

This document is received on 8 MAR 2024
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2400487

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By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSK/810
	Date Received 收到日期	- 8 MAR 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Alpha Star Enterprises Limited 耀展企業有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
R-riches Property Consultants Limited 盈卓物業顧問有限公司	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 2970 (Part), 2988 (Part), 2989 RP (Part), 2991 RP (Part), 2992 RP, 2993, 2994, 2995, 2996, 2997, 2998, 2999 (Part), 3000 RP (Part), 3073 S.A (Part), 3073 RP, 3074 (Part), 3076 (Part), 3077 (Part), 3078, 3079, 3080, 3081, 3082 S.A, 3082 S.B, 3083, 3084, 3085, 3086 (Part), 3098 S.A (Part), 3098 S.B (Part), 3098 S.C (Part), 3098 S.D (Part), 3098 S.E, 3098 S.F and 3098 RP in D.D.129 and Adjoining Government, Lau Fau Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 18,505 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 17,774 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 605 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community", "Residential (Group B)2", "Open Space" Zones and area shown as 'Road'
(f) Current use(s) 現時用途	Occupied by temporary structures (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 28/02/2024 (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 _____ (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 28/02/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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 Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	4,414	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	14,091	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9	
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	17,774	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	17,774	sq.m <input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	LOGISTIC CENTRE	12,817m ² (ABOUT)	18,287m ² (ABOUT)	12m (ABOUT)(2-STORY)
B2	SITE OFFICE	313m ² (ABOUT)	826m ² (ABOUT)	8m (ABOUT)(2-STORY)
B3	STAFF CANTEEN	107m ² (ABOUT)	167m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
B4	TOILET	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STORY)
B5	SITE OFFICE	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STORY)
B6	SITE OFFICE	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STORY)
B7	SITE OFFICE	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STORY)
B8	FS WATER TANK	56m ² (ABOUT)	56m ² (ABOUT)	5m (ABOUT)(1-STORY)
B9	RAIN SHELTER	576m ² (ABOUT)**	576m ² (ABOUT)**	8.2m (ABOUT)(1-STORY)
**EXCLUDING COMMON AREA OF B2, B6 AND B7		14,091m ² (ABOUT)	17,774m ² (ABOUT)	

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

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

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

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	3 (MGV/HGV)
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	4 (Container Vehicle)

Proposed operating hours 擬議營運時間 Monday to Saturday from 07:00 to 21:00, no operation on Sunday and public holiday																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Lau Fau Shan Road via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

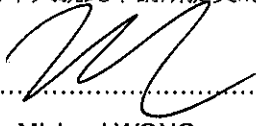
8. Declaration 聲明

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


.....
Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

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

Director

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Property Consultants Limited



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

Date 日期

28/02/2024

(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	Lots 2970 (Part), 2988 (Part), 2989 RP (Part), 2991 RP (Part), 2992 RP, 2993, 2994, 2995, 2996, 2997, 2998, 2999 (Part), 3000 RP (Part), 3073 S.A (Part), 3073 RP, 3074 (Part), 3076 (Part), 3077 (Part), 3078, 3079, 3080, 3081, 3082 S.A, 3082 S.B, 3083, 3084, 3085, 3086 (Part), 3098 S.A (Part), 3098 S.B (Part), 3098 S.C (Part), 3098 S.D (Part), 3098 S.E, 3098 S.F and 3098 RP in D.D.129 and Adjoining Government, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	18,505 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 605 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	"Government, Institution or Community", "Residential (Group B)2", "Open Space" Zones and area shown as 'Road'
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	17,774 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.96 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 to 12 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 to 2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	76 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		NA
	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) _____ _____		7 3 (MGV/HGV) 4 (Container Vehicle)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Plan showing the zoning of the Site, Plan showing the land status of the Site, Swept path analysis, Drainage Proposal, Photographic record of the existing drainage facilities/landscape planting		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 Due to the increasing demand for logistic and supply chain in recent years, the applicant would like to operate a two-storey logistic centre at the Site in order to support the local trading and logistic industry in Hung Shui Kiu.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Government, Institution or Community" ("GIC"), "Residential (Group B)2" ("R(B)2"), "Open Space" ("O") zones and area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2 (**Plan 2**). According to the Notes of the OZP, 'Logistic Centre' use is not a column one nor column two use within these zones, which required permission from the Board. Temporary use not exceeding a period of 3 years in area shown as 'Road' also requires permission of the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
- 2.2 The Site is the subject of several previous approved S.16 planning applications for the similar use (logistic centre), within which the latest S.16 planning application No. A/HSK/59 for 'Temporary Logistic Centre for a Period of 3 Years' was approved by the Board on 20.4.2018. The application site of the similar S.16 planning application (No. A/HSK/450) for the same use is adjoining the Site, which was approved by the Board on 9.6.2023, approval of the current application will not set an undesirable precedent. Since the application is only on a temporary basis, it will not frustrate the long term planning intention of the above zones.
- 2.3 The surrounding area is dominated by open storage yards and logistic center, the applied use is considered not incompatible with the surrounding areas. In support of the current application, the applicant has submitted a drainage proposal and photographic records of the drainage facilities (**Appendices I and II**); and landscape proposal and photographic records of landscape planting (**Appendices III and IV**) to minimize potential nuisance to the surrounding

area.

3) Development Proposal

- 3.1 The area of the Site is 18,505 m² (about), including 605m² (about) of Government Land (GL)(**Plan 3**). The operation hours of the Site are Monday to Saturday from 07:00 to 21:00. No operation on Sunday and public holiday. A total of 9 structures are provided at the Site for logistic centre, site offices, staff canteen, toilets, fire service water tank and rain shelters with total GFA of 17,774 m² (about) (**Plan 4**). The ancillary site office is to provide indoor workspace for the administrative staff to support the operation of the proposed development. The ancillary canteen will only serve staff working at the Site. It is estimated that 8 staff will work at the Site. As the Site is proposed for 'logistic centre' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	18,505 m ² (about)
Covered Area	14,091 m ² (about)
Uncovered Area	4,414 m ² (about)
Plot Ratio	0.96 (about)
Site Coverage	76% (about)
Number of Structure	9
Total GFA	17,774 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	17,774 m ² (about)
Building Height	3 m to 12 m (about)
No. of Storey	1 to 2

- 3.2 The Site is accessible from Lau Fau Shan Road via and a local access (**Plan 1**). 3 loading/unloading (L/UL) spaces for medium/heavy goods vehicles (MGV/LGV) and 4 L/UL spaces for container trailers (CV) are provided at the Site (**Plan 4**). Details of L/UL spaces are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
L/UL Space for MGV/HGV	3

- 3.5 m (W) x 11 m (L)	
L/UL Space for CV	
- 3.5m (W) x 16m (L)	4

- 3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As the Site is intended for 'logistic centre' with infrequent trips as shown at **Table 3** below, therefore, adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Trip Generation and Attraction of the Site

Time Period	MGV/LGV		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (i.e. 07:00 – 08:00)	3	3	2	2	10
Trips at <u>AM peak</u> per hour (i.e. 08:00 – 09:00)	3	3	2	2	10
Trips at <u>PM peak</u> per hour (i.e. 18:00 – 19:00)	3	3	2	2	10
Trips at <u>PM peak</u> per hour (i.e. 19:00 – 20:00)	3	3	2	2	10
Traffic trip per hour (i.e. 09:00 – 18:00)	2	2	4	4	12

- 3.4 The applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place for the operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the odour environment, in order to fulfill the requirements of the Air Pollution Control Ordinance.
- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will implement good practices under the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) when designing on-site sewage system with the Site. No storage of recyclable materials, dismantling, assembling, repairing or other workshop activities will be carried out at the Site at any time during the planning approval period.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant (i.e. submission of the drainage proposal and photographic record of drainage facilities and landscape proposal and photographic record of landscape planting in order to mitigate any adverse impact arising from the proposed development (**Appendices I to IV**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years**'.

R-riches Property Consultants Limited

February 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

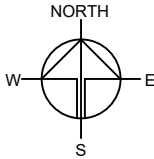
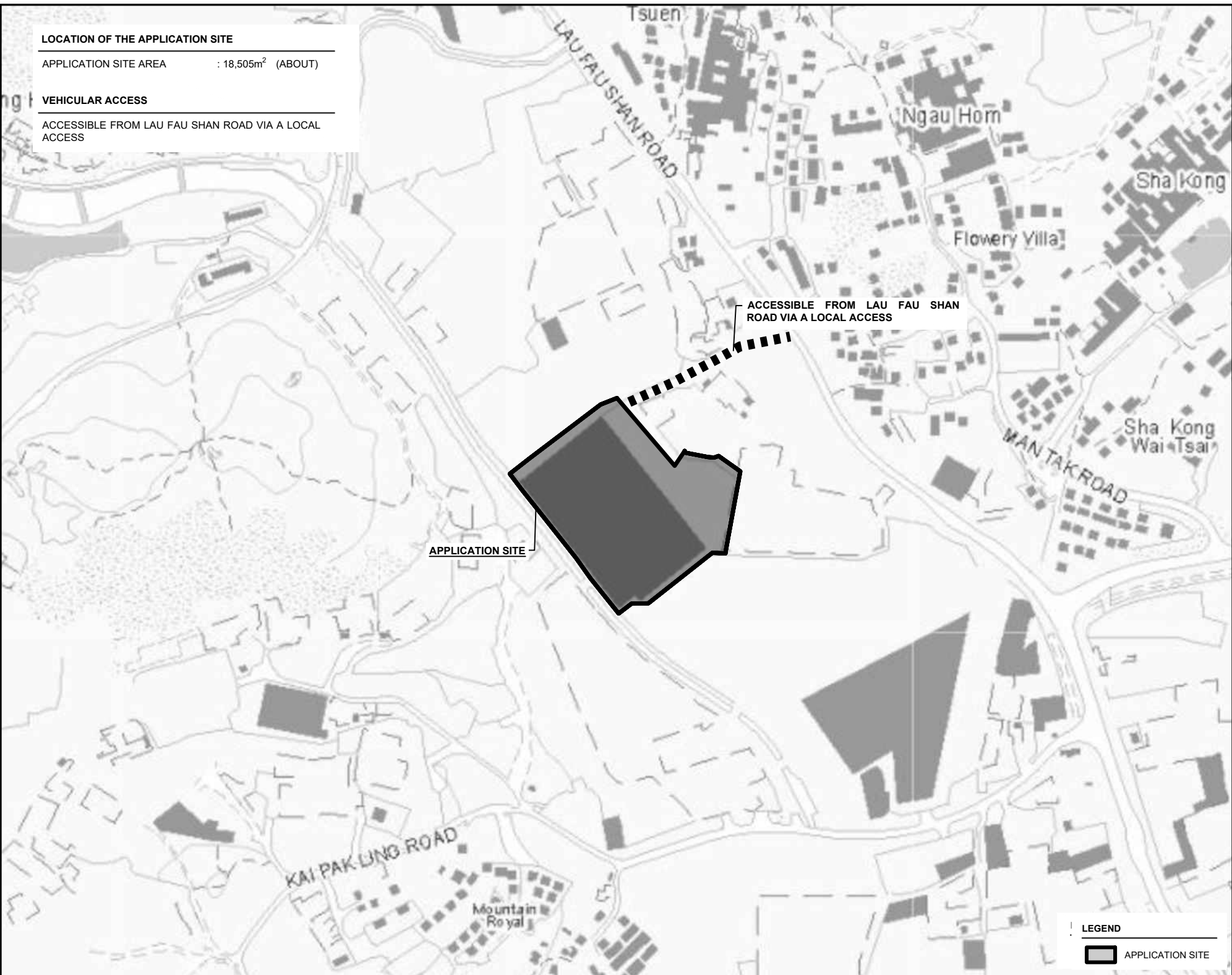
Appendix I	Drainage Proposal
Appendix II	Photographic Record of Drainage Facilities
Appendix III	Landscape Proposal
Appendix IV	Photographic Record of Landscape Planting

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 18,505m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM LAU FAU SHAN ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT

**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROJECT

PROPOSED TEMPORARY
LOGISTIC CENTRE WITH
ANCILLARY OFFICE AND
CANTEEN FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129, AND
ADJOINING GL LAU FAU SHAN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 4000 @ A4

DRAWN BY

MN

DATE

15.12.2021

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

 APPLICATION SITE

DWG. TITLE

LOCATION PLAN

DWG NO.

P01

VER.

