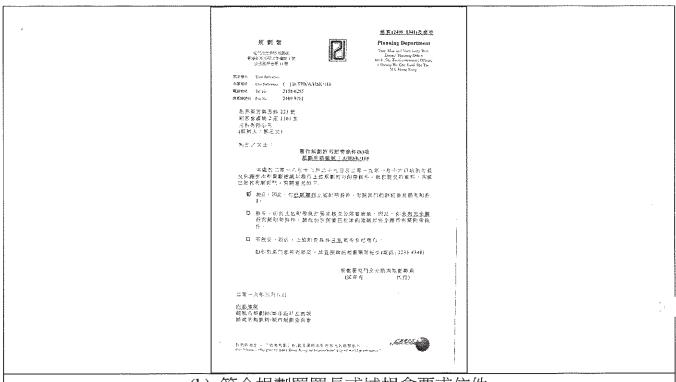
附件1:美化環境建議計劃

A. 背景

- 1. 美化環境建議計劃,以加強場地綠化效果,保留原有成齡樹木, 並遮蔽擬議發展用途為目的。從而減低發展對環境可能構成的視 覺影響,提高場地及附近範圍的景觀質素。
- 2. 申請地點位於物流業及貨櫃場雲集的地區,附近並無住宅。周圍土地皆用作露天倉地、物流中心及大型貨櫃場。這些發展均屬「露天貯物及港口後勤的用途」。由於發展與環境配合,只要進行適量的美化環境工作,便能保持良好視野。

B. 內容

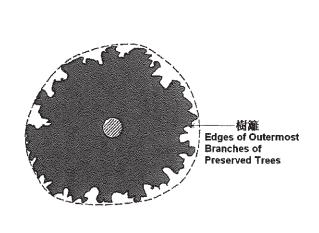
- 1. 美化環境建議計劃,會分為植樹木及鋪設的鋅鐵圍板工作,所有 綠化工作,會聘請具經驗及專業的園藝公司進行。(可參閱附頁 1:美化環境建議計劃圖)
- 2. 於前申請A/HSK/110及A/HSK/254取得許可期間,申請地點已提交美化環境建議計劃,並獲有關方面接納。是次申請的申請範圍及佈局均相同,申請人會沿用及繼續執行前申請 A/HSK/110 及 A/HSK/254的美化環境建議計劃工程,聘請具經驗的工程公司協助,為已實行的附帶條件工程進行更新及補養。

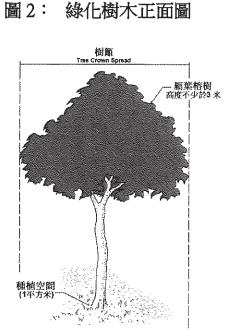


- (h) 符合規劃署署長或城規會要求信件 (提交美化環境建議)
- 申請地點東邊邊界有14棵成齡樹木,申請人會加以保育,並將 成齡樹木納入美化環境建議計劃之內。
- 4. 綠化樹木會種植於地固定,根深柢固,並非可移動的花槽。綠化 樹木貼近邊界種植,足夠構成天然屏障,具有良好的綠化效果。
- 5. 申請地點西邊邊界,兩個大型倉庫之間,由於己設有許多電柱; 以及附近倉庫的斜台太貼近邊界,這樣的環境都不宜種植,故不 會在該部份植樹。
- 6. 申請地點綠化樹木共 148 棵,以栽種的黃槐樹(133 棵)為主, 另有白千層樹(2 棵)及成齡雜樹(13 棵)。除了申請地點西邊 邊界、出入口及部份範圍地下有高壓電線不能種植外,樹木已遍 及申請地點邊界所有範圍。
- 7. 綠化樹木普遍高度有 3 米,樹籬寬度不少於 1 米。綠化樹木的與 圍欄保持至少 0.6 米距離,而栽種樹木之間的距離為 3-4 米。綠 化樹木較邊界圍欄為高,每棵樹木都會有至少 1 平方米的地面空 間,樹木底部開通,樹槽深度不可少於 1.2 米,並會堆土造墩, 及安排適合的土壤種植。

綠化工程圖樣

圖 1: 綠化樹木切面圖





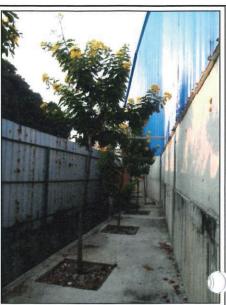
C. 保護樹木工作

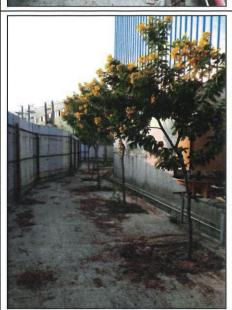
- 1. 申請人會參考由發展局緣化、園境及樹木管理組發出的資訊:(護 養樹木的簡易圖解)及(樹木管理手冊)以護養樹木。
- 2. 申請地點會設置水喉位。並會安排專人按時灌溉、施肥、修剪及除草;留意蟲害,確保樹木能健康生長。若發現樹木瀕死或出現枯萎情形,會盡快更換。
- 3. 申請地點會嚴格規定,不許在樹木 1 米範圍內停放車輛或堆放雜物;以免損害樹木支幹、或將泥土壓實,以及防止出現任何污染泥土的情況。
- 4. 申請地點內會嚴禁焚燒垃圾及處理廢物,不會把樹木連著圍欄或 電纜,或在樹木上安裝標誌牌。
- 5. 申請人會盡力保護成齡樹木,避免不必要的砍伐。並將清除攀緣 植物的工作,列作保養樹木的常規工作。