001

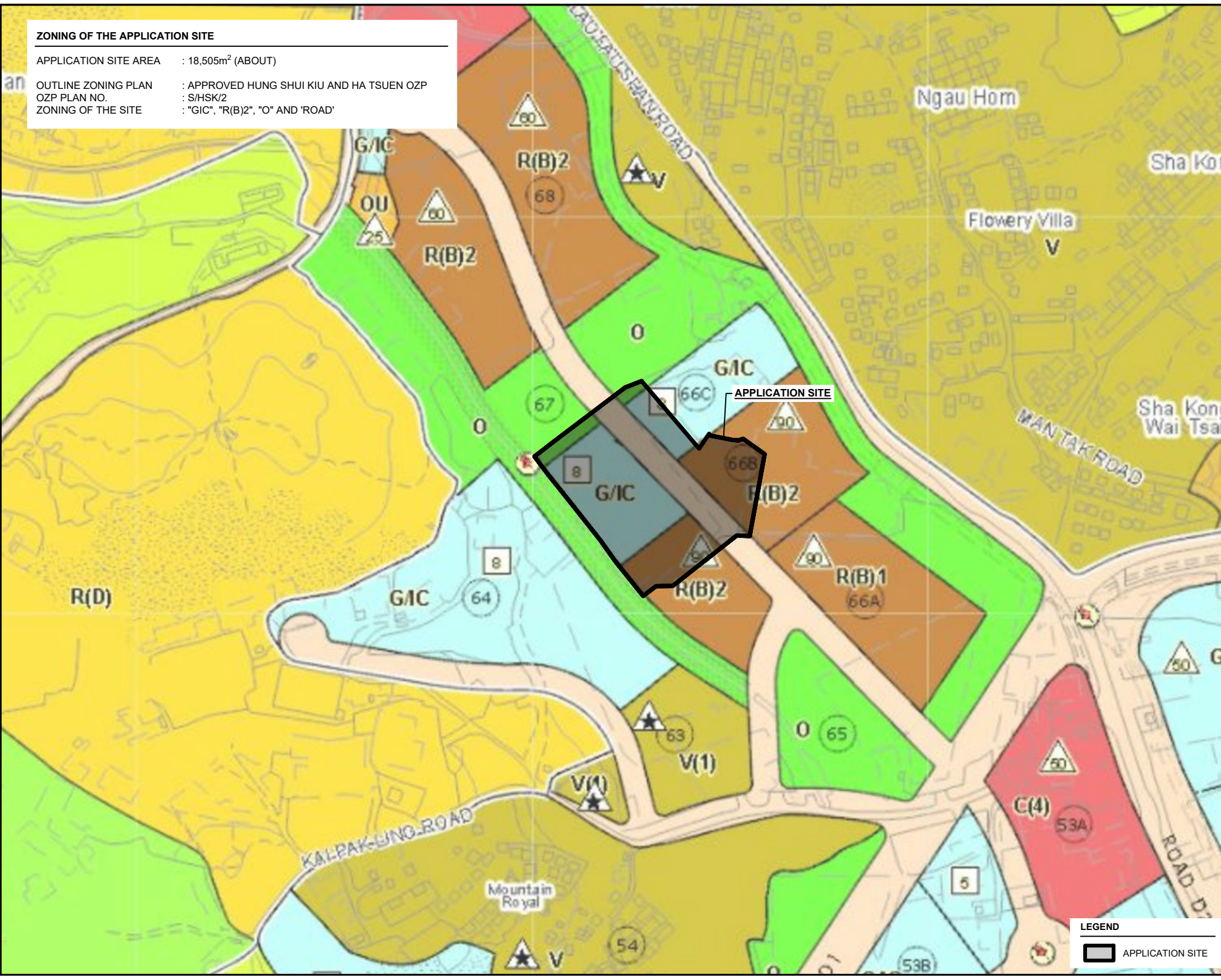
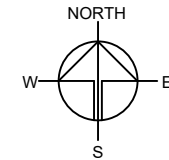
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 18,505m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP

OZP PLAN NO. : S/HSK/2

ZONING OF THE SITE : "GIC", "R(B)2", "O" AND 'ROAD'



PLANNING CONSULTANT

R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT

PROPOSED LOGISTIC CENTRE WITH ANCILLARY OFFICE AND CANTEN FOR A PERIOD OF 3 YEARS

TEMPORARY CENTRE WITH OFFICE AND CANTEN FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129, AND ADJOINING GL LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 4000 @ A4

DRAWN BY	DATE
MN	15.12.2021
CHECKED BY	DATE
APPROVED BY	DATE

LEGEND

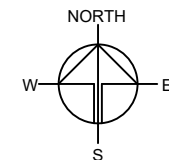
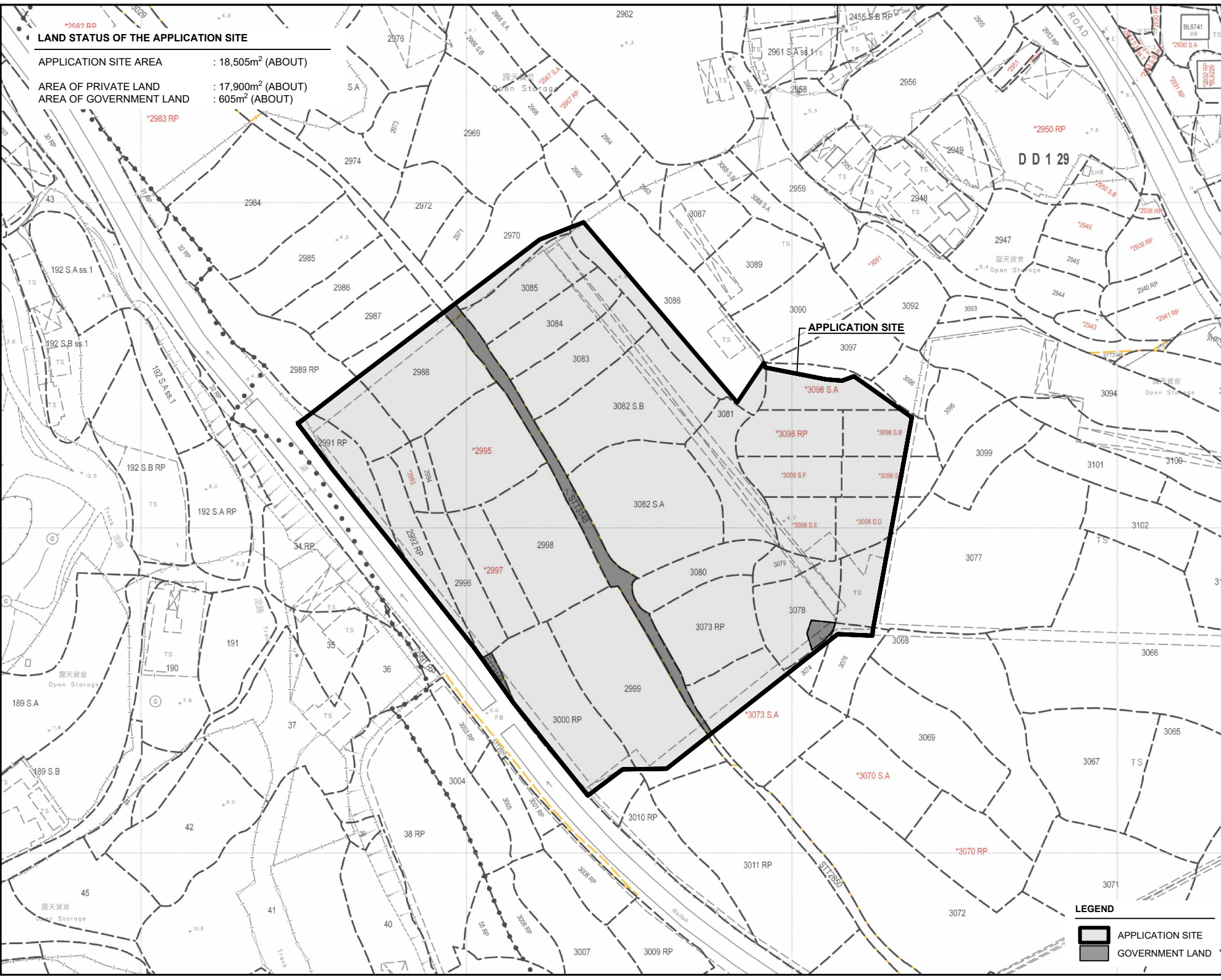
APPLICATION SITE

DWG. TITLE

ZONING PLAN

DWG NO.	VER.
P02	001

APPLICATION SITE AREA : 18,505m² (ABOUT)
 AREA OF PRIVATE LAND : 17,900m² (ABOUT)
 AREA OF GOVERNMENT LAND : 605m² (ABOUT)



PLANNING CONSULTANT

**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROJECT

PROPOSED TEMPORARY
LOGISTIC CENTRE WITH
ANCILLARY OFFICE AND
CANTEEN FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129, AND
ADJOINING GL LAU FAU SHAN,
YUEN LONG, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY	DATE
MN	15.12.2021


CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
LAND STATUS PLAN

DWG NO.	VER.
P03	001

LEGEND

 APPLICATION SITE
GOVERNMENT LAND

DEVELOPMENT PARAMETERS

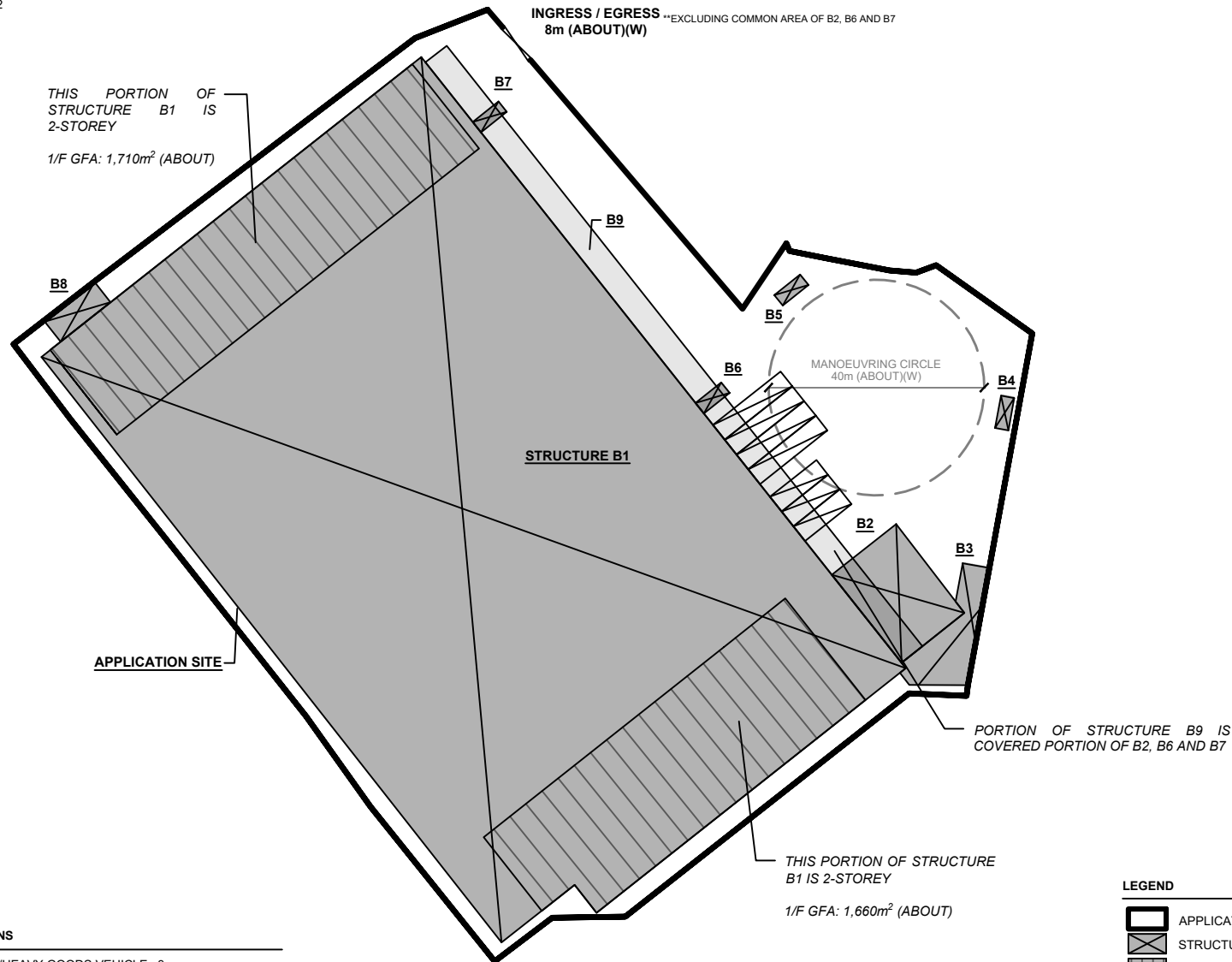
APPLICATION SITE AREA : 18,505m² (ABOUT)
COVERED AREA : 14,091m² (ABOUT)
UNCOVERED AREA : 4,414m² (ABOUT)