綠化樹木實況照片













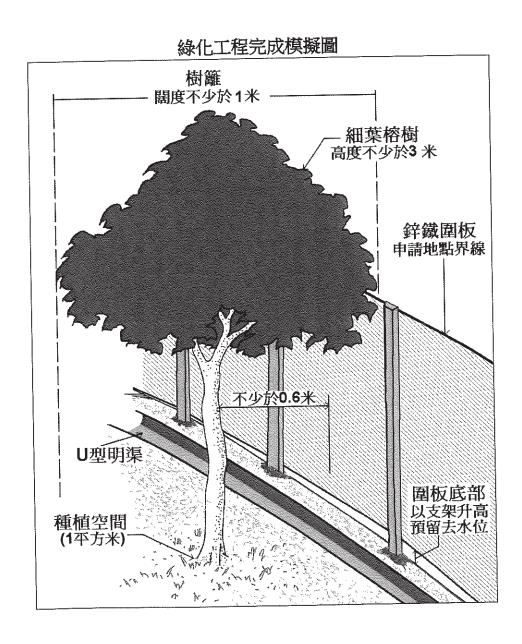
場地北邊除了場地綠化工作外,亦有天然綠化屏障。將發展與周圍完全分隔。

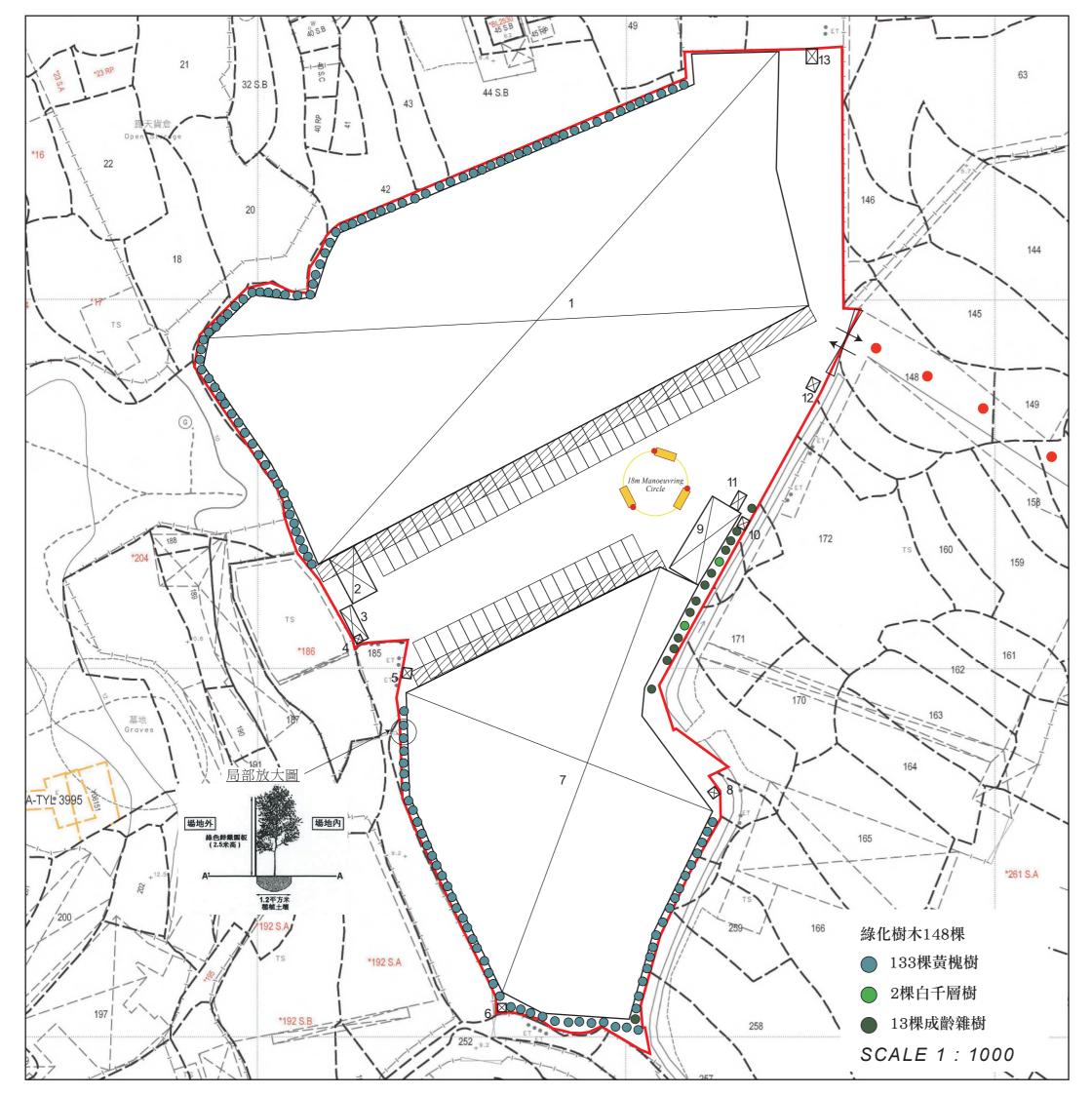




D. 其他設施及跟進工作

- 申請地點會鋪設了合乎規劃署標準的深綠色鋅鐵圍板。鋅鐵圍板 能產生綠化、隔絕噪音效果,從而減輕對鄉郊景觀可能造成之影響。
- 鋅鐵圍板會以圍繞場地方式鋪設,形成邊界,遍及場地所有範圍。鋅鐵圍板會與地面保持約1尺距離,以便去水。





美化環境建議計劃圖

場內148棵樹木,包括: 133棵黃槐樹、2棵白千層樹、13棵成齡雜樹, 都是前規劃申請A/HSK/254所種植及綠化的樹木。 申請人承諾會保育及保護現有148棵樹木。

☐ Urgent ☐ Return Recei	ot Requested 🗌 Sign 🗎 En	crypt Mark Subject Restricted	☐ Expand personal&public
修正消防處 輔管道各長	這回應要求的-倉庫A及倉庫 達度30米各複蓋面積比例圖 以沒有比例(取代18-10-2023	號:A/HSK/481 消防建議計劃 B布局按比例的圖3至圖6-每個元,其他圖是以-消防提示,布局3及25-10-2023提交的資料)	固合規格的消防喉
From: To: <tpbpd@pland cc:="" file="" ref:<="" td=""><td>.gov.hk>, <cshtsui@pland.gov.hl< td=""><td><></td><td></td></cshtsui@pland.gov.hl<></td></tpbpd@pland>	.gov.hk>, <cshtsui@pland.gov.hl< td=""><td><></td><td></td></cshtsui@pland.gov.hl<>	<>	
		ISK/481消防建議計劃,重新 列的圖3至圖6-每個合規格的	
管道各長度30米各複蓋面 為	積比例圖示,其他圖是以- 10-2023及25-10-2023提為	消防提示,布局設計,消防語 交的資料)	设備圖示
您的訊息已經準備好,可	連同下列檔案或連結附件	一起傳送:	
481 FS Plan - 20231018 481 FS Plan - 20231018 481 FS Plan - 20231025 481 FS Plan - 20231018	-8 -2 -3 -4 -5 -6		
POF	81 FS Plan - 20231018-8.pdf 481 81 FS Plan - 20231025-4.pdf 481	POF	
10.1.01 Idil 20201020 0.pdl 4	0.1.01 idil 20201010 1.pdl		

FIRE SERVICE NOTES:

- 1. A MODIFIED HOSE REEL SYSTEM WITH A 2,000 L F.S. TANK SHALL BE PROVIDED TO THE SUBJECT BUILDINGS IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2022. HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDINGS WHERE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
 - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.1.2 NO FIRE SERVICE INLET TO BE PROVIDED FOR MODIFIED HOSE REEL SYSTEM.1.3 TWO FIXED FIRE PUMPS (DUTY/STANDY) TO BE PROVIDED.
- 2. FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTERS NO. 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL FIRE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 1: 2017, THE FSD CIRCULAR LETTER NO. 2/2012 AND FOLLOW THE DESIGN MANUAL: BARRIER FREE ACCESS 2008 WHICH IS PUBLISHED BY THE BUILDINGS DEPARTMENT.
 - 2.1 FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE F.S. PUMP ROOM.
- 3. SUFFICIENT EMERGENCY LIGHTING WITH 2 HOURS BACK UP BATTERY TO BE PROVIDED TO THE BUILDINGS IN ACCORDANCE WITH BS 5266 1:2016 AND BS EN 1838: 2013 AND FSD CIRCULAR LETTER NO. 4/2021.
- 4. SUFFICIENT EXIT SIGN / DIRECTIONAL SIGN TO BE PROVIDED IN ACCORDANCE WITH BS 5266 : PART 1 AND FSD CIRCULAR LETTER NO. 5/2008.
- 5. FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON PLANS.
- 6. WHEN A VENTILATION/AIR CONDITIONING CONTROL SYSTEM TO THE AREAS/BUILDING IS REQUIRED TO BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 7. AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE
 BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN
 12845: 2015 AND FSD CIRCULAR LETTER 5/2020 EXCEPT E&M PLANT ROOMS.
 SPRINKLER SHALL NOT BE PROVIDED TO STANDALONE TEMPORARY: TOILETS /
 OFFICE WHERE TOTAL FLOOR AREAS LESS THAN 230 SQUARE METRES.
- 7.1 HAZARD CLASSIFICATION : OH3
- 7.2 STORED PRODUCTS AND CATEGORIES : CATEGORY (I)
- 7.3 STORAGE CONFIGURATION : FREE STANDING (ST1) & POST-PALLET STORAGE (ST2)
- 7.4 STORAGE HEIGHT NOT EXCEEDING: 4M & 3.5M
- 7.5 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50 SQ M. IN PLAN AREA FOR CATEGORY I.
- 7.6 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE.
- 7.7 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 7.8 SPRINKLER PUMPS, SPRINKLER CONTROL VALVES AND SPRINKLER INLETS SHALL BE PROVIDED AS INDICATED ON PLANS.
- 8. SECONDARY SOURCE OF POWER SUPPLY FOR FIRE SERVICE INSTALLATIONS TO BE PROVIDED BY CONNECTION BEFORE THE MAIN SWITCH WITH AUTOMATIC CHANGE-OVER DEVICE AND SATISFACTION OF THE DIRECTOR OF FIRE SERVICES.
- 9. SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED WHEREAS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

FOR PlanD SUBMISSION

FSI CONSULTANT:

PROJECT:

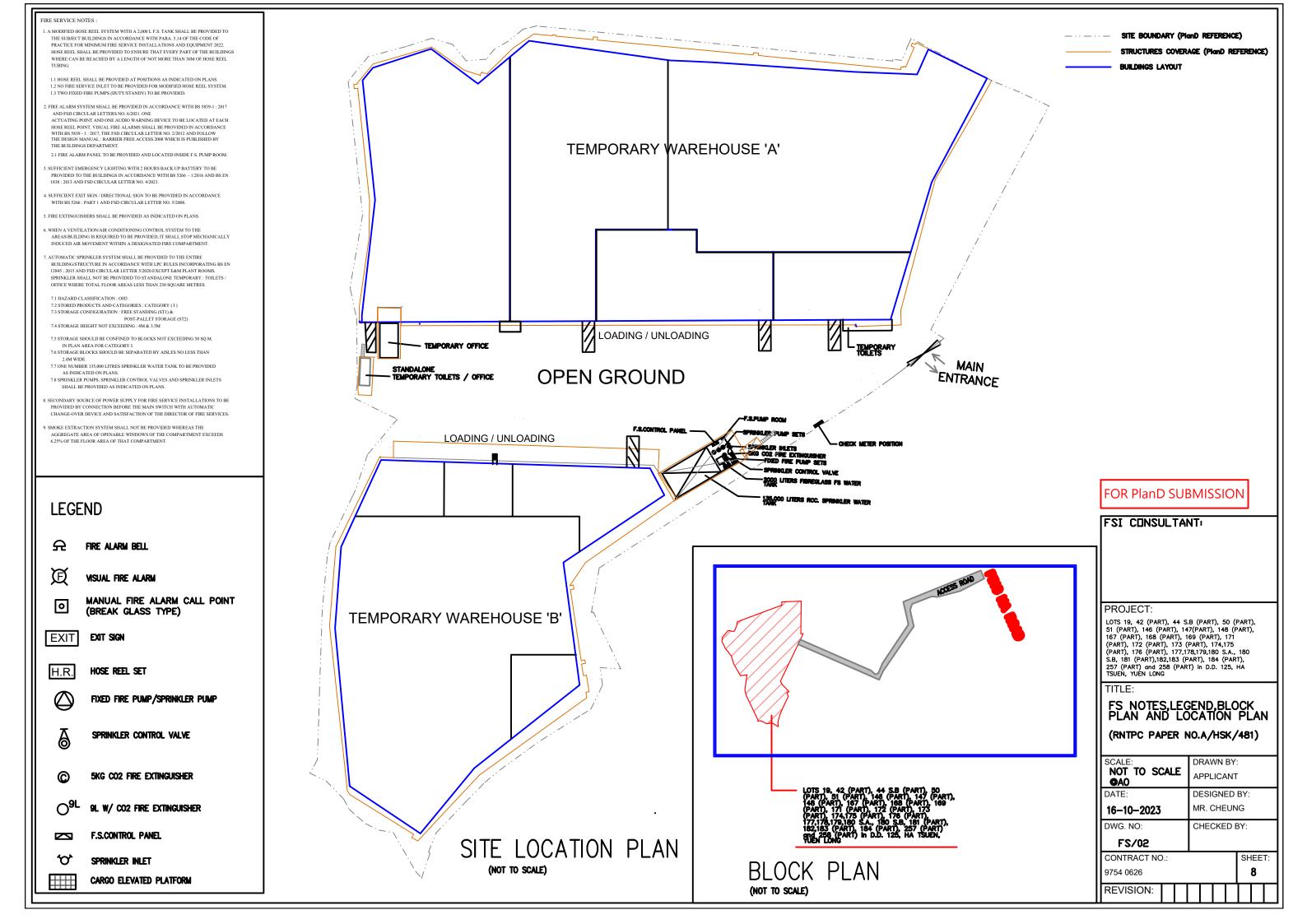
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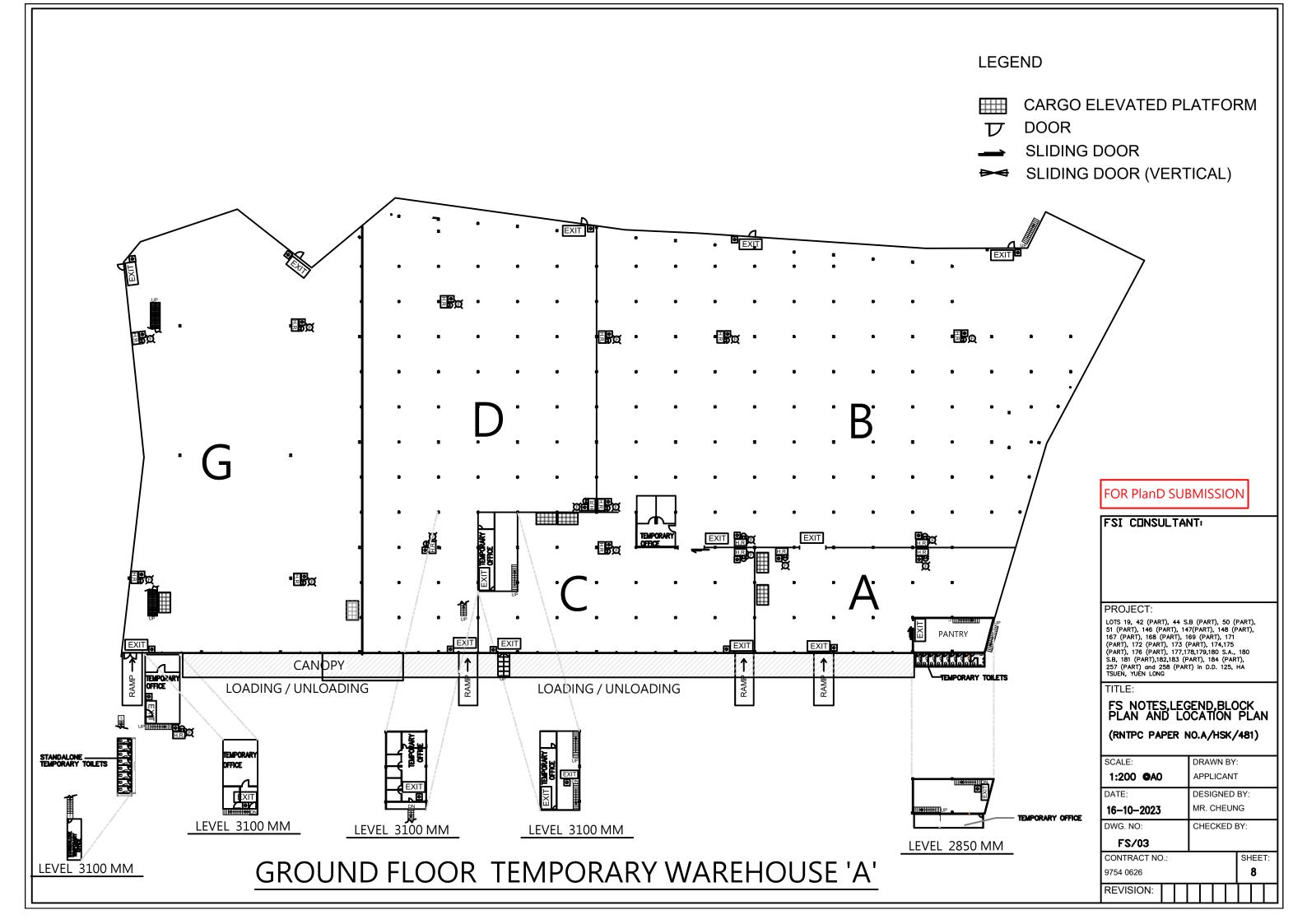
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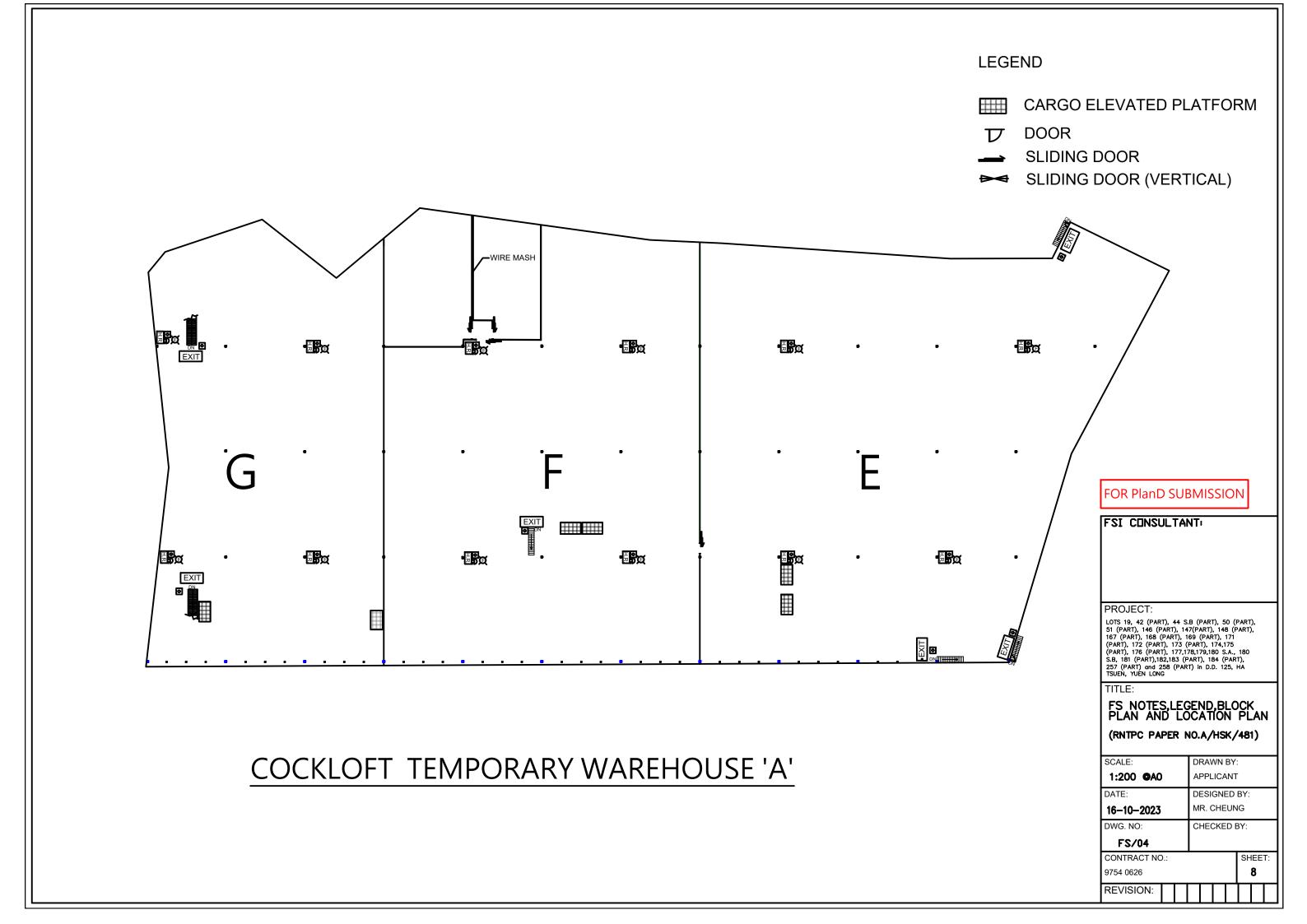
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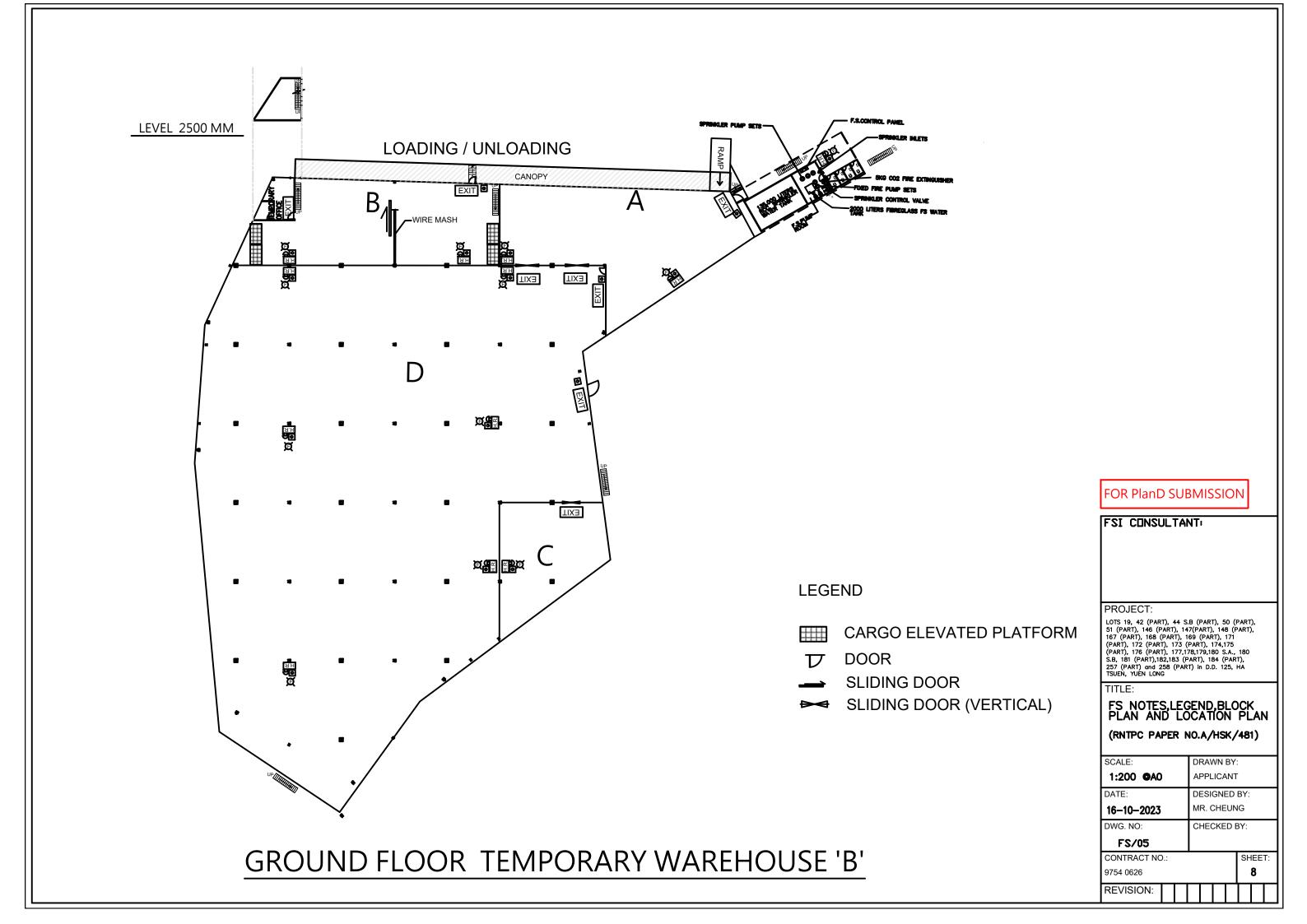