PLOT RATIO : 0.96 (ABOUT)
SITE COVERAGE : 76% (ABOUT)

NO. OF STRUCTURE : 9
DOMESTIC GFA : N/A
NON-DOMESTIC GFA : 17,774m² (ABOUT)
BUILDING HEIGHT : 3m - 12m (ABOUT)
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	LOGISTIC CENTRE	12,917m ² (ABOUT)	16,287m ² (ABOUT)	12m (ABOUT)(2-STOREY)
B2	SITE OFFICE	313m ² (ABOUT)	626m ² (ABOUT)	6m (ABOUT)(2-STOREY)
B3	STAFF CANTEEN	167m ² (ABOUT)	167m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	TOILET	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B5	SITE OFFICE	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	SITE OFFICE	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B7	SITE OFFICE	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B8	FS WATER TANK	56m ² (ABOUT)	56m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B9	RAIN SHELTER	578m ² (ABOUT)**	578m ² (ABOUT)**	6.2m (ABOUT)(1-STOREY)
		14,091m ² (ABOUT)	17,774m ² (ABOUT)	

INGRESS / EGRESS **EXCLUDING COMMON AREA OF B2, B6 AND B7
8m (ABOUT)(W)



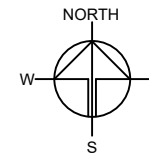
LOADING/UNLOADING PROVISIONS

NO. OF L/U/L SPACE FOR MEDIUM/HEAVY GOODS VEHICLE : 3
DIMENSION OF L/U/L SPACE : 3.5m (W) X 11m (L)

NO. OF L/U/L SPACE FOR CONTAINER VEHICLE : 4
DIMENSION OF L/U/L SPACE : 3.5m (W) X 16m (L)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	1/F OF STRUCTURE B1
	STRUCTURE (CANOPY)
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT

R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY OFFICE AND CANTEEN FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129, AND ADJOINING GL. LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY MN	DATE 15.12.2021
REVISED BY OL	DATE 17.02.2023
APPROVED BY	DATE

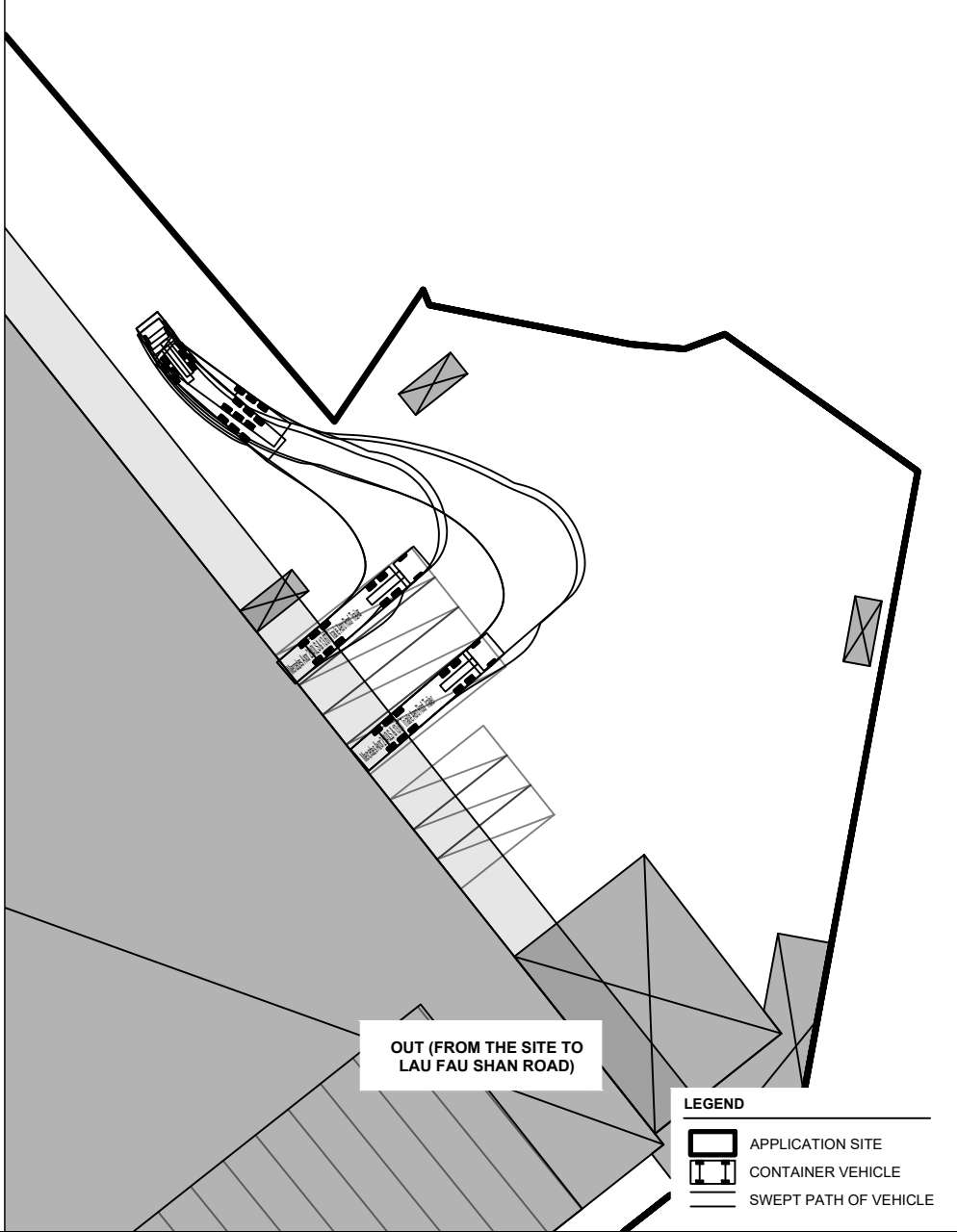
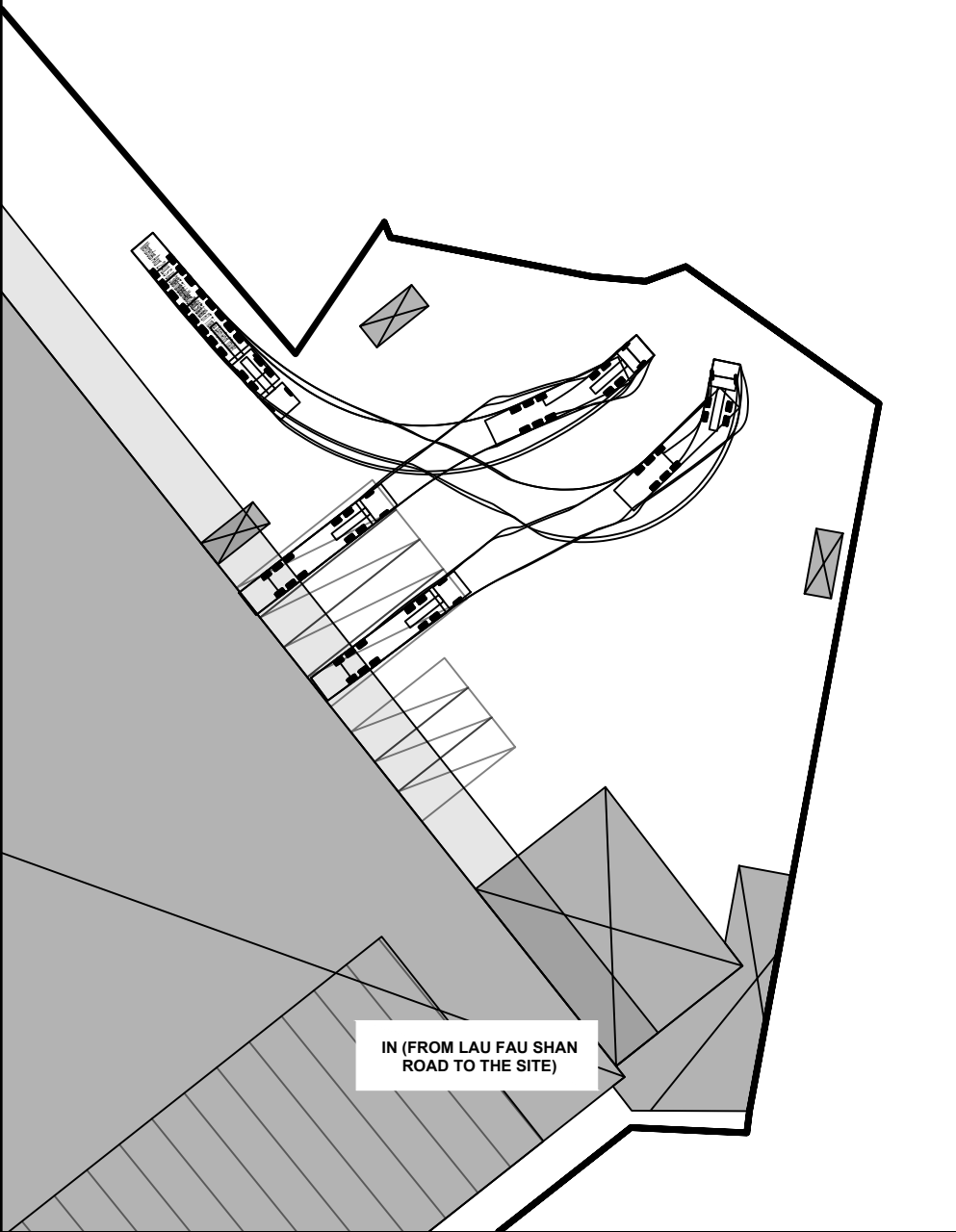
DWG. TITLE
LAYOUT PLAN

DWG NO. P04	VER. 003
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SWEPT PATH ANALYSIS

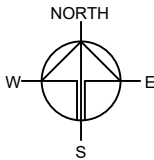
VEHICLE FOR ANALYSIS : CONTAINER VEHICLE
DIMENSIONS OF VEHICLE : 2.5m (W) X 16.5m (L)

SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK
VEHICLE TRACKING 2019



LEGEND

- APPLICATION SITE
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



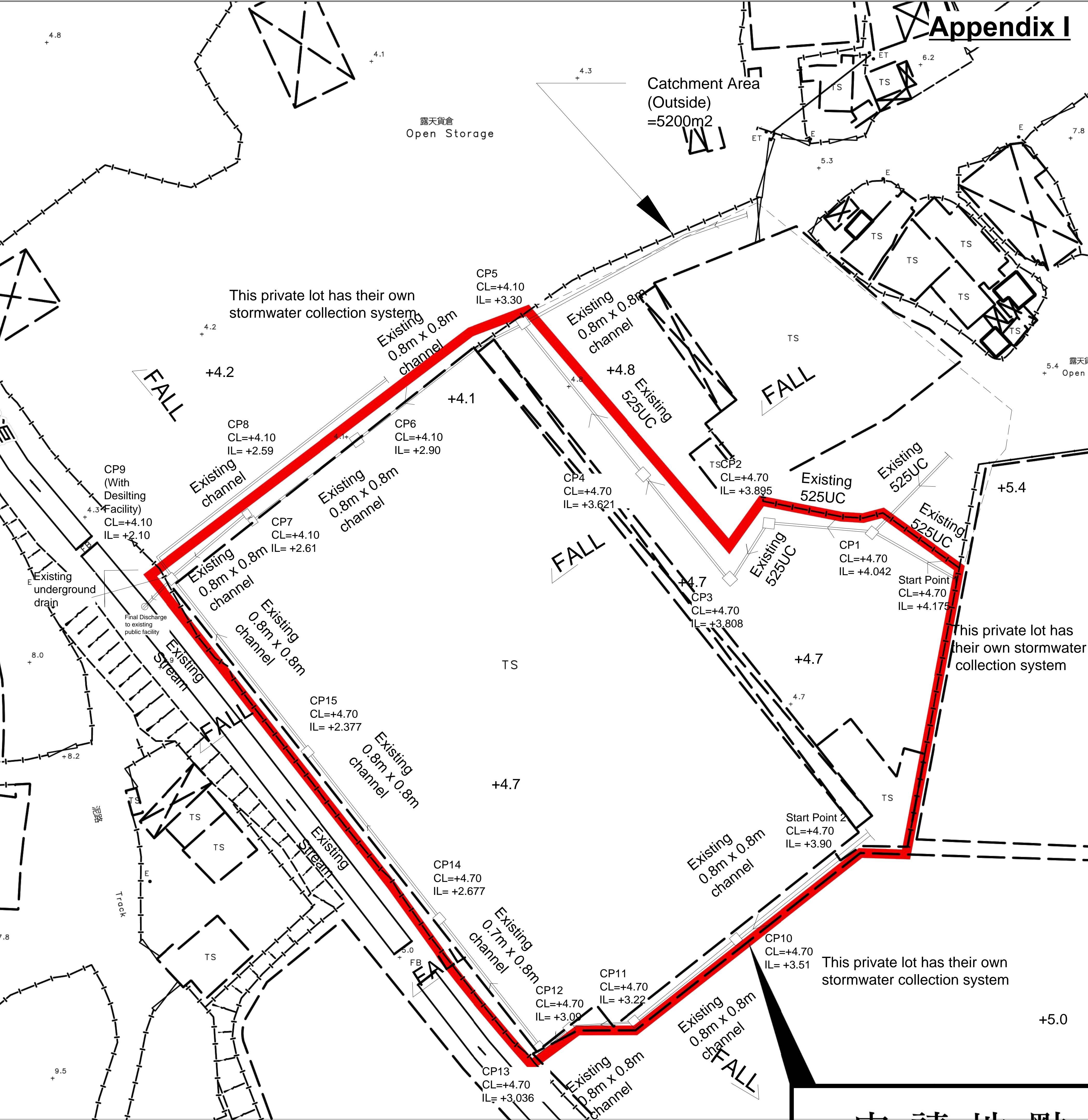
PLANNING CONSULTANT
R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT
PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY OFFICE AND CANTEN FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 129, AND ADJOINING GL LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 700 @ A4	
DRAWN BY MN	DATE 15.12.2021
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. P05	VER. 001



- Note:**
- 1. No solid fence wall to be erected.
 - 2. Catchpit (CP9) with desilting facility shall follow CEDD standard drawing No. C2406I.
 - 3. U-Channel and Catchpit follows Typical Details of Geotechnical Manual for Slope Fig. 8.11 and Fig.8.10 respectively.
 - 4. All proposed UC shall be covered by cast iron
 - 5. Gradient of Existing 525UC is 1:150
 - 6. Gradient of 0.8m x 0.8m channel is 1:100

Legend:

→

Proposed UC
(1:100) with cast
iron cover/UPVC

□

Proposed Catchpit

==>

Existing UC/pipe

FALL →

Fall Direction

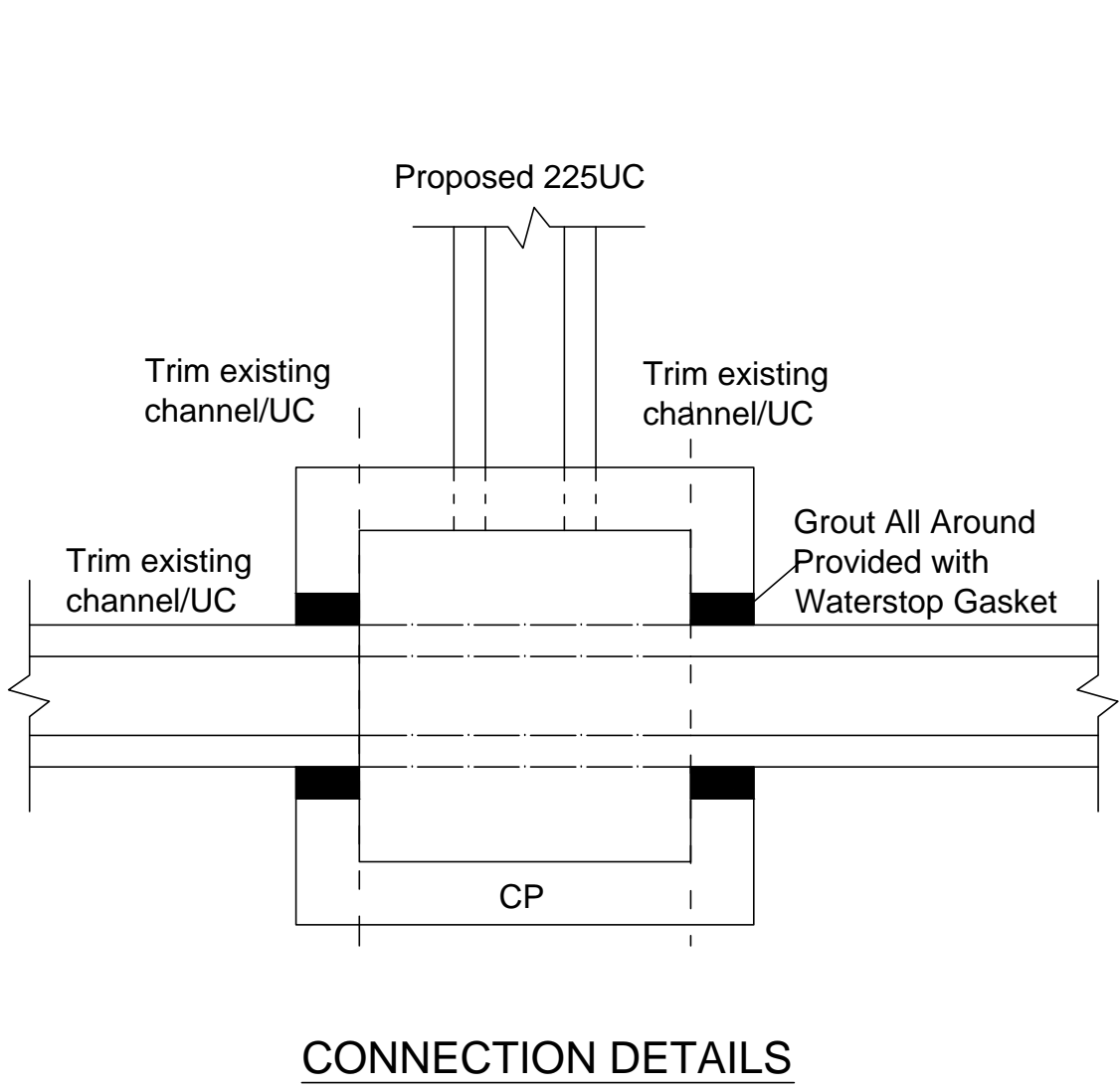
HANDSHIP
ENGINEERING CO.
LTD

PROJECT:

Proposed Temporary Logistics Centre with Ancillary Office and Canteen for a Period of 3 Years at Various Lots in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

TITLE:

Drainage Proposal



File:	DWG NO. App I
Scale:	
Rev.	
Date: 14-09-2021	

Company: HANDSHIP ENGINEERING LTD CO.
Project :

Date: 2021/9/14

Calculation for channels:

Catchment Area of site

Site Catchment Area = 18505 m²
= 0.018505 km²

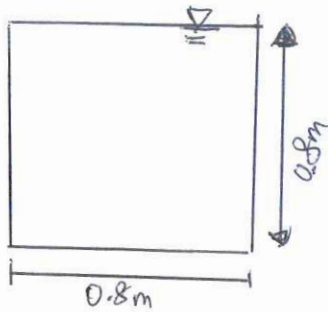
Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.018505 km²
= 1.221792625 m³/s
= 73308 liter/min

Outside Catchment Zone Area = 5200 m²
at northern side = 0.0052 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.0052 km²
= 0.34333 m³/s
= 20600 liter/min

Total Peak runoff in m³/s = 1.221792625 + 0.3433
= 1.565122625 m³/s
= 93907 liter/min

CHECK EXISTING 0.8m x 0.8m channel capacity



$$S = 1:100 = 0.01$$

$$\text{MANNING'S } n = 0.015$$

(TABLE 13 OF DSD SD M, 2018).

CROSS-SECTIONAL AREA

$$= 0.8 \times 0.8 = \cancel{0.88} 0.64 \text{ m}^2$$

$$\text{Perimeter } P = 3 \times 0.8 = 2.4 \text{ m}$$

$$R = \frac{A}{P} = \frac{0.64}{2.4} = 0.267$$

By MANNING'S EQUATION,

Flow CAPACITY Q

$$= \frac{A \times R^{\frac{2}{3}} \times S^{\frac{1}{2}}}{n}$$

$$= \frac{(0.64) (0.267)^{\frac{2}{3}} (0.01)^{\frac{1}{2}}}{0.015}$$

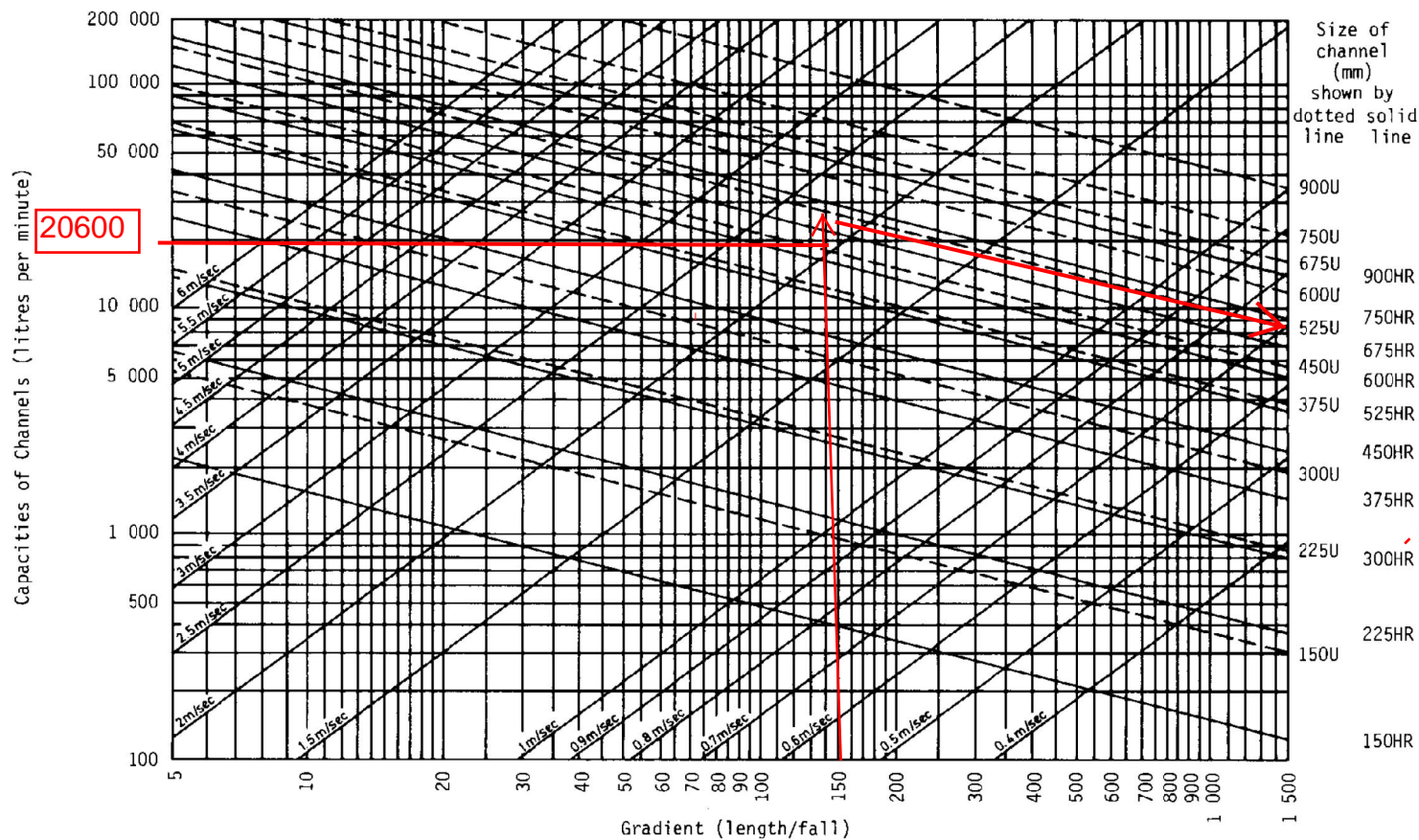
$$= 1.77 \text{ m}^3/\text{s}$$

$$> 1.565 \text{ m}^3/\text{s}$$

\therefore EXISTING channel has adequate capacity to cater the surface runoff.

Also, according to Fig 8.7 - chart for the Rapid Design of channels.