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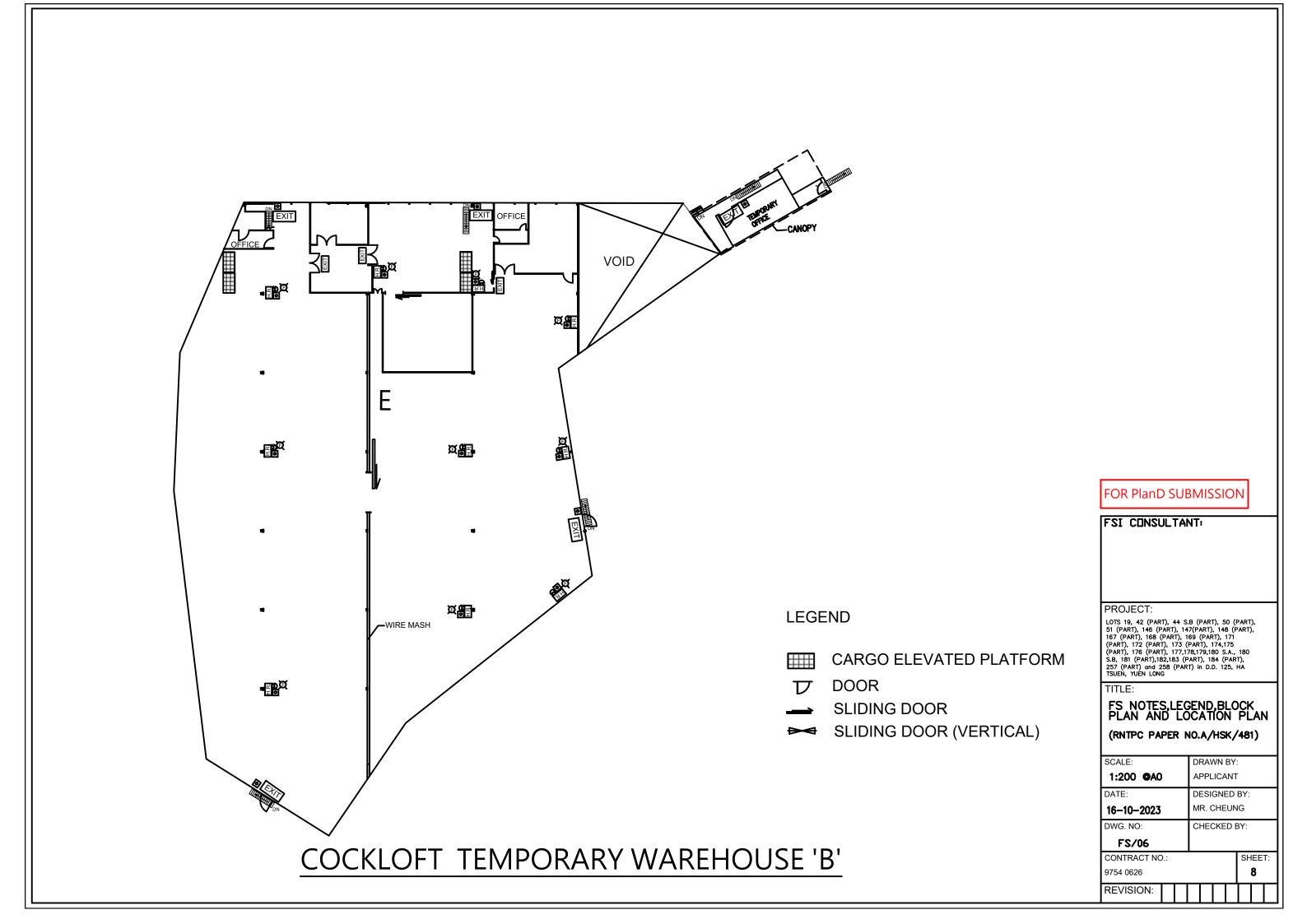
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NOT TO SCALE	APPLICANT						
DATE:	DESIGNED BY:						
16-10-2023	MR. CHEUNG						
DWG. NO:	CHECKED BY:						
FS/01							
CONTRACT NO.:	SHEET:						
9754 0626	8						
REVISION:							