For gradient 1:150, \sim 5250C will be suitable.
EXISTING



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

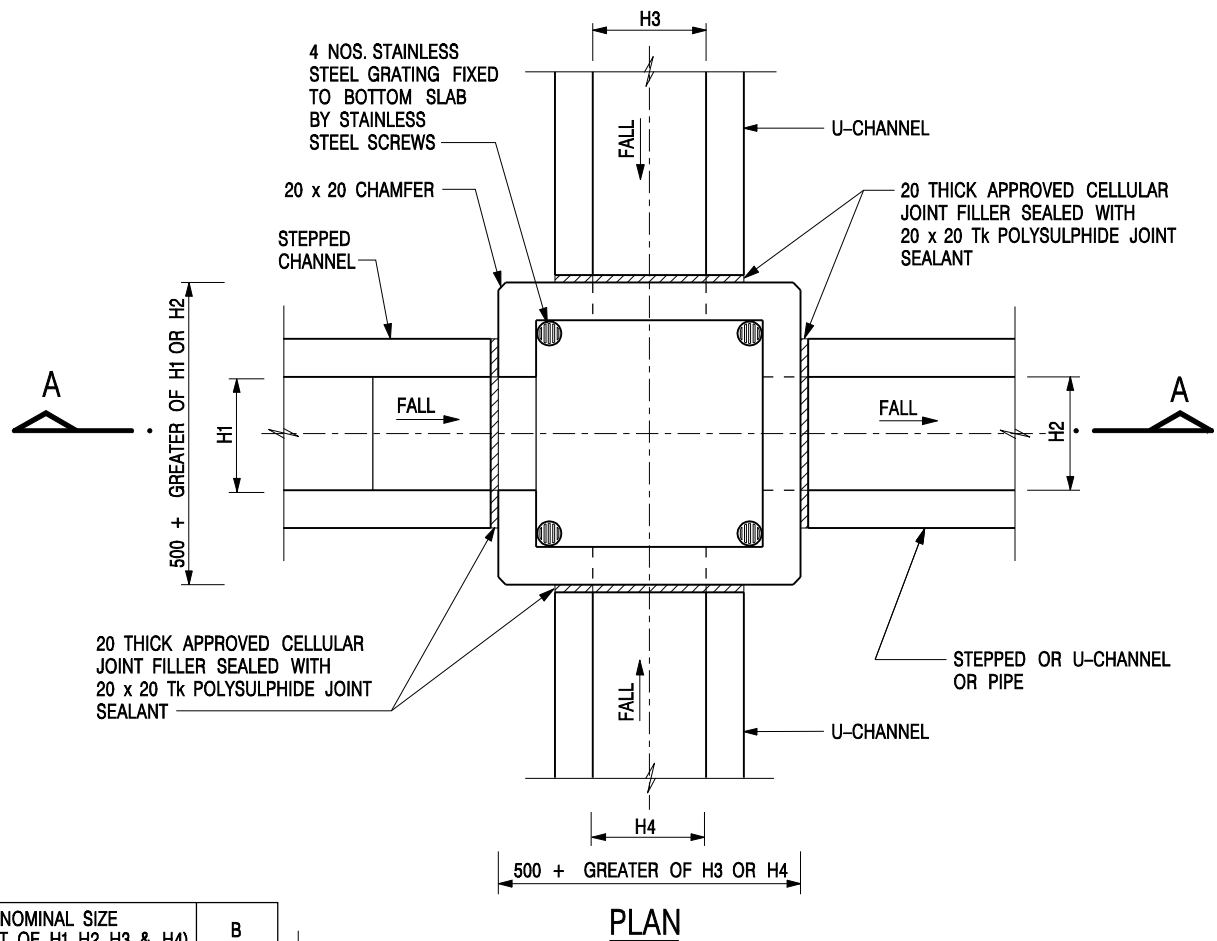
(b) Stepped channel Solution

2. Runoff
3. Channel size
4. Gradient
1. Velocity

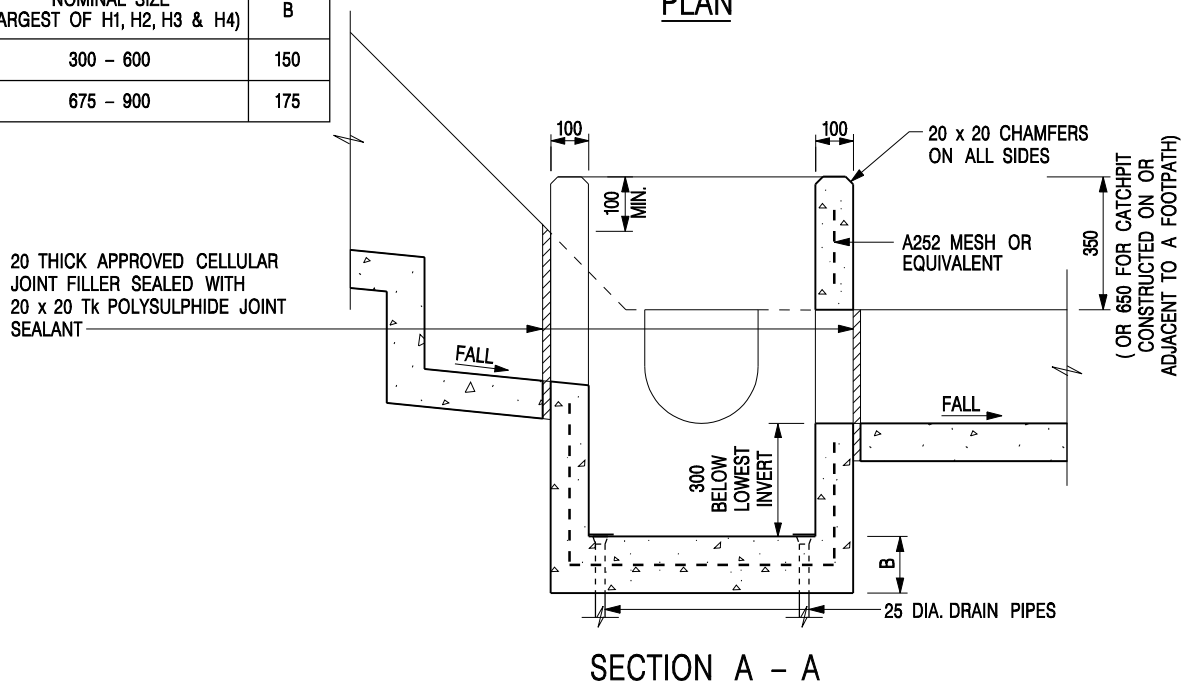
Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels




NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

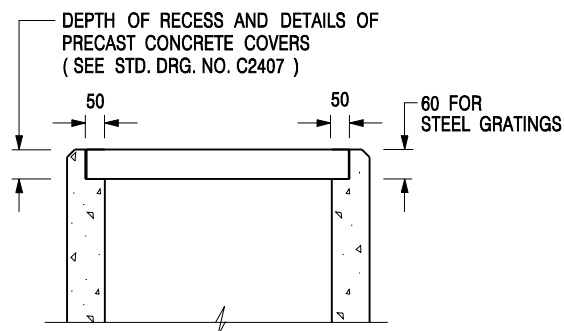


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	
		DATE JAN 1991	
		DRAWING NO. C2406 /1	



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) 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 'G' ON STD. DRG. NO. C2405; 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	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 /2



Figure 8.10 - Typical Details of Catchpits















8





10



11



12



13



14





16



17



18





20



21



22



23



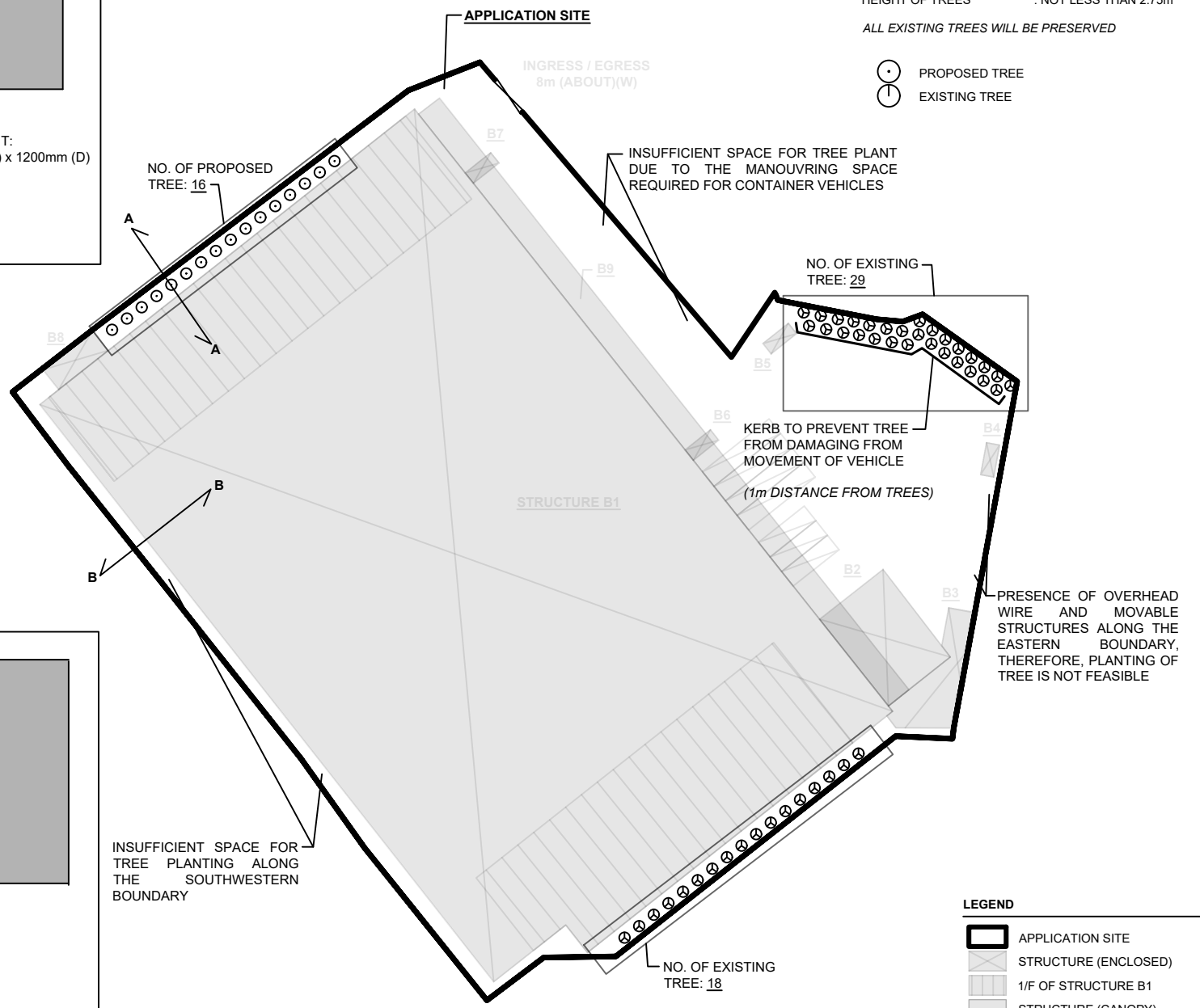
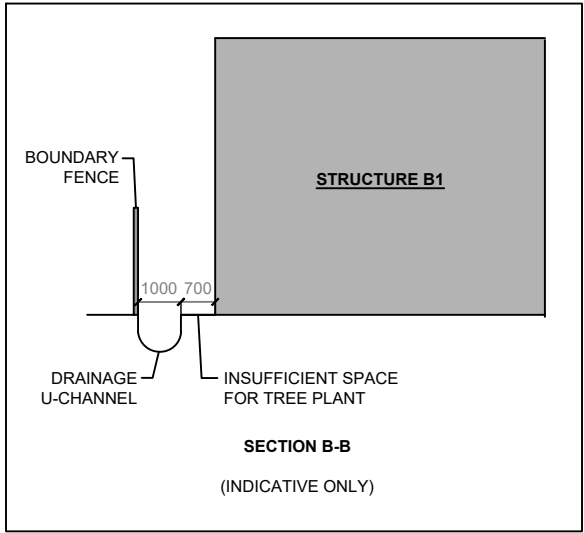
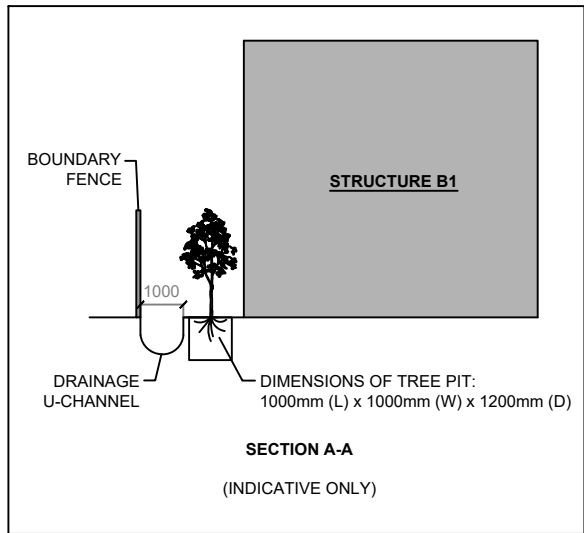
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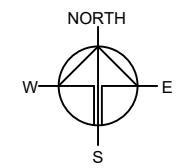
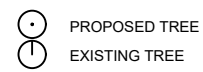