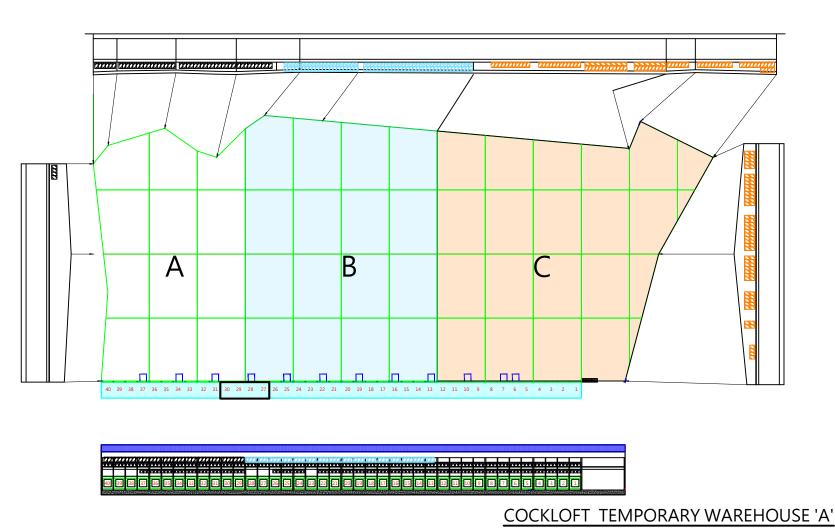


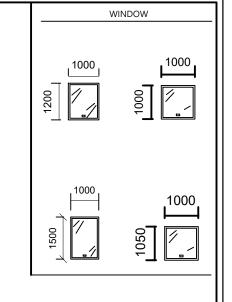




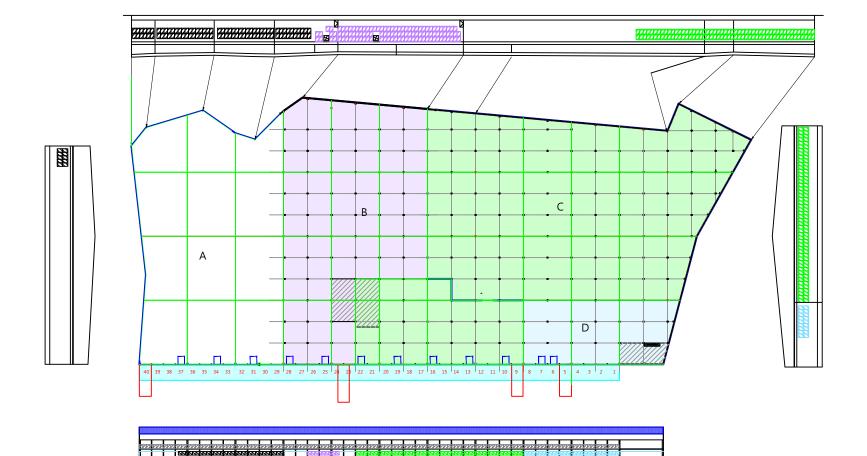








REQUIRED OPENABLE WINDOWS FLOOR AREA 1 M X 1.5 M = 1.50 X 92 NOS. = 138.0 M²
1 M X 1.2 M = 1.20 X 41 NOS. = 49.2 M²
1 M X 1.5 M = 1.50 X 106 NOS. = 159.0 M²
1 M X 1.2 M = 1.20 X 55 NOS. = 66.0 M²
1 M X 1 M = 1.00 X 52 NOS. = 52.0 M² 187.20 M 252.5 M 4040.4 M² X 6.25% =