26





LANDSCAPE PROPOSAL	
APPLICATION SITE AREA	: 18,505m ² (ABOUT)
NO. OF EXISTING TREES	: 47
SPECIES OF TREES	: <i>FICUS MICROCARPA</i>
NO. OF PROPOSED TREES	: 16
SPECIES OF TREES	: <i>BAUHINIA BLAKEANA</i>
SPACING OF TREES	: NOT MORE THAN 4m
HEIGHT OF TREES	: NOT LESS THAN 2.75m
ALL EXISTING TREES WILL BE PRESERVED	



PLANNING CONSULTANT
R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT
PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY OFFICE AND CANTEN FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 129, AND ADJOINING GL LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1200 @ A4

DRAWN BY MN	DATE 15.12.2021
CHECKED BY	DATE
APPROVED BY	DATE

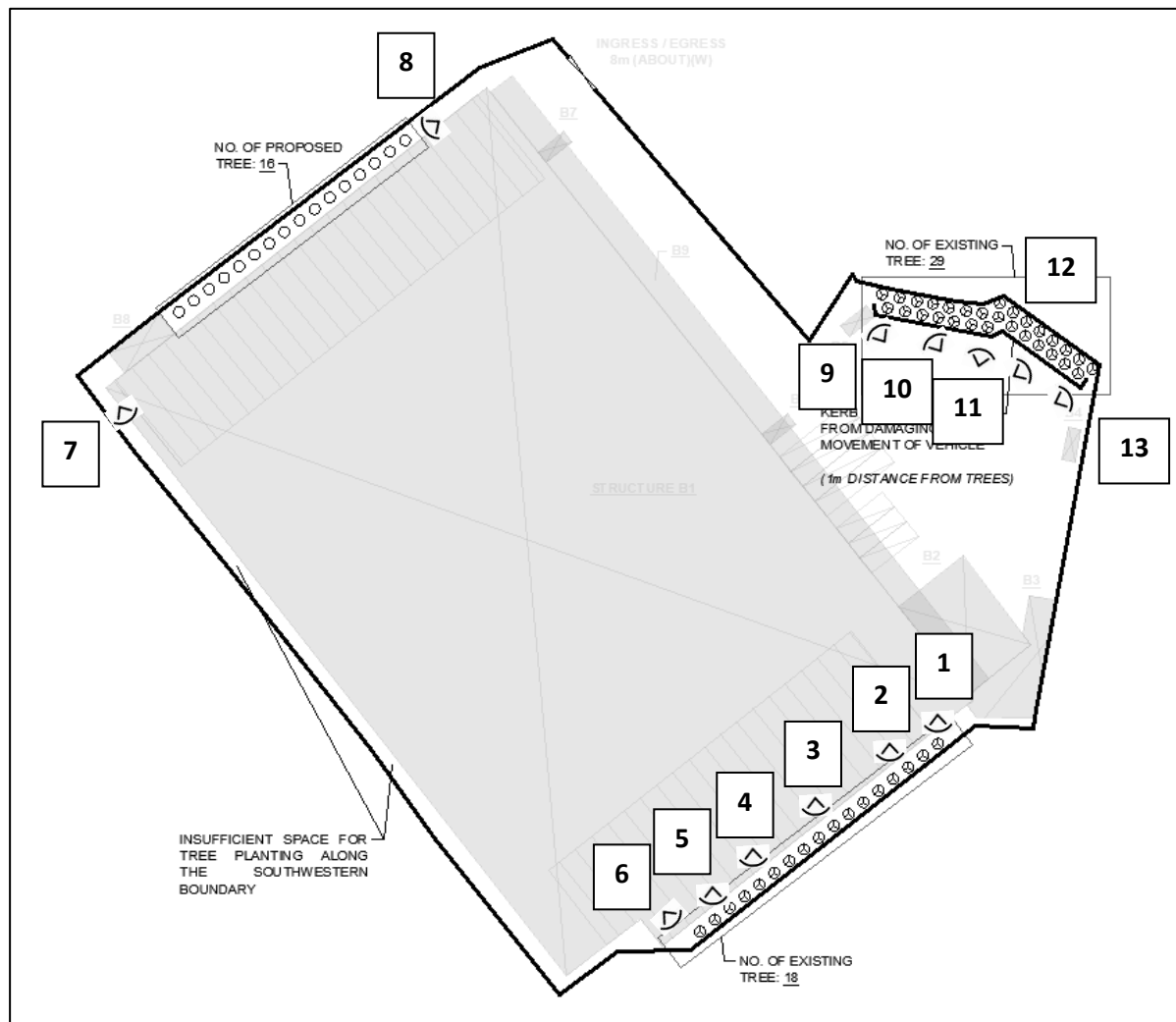
DWG. TITLE
LANDSCAPE PROPOSAL

DWG NO.
APPENDIX III

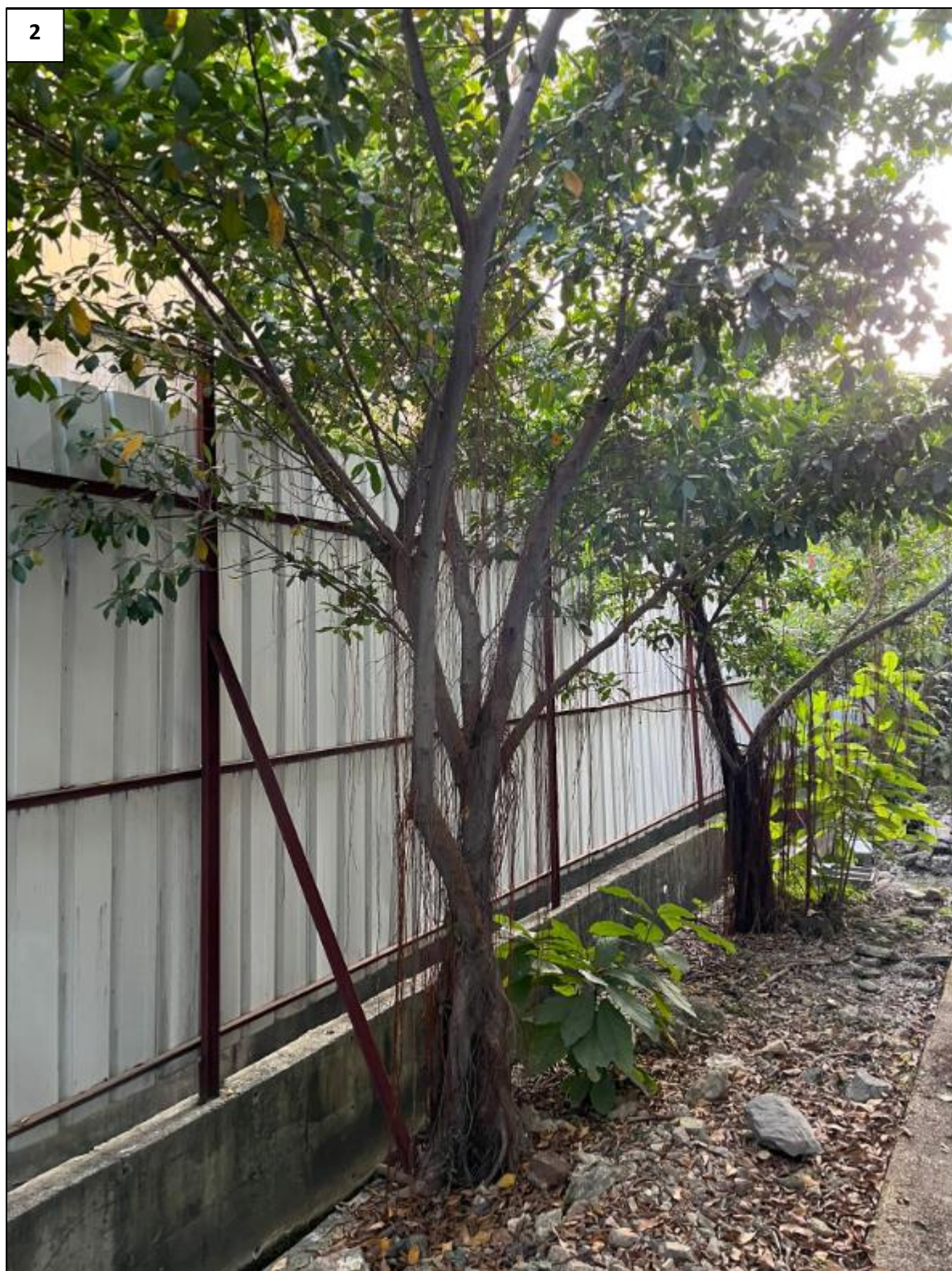
VER.
001

Appendix IV - Photographic Records of Existing Landscape Planting

(i) The photographic records of existing landscape planting are provided as follows:

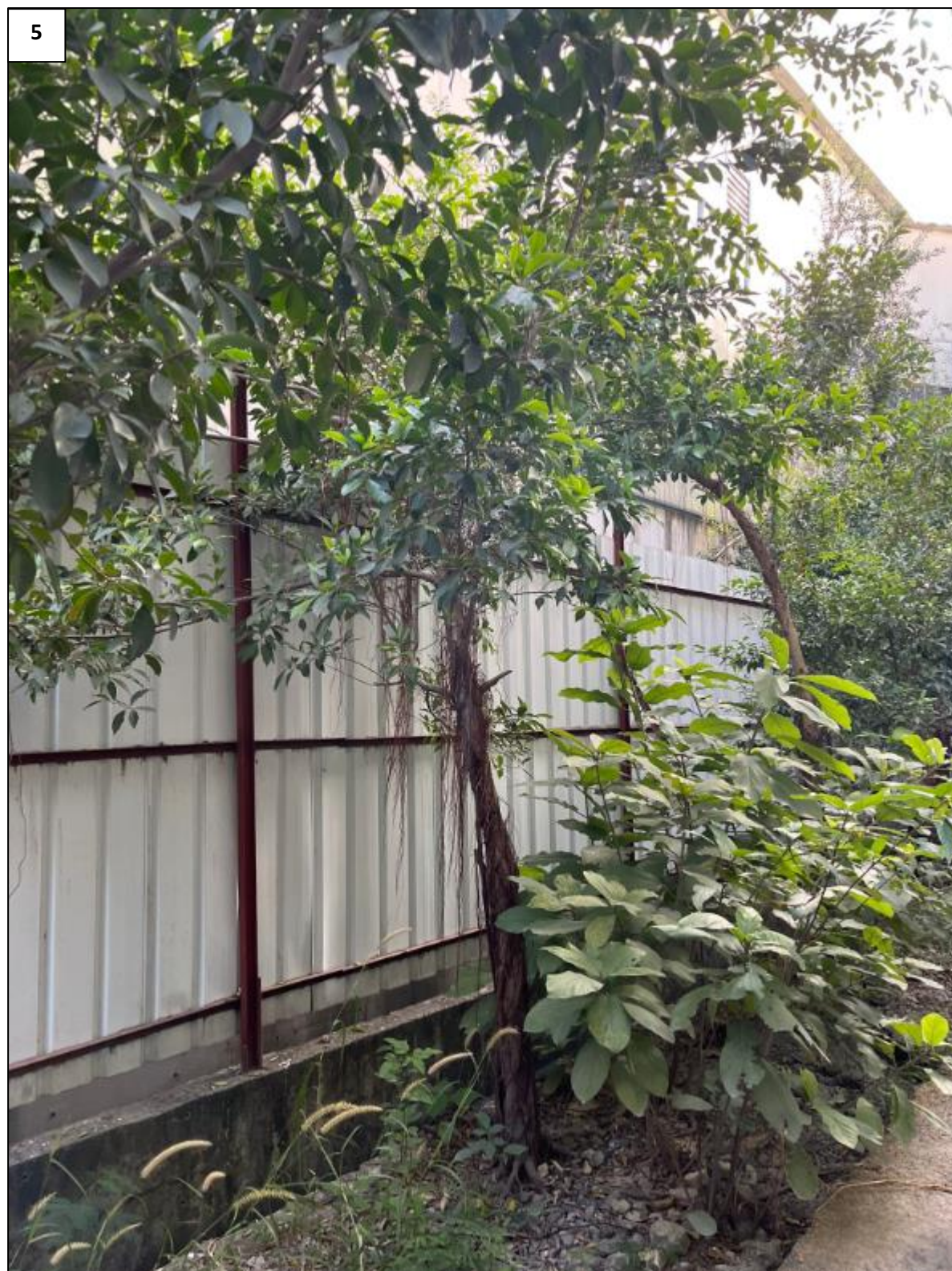






















11







Our Ref. : DD129 Lot 2959 & VL
Your Ref. : TPB/A/HSK/510

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

By Email

25 April 2024

Dear Sir,

1st Further Information

**Temporary Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years
in “Government, Institution or Community”, “Residential (Group B) 2”,
“Open Space” and Area Shown as ‘Road’, Various Lots in D.D. 129
and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/510)

We are writing to submit further information to address departmental comments for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at () or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Sherry KONG
(Attn.: Ms. Moon KOK

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



Responses-to-Comments

Temporary Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years in “Government, Institution or Community”, “Residential (Group B) 2”, “Open Space” and Area Shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

(Application No. A/HSK/510)

- (i) A total of 8 structures are provided at the application site (the Site) for logistic centre, site offices, staff canteen, fire service water tank and rain shelters with total GFA of 17,759m² (about) and building height of 3m to 12m (about) (**Plan 1** and **Annexes I & II**).

(ii) Fire Safety Aspect

Regarding the fire safety aspect of the subject application, the applicant submitted a fire service installations (FSIs) proposal to support the application (**Annex III**). The applicant is currently carrying out works on the implementation of FSIs.

However, in order to gain full functionality of the FSIs, connection of secondary water supplies to town mains is required. Relevant applications have been submitted to Water Supplies Department (WSD) and the application was approved in October 2023 (**Annex IV**). The applicant is currently carrying out the final stage of works for such connections, i.e. excavation works for laying of water pipes. It is estimated that the aforesaid works will be completed by October 2024.

The applicant will submit a set of valid Certificate of Fire Service Installations and Equipment (FS 251) for compliance with relevant planning approval conditions after planning permission has been granted from the Town Planning Board.

- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Leo LAM; Tel: 3565 3956)		
(a)	The symbols of “existing trees” shown on plan are not tally with the legend, please review.	Noted and revised accordingly. Please refer to the revised landscape proposal (Annex V).
(b)	Noting “18 nos. of existing tree” at the southern boundary will be preserved, but only 17 nos. are indicated on plan, please review the discrepancy as appropriate.	

DEVELOPMENT PARAMETERS

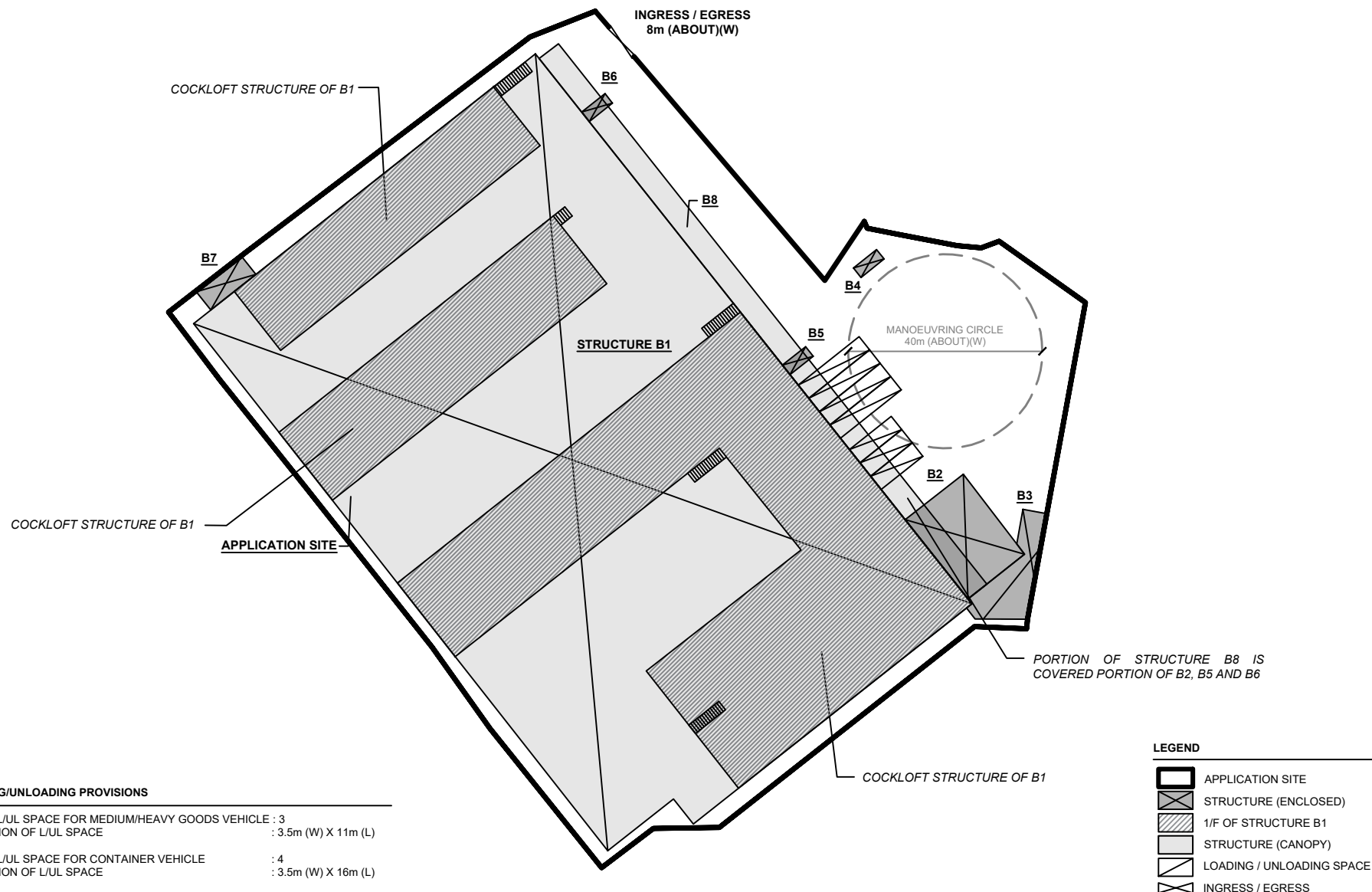
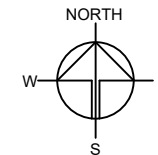
APPLICATION SITE AREA : 18,505m² (ABOUT)
COVERED AREA : 14,076m² (ABOUT)
UNCOVERED AREA : 4,429m² (ABOUT)

PLOT RATIO : 0.96 (ABOUT)
SITE COVERAGE : 76% (ABOUT)

NO. OF STRUCTURE : 8
DOMESTIC GFA : N/A
NON-DOMESTIC GFA : 17,759m² (ABOUT)
BUILDING HEIGHT : 3m - 12m (ABOUT)
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	LOGISTIC CENTRE	12,917m ² (ABOUT)	16,287m ² (ABOUT)	12m (ABOUT)(2-STOREY)
B2	SITE OFFICE	313m ² (ABOUT)	626m ² (ABOUT)	6m (ABOUT)(2-STOREY)
B3	STAFF CANTEEN	167m ² (ABOUT)	167m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	SITE OFFICE	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B5	SITE OFFICE	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	SITE OFFICE	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B7	FS WATER TANK	56m ² (ABOUT)	56m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B8	RAIN SHELTER	578m ² (ABOUT)**	578m ² (ABOUT)**	6.2m (ABOUT)(1-STOREY)
		14,076m ² (ABOUT)	17,759m ² (ABOUT)	

**EXCLUDING COMMON AREA OF B2, B5 AND B6



LOADING/UNLOADING PROVISIONS

NO. OF L/U SPACE FOR MEDIUM/HEAVY GOODS VEHICLE : 3
DIMENSION OF L/U SPACE : 3.5m (W) X 11m (L)

NO. OF L/U SPACE FOR CONTAINER VEHICLE : 4
DIMENSION OF L/U SPACE : 3.5m (W) X 16m (L)

PLANNING CONSULTANT

**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROJECT

PROPOSED LOGISTIC CENTRE WITH
ANCILLARY OFFICE AND
CANTEEN FOR A PERIOD OF 3
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SITE LOCATION

VARIOUS LOTS IN D.D. 129, AND
ADJOINING GL LAU FAU SHAN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY

MN

DATE

15.12.2021

REVISED BY

LT

DATE

10.04.2024

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 1

VER.

003

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

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

1. Name of Applicant 申請人姓名/名稱

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

Group Up Development Limited 三資發展有限公司

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 2970 (Part), 2988 (Part), 2989 RP (Part), 2991 RP (Part), 2992 RP, 2993, 2994, 2995, 2996, 2997, 2998, 2999 (Part), 3000 RP (Part), 3073 S.A (Part), 3073 RP, 3074 (Part), 3076 (Part), 3077 (Part), 3078, 3079, 3080, 3081, 3082 S.A, 3082 S.B, 3083, 3084, 3085, 3086 (Part), 3098 S.A (Part), 3098 S.B (Part), 3098 S.C (Part), 3098 S.D (Part), 3098 S.E, 3098 S.F and 3098 RP in D.D.129 and Adjoining Government Land
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 18,505 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 17,759 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 605 sq.m 平方米 <input checked="" type="checkbox"/> About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	4,429 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	14,076 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	8
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	17,759 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	17,759 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Plan 04	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	3 (MGV / HGV)
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	4 (Container Vehicle)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	17,759 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.96 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 - 12 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	76 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		-
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) Container Vehicle _____ _____		7 3 (MGV / HGV) 4 (container vehicle)

area.

3) Development Proposal

- 3.1 The area of the Site is 18,505 m² (about), including 605m² (about) of Government Land (GL)(**Plan 3**). The operation hours of the Site are Monday to Saturday from 07:00 to 21:00. No operation on Sunday and public holiday. A total of 8 structures are provided at the Site for logistic centre, site offices, staff canteen, fire service water tank and rain shelters with total GFA of 17,759 m² (about) (**Plan 4**). The ancillary site office is to provide indoor workspace for the administrative staff to support the operation of the proposed development. The ancillary canteen will only serve staff working at the Site. It is estimated that 8 staff will work at the Site. As the Site is proposed for 'logistic centre' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	18,505 m ² (about)
Covered Area	14,076 m ² (about)
Uncovered Area	4,429 m ² (about)
Plot Ratio	0.96 (about)
Site Coverage	76% (about)
Number of Structure	8
Total GFA	17,759 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	17,759 m ² (about)
Building Height	3 m to 12 m (about)
No. of Storey	1 to 2

- 3.2 The Site is accessible from Lau Fau Shan Road via and a local access (**Plan 1**). 3 loading/unloading (L/UL) spaces for medium/heavy goods vehicles (MGV/LGV) and 4 L/UL spaces for container trailers (CV) are provided at the Site (**Plan 4**). Details of L/UL spaces are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

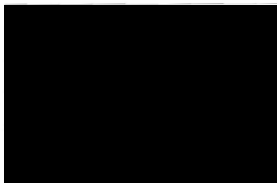
Type of Space	No. of Space
L/UL Space for MGV/HGV	3



水務監督
香港灣仔告士打道 7 號入境事務大樓 43 樓
電話：2824 5000 傳真號碼：2802 7333
電郵：wsdinfo@wsd.gov.hk

表格編號 0902134650
(本署專用)

第五部分(甲部) (由水務監督填寫)



用水樓宇： LOTS 2988(PART), 2988RP(PART), 2991RP-3000RP & 3673RP,
3078-3091, 3098SA-SF & 3098RP
2959 IN D.D. 129, LAU FAU SHAN ROAD
HA TSUEN, YUEN LONG, NEW TERRITORIES

我們已於 2023 年 8 月 15 日視察本表格所涵蓋在核准水管計劃下的 *全部 /部分工程，當中包括但不限於抽查處所的水管及裝置。我們在上述視察過程中沒有發現明顯不合規格之處。

如在供水系統*及接駁位置完成隨機抽樣及水樣本檢驗結果符合水務監督的要求後，*以及《水務設施規例》附表 1 第 1 部訂明的收費已獲清付，我們會發出表格 WWO 46 第五部份(乙部)，*並其後安設總水管接駁裝配，*以及在政府持有的土地上安裝部分消防供水系統或內部供水系統。

(代水務監督簽署)

姓名： 李嘉敏

職位： I/INTW(CS)A 3

電話號碼： 3701 5222

傳真號碼： _____

日期： 2023 年 9 月 28 日

寄： 李介榮
副本送： 黃子聰



水務監督
香港灣仔告士打道 7 號入境事務大樓 43 樓
電話：2824 5000 傳真號碼：2802 7333
電郵：wsdinfo@wsd.gov.hk

表格編號 0902134650
(本署專用)

第五部分(乙部)(由水務監督填寫)

██████████
██████████████████
██████████
██████████

用水樓宇： LOTS 2988(PART), 2988RP(PART), 2991RP-3000RP & 3673RP,
3078-3091, 3098SA-SF & 3098RP
2959 IN D.D. 129, LAU FAU SHAN ROAD
HA TSUEN, YUEN LONG, NEW TERRITORIES
*Fire Services Installation

在供水系統*及接駁位置的隨機抽樣已完成，符合水務監督要求的水樣本檢驗結果亦已於 2023 年 10 月 10 日收到，我們沒有發現明顯不合規格之處。*如《水務設施規例》附表 1 第 1 部訂明的收費已獲清付，*我們會於其後安裝總水管接駁裝配，*以及在政府持有的土地上安裝部分消防供水系統或內部供水系統。

持牌水喉匠須注意在建造、安裝、更改或拆除本表格所涵蓋的工程時，有責任遵循核准水管計劃、《水務設施條例》和《水務設施規例》。即使獲發此表格或獲批准進行水管工程計劃或獲批予總水管接駁裝配，*以及在政府持有的土地上已安裝部分消防供水系統或內部供水系統，都不應視為獲批准違反任何《水務設施條例》或《水務設施規例》的規定。

姓名： 李嘉敏

職位： I/NTW(CS)A 3

電話號碼： 3701 5222

傳真號碼： _____

(代水務監督簽署)

日期： 2023 年 10 月 13 日

寄： 李介榮
副本送： 黃子聰



水務署
Water Supplies Department

總部 Headquarters

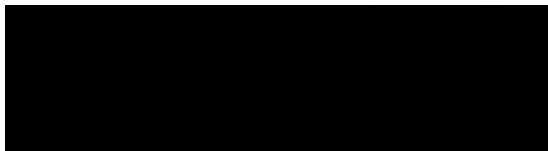
香港灣仔告士打道七號入境事務大樓 43 樓

43/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong

本署檔號 : 1668121805 of 1251018637
Our ref.
來函檔號 :
Your ref.