FLOO		REQUIRED (WINDOWS	OPENABLE		OPEN	ABLE WI	NDO	ws								PROVIDED OPENABL WINDOWS	E
AREA-A	2811.2 M²	X 6.25% =	175.7 M²			X 1.5 X 1.05	M	=	1.50 1.05	X X		NOS. = NOS. =	159.0 31.5		=	190.50	M²
AREA-B	2565 M ²	X 6.25% =	160.3 M²			X 1.5 X 1.05	M M	7	1.50 1.05	X X	110 9	NOS. = NOS. =	165.0 9.5	M² M²	-	174.45	M²
AREA-C	5219.3 M	² X 6.25% =	326.2 M²		1 M 1 M	X 1.5 X 1.05	M M		1.50 1.05	X X	202 48	NOS. = NOS. =	303.0 50.4	M² M²	=	353.40	M²
AREA-D	774.4 M	² X 6.25% =	48.4 M²			X 1.5 X 1.05	M M	-	1.50 1.05	X X	18 27	NOS. = NOS. =		M² M²	=	55.35	M²
OTAL:	11369.9 M	2 X 6.25% =	710.6 M²	Ι΄										TOT	AL:	773.70	M²

FOR PlanD SUBMISSION

FSI CONSULTANT:

PROJECT:

LOTS 19, 42 (PART), 44 S.B (PART), 50 (PART), 51 (PART), 146 (PART), 147 (PART), 148 (PART), 167 (PART), 168 (PART), 169 (PART), 171 (PART), 172 (PART), 173 (PART), 174,175 (PART), 176 (PART), 177,178,179,180 S.A., 180 S.B, 181 (PART), 182,183 (PART), 184 (PART), 257 (PART) and 258 (PART) in D.D. 125, HA TSUEN, YUEN LONG

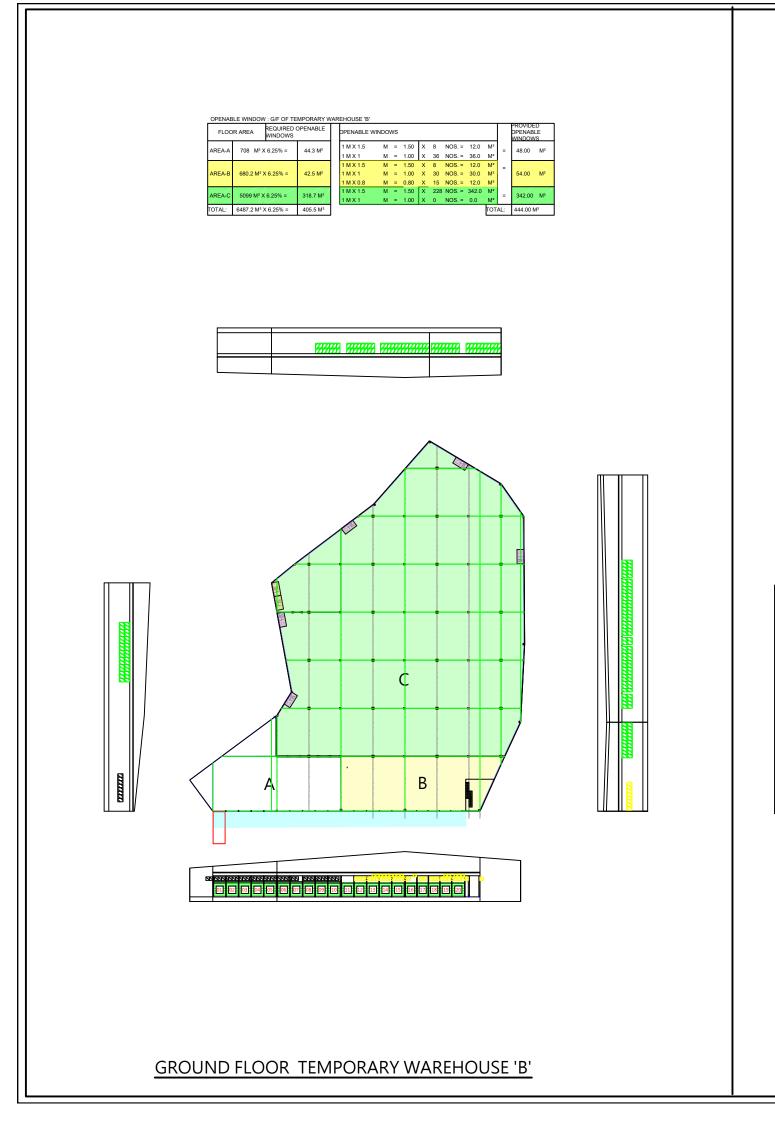
FS NOTES, LEGEND, BLOCK PLAN AND LOCATION PLAN

(RNTPC PAPER NO.A/HSK/481)

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16-10-2023	MR. CHEUNG
DWG. NO:	CHECKED BY:
FS/07	
CONTRACT NO :	QUEET:

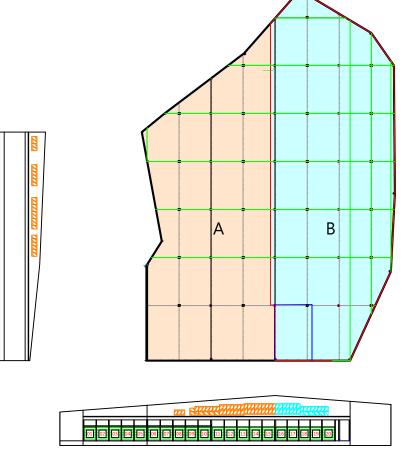
8 9754 0626 **REVISION**

GROUND FLOOR TEMPORARY WAREHOUSE 'A'

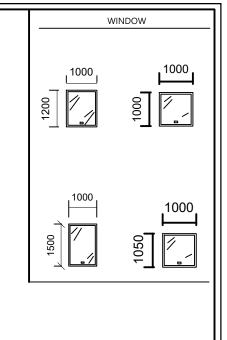








COCKLOFT TEMPORARY WAREHOUSE 'B'



FOR PlanD SUBMISSION

FSI CONSULTANT:

PROJECT:

LOTS 19, 42 (PART), 44 S.B (PART), 50 (PART), 51 (PART), 146 (PART), 147(PART), 148 (PART), 167 (PART), 168 (PART), 169 (PART), 171 (PART), 172 (PART), 173 (PART), 174,175 (PART), 176 (PART), 177,178,179,180 S.A., 180 S.B, 181 (PART), 182,183 (PART), 184 (PART), 257 (PART) and 258 (PART) in D.D. 125, HA TSUEN, YUEN LONG

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FS NOTES, LEGEND, BLOCK PLAN AND LOCATION PLAN

(RNTPC PAPER NO.A/HSK/481)

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CONTRACT NO.: SHEET: 9754 0626 **8**REVISION:

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

- 1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for New Development Areas:
 - (a) The planning for various New Development Areas (NDAs) (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
 - (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
 - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
 - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

Previous S.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/75	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	6.7.2018 (Revoked on 6.1.2019)
A/HSK/110	Proposed Temporary Logistics Centre and Warehouse for a Period of 3 Years	7.12.2018 (Revoked on 7.1.2021)
A/HSK/254	Proposed Temporary Logistics Centre, Warehouse and Anti- epidemic Equipment Production Workshop for a Period of 3 Years	6.11.2020 (Revoked on 4.4.2023)

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reasons
A/YL-HT/623	Temporary Open Storage of Containers for a Period of 1 Year	23.10.2009	(1), (2), (3) and (4)

Rejection Reason:

- (1) Not in line with the planning intention of the then "Green Belt" zone.
- (2) Not in line with the Town Planning Board Guidelines (TPB-PG) No. 10 for Application for Development within the Green Belt zone.
- (3) Not in line with the TPB-PG No. 13E for Application for Open Storage and Port Back-up Uses.
- (4) Setting an undesirable precedent.

Similar S.16 Applications within/straddling the subject "Open Space", "Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses" and "Other Specified Uses" annotated "Parking and Operational Facilities for Environmentally Friendly Transport Services" Zones on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/134	Proposed Temporary Shop and Services and Warehouse (Metalware Goods) for a Period of 3 Years	22.3.2019 (Revoked on 22.9.2019)
A/HSK/155	Temporary Warehouse and Logistics Centre for a Period of 3 Years	5.7.2019 (Revoked on 5.10.2021)
A/HSK/289	Temporary Warehouse, Open Storage of Construction Materials, containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	12.3.2021 (Revoked on 12.8.2023)
A/HSK/317	Temporary Open Storage and Warehouse (Building Materials, Construction Equipment and Recycling Materials) with Ancillary Workshop and Site Offices for a Period of 3 Years	13.8.2021
A/HSK/319	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years	26.11.2021 (Revoked on 26.8.2023)
A/HSK/454	Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	23.6.2023

Government Departments' General Comments

1. 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.

2. Drainage

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

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

3. Fire Safety

Comments of the Director of Fire Services:

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

4. **Building Matters**

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

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

5. <u>Long-term Development</u>

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

No adverse comment on the application.

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

No adverse comment on the application.

6. Water Supplies

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

No objection to the application.

7. <u>District Officer's Comments</u>

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

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site may be resumed at any time during the planning approval period for implementation of government projects;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - the private lots covered by Short Term Waivers (STWs) are listed below:

Lot(s) in D.D.125	STW No.	<u>Purposes</u>	
168	4087	 (i) Temporary Logistics Centre, Warehouse and Anti-Epidemic Equipment Production Workshop (ii) Temporary Warehouse, Open Storage of Construction Materials, Open Storage of Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and	
168	4089	 (i) Temporary Logistics Centre, Warehouse and Anti-Epidemic Equipment Production Workshop (ii) Temporary Warehouse, Open Storage of Construction Materials, Open Storage of Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) 	
172	4108	Temporary Warehouse, Open Storage of	
148 and 171	4116	Construction Materials, Open Storage of Containers with Container Vehicles Park,	
173	4118	Container Tractors Park and Logistics Yard with Ancillary Workshop (Including	

Lot(s) in D.D.125	STW No.	<u>Purposes</u>		
		Compacting and Unpacking Workshop)		
147	4117	(i) Temporary Logistics Centre, Warehouse		
175	4122	and Anti-Epidemic Equipment Production Workshop (ii) Temporary Warehouse, Open Storage of Construction Materials, Open Storage of Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop)		
19	5035			
50 and 167	5037	Temporary Logistics Centre, Warehouse and Anti-Epidemic Equipment Production Workshop		
174	5038			
177 and 179	5039			
180 S.A	5040			
180 S.B	5041			
181	5042			
257	5043			
176 and 178	5117			
42, 44 S.B, 51, 182, 183, 184 and 258	5036	Temporary Logistics Centre, Warehouse and Anti-Epidemic Equipment Production Workshop & Temporary Logistics Centre with Ancillary Office and Parking of Vehicles		

- the STW holders should apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW should apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (e) to note the comments of the Commissioner for Transport that:
 - sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;

- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road connecting the Site with Ping Ha Road are not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Ping Ha Road;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (h) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental impacts on the surrounding areas;
- (i) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that the approval of the planning application does not imply approval of the tree works such as pruning, transplant and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval for any tree works, where appropriate;
- (j) to note the comments of the Director of Fire Services that:
 - regarding the implementation of a fire service installations (FSIs) proposal, the installation/maintenance/modification/repair work of 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 him; 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;
- (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 the 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 (UBW) under the BO and should not be designated for any proposed use under the application;

- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (l) to note the comment of the Project Manager (West), Civil Engineering and Development Department that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the site under Second Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Second Phase development will commence in 2024. In this regard and subject to the necessary approvals as required, the government plans to acquire these relevant sites by mid-2024 progressively for the development of HSK/HT NDA. The applicant is required to pay attention to the development programme and to liaise with his office if any structures would be erected to ensure that their proposed development would not affect the proposed works under HSK/HT NDA.

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

A/HSK/481

Various Lots in D.D. 125, Ha Tsuen

Site area: About 26,840sq.m

Zoning: "Open Space", "Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses", "Other Specified Uses" annotated "Parking and Operational Facilities for Environmentally Friendly Transport Services" and area shown as 'Road'

Applied use: Logistics Centre and Warehouse / 52 Vehicle Parking

Dear TPB Members.

This is the same operation as 254 with a slight increase in footprint from 26,200sq.m and decrease in parking from 54 to 52.

254 was only recently revoked for failure to comply with FIRE conditions. There is a history of non compliance.

How can members approve applications for operations that pose a potential safety and environmental impact on the community?

Mary Mulvihill