電話 : 2824 5000
Tel.
傳真 : 2802 7333
Fax.

13 October 2023



FIRE SERVICE COMPLETION ADVICE

Lot. Various lots (2988(Part), 2988RP(Part), 2991RP-3000RP &
3673RP, 3078-3091, 3098SA-SF & 3098RP, 2959) in DD129
Address: Lau Fau Shan Road, Ha Tsuen Yuen Long, New Territories

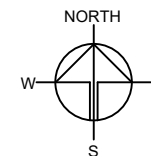
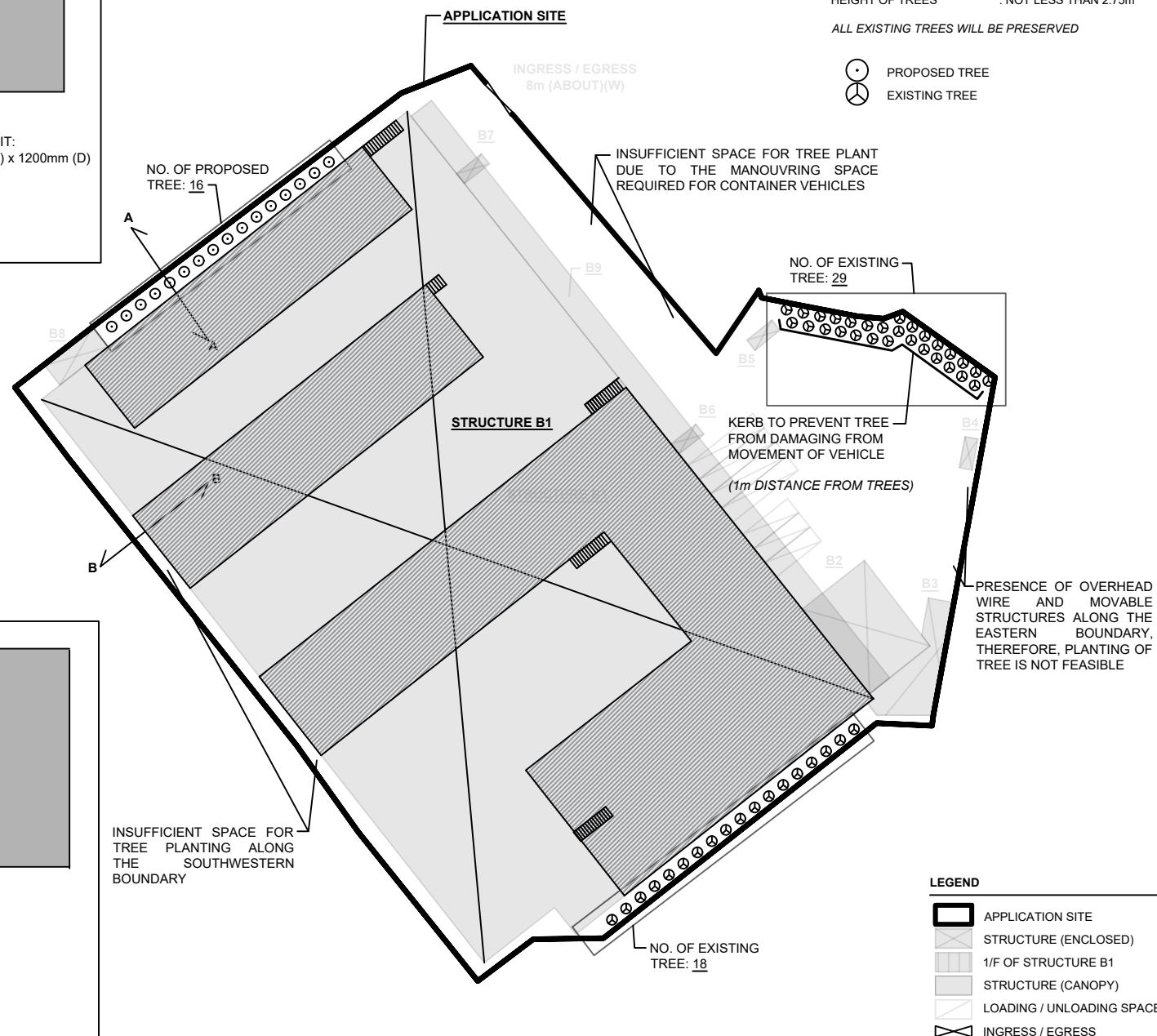
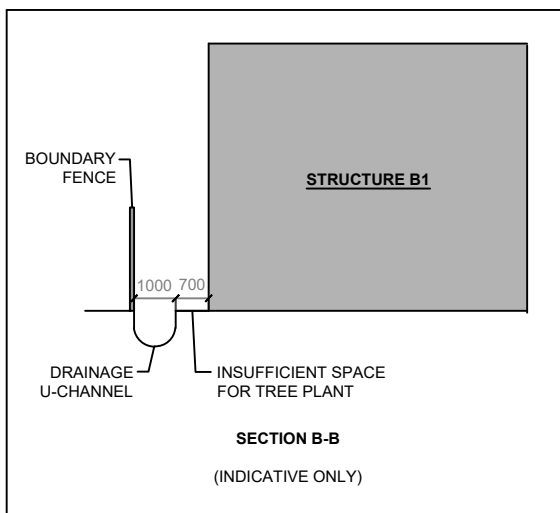
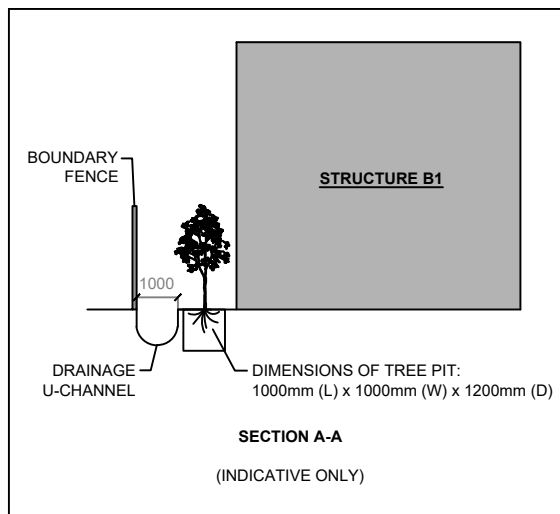
FIRE SERVICE SUPPLY

I hereby advise that one number permanent connection of a supply of fresh water from the Waterworks for the purpose of fire service has been made to the above premises.

(AU Kwok Kit)
for Water Authority

To: Buildings Department
CC: Fire Services Department
Licensed Plumber – Lee Kai Wing (fax no: 2474 6418)

[20231013001243-001/001-1/1]



PLANNING CONSULTANT
R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT
PROPOSED LOGISTIC CENTRE WITH ANCILLARY OFFICE AND CANTEN FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 129, AND ADJOINING GL LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1200 @ A4

DRAWN BY MN	DATE 15.12.2021
CHECKED BY LT	DATE 11.04.2024
APPROVED BY	DATE

DWG. TITLE
LANDSCAPE PROPOSAL

DWG NO. ANNEX V	VER. 001
---------------------------	-------------

Our Ref. : DD129 Lot 2959 & VL
Your Ref. : TPB/A/HSK/510

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

By Email

24 May 2024

Dear Sir,

2nd Further Information

**Temporary Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years
in “Government, Institution or Community”, “Residential (Group B) 2”,
“Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 129
and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/510)

We are writing to submit further information to address departmental comments for the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Sherry KONG
(Attn.: Ms. Moon KOK

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



Responses-to-Comments

**Temporary Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years
in “Government, Institution or Community”, “Residential (Group B) 2”,
“Open Space” Zones and area Shown as ‘Road’, Various Lots in D.D. 129
and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories**

(Application No. A/HSK/510)

(i) Fire Safety Aspect

Regarding the fire safety aspect of the subject application, the applicant submitted a revised fire service installations (FSIs) proposal to support the application (**Annex I**). The estimated time required for the provision of the FSIs is 9 months upon the submitted FSIs proposal is accepted by the Director of Fire Services (D of FS). It is estimated that the aforesaid works will be completed by March 2025.

The applicant will submit a set of valid Certificate of Fire Service Installations and Equipment (FS 251) for compliance with relevant planning approval conditions after planning permission has been granted from the Town Planning Board.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. YUEN Tsz-fung; Tel: 2733 7781)		
(a)	Structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. In this regard, sprinkler system, modified hose reel system, fire alarm system, emergency lighting, directional and exit signs and portable fire extinguishers shall be provided to Structures B3 as the total floor area exceeds 230 m ² .	Noted and revised accordingly. Please refer to the revised FSIs proposal (Annex I).
(b)	Modified hose reel system shall be provided in accordance with the FSI CoP 2022.	
(c)	Fire extinguishers shall be provided to every structure within the application site.	
(d)	Justifications for the non-provision of smoke extraction systems to Structure B1 shall be specified in the FS Notes; and	Justifications for the non-provision of smoke extraction systems to Structure B1 is specified in the FS Notes 1.7 .

(e)	The G/F and 1/F of Structure B1 shall be regarded as separate compartments. As such, the calculation of openable windows shall be revised accordingly.	The calculation of openable windows has been revised accordingly.
-----	--	---

1. GENERAL

- ## 2. HOSE REEL SYSTEM

- ### 3. AUTOMATIC SPRINKLER SYSTEM

- #### 4. FIRE ALARM SYSTEM

- ## 5. EMERGENCY LIGHTING

- ## 6. EXIT SIGN

- ## 7. PORTABLE APPLIANCES

- LEGEND

 EMERGENCY LIGHT

EXIT EXIT SIGN

—▷|— NON-RETURN VALVE

(SB) SAND BUCKET

 SUBSIDIARY VALVE / FLOW SWITCH

 GATE VALVE

 PUMP SET Y-TYPE STRAINER SPRINKLER INLET PRESSURE GAUGE

—○— SPRINKLER HEAD (ON PLAN)

5KG DRY POWDER
FIRE EXTINGUISHER

Section drawing of window opening for the structure B1



G/F site office

Section drawing of window opening for the structure B

Section drawing of window opening for the structure B1

PROJECT : PROPOSED TEMPORARY LOGISTIC CENTRE ANCILLARY OFFICE CANTEEN FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 129, AND ADJOINING GL LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	DRAWING TITLE :			ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR :		NAME	DATE	DRAWING NO :	REV.
	F.S. Notes, Legend,							C.K. NG	21 May 2024	FS-01	0
	Fire Service Installation									SCALE : 1 : 1000 (A1)	
	Layout Plan									SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
	REV	DESCRIPTION	DATE								

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

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

Previous S.16 Applications Covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/YL-HT/99	Temporary Open Storage of Containers for a Period of 1 Year	10.9.1999
A/YL-HT/166	Temporary Open Storage of Containers for a Period of 1 Year	22.9.2000 (revoked on 22.3.2002)
A/YL-HT/268	Temporary Open Storage of Containers for a Period of 1 Year	13.9.2002
A/YL-HT/690	Proposed Temporary Open Storage of Containers, Plastic, Construction Materials, Scrap Metal, Scrap Plastic, Used Paper Products with Ancillary Logistics Yard and Container Repair Workshop for a Period of 3 Years	14.1.2011 (revoked on 14.2.2013)
A/YL-HT/934	Proposed Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years	6.2.2015 (revoked on 6.5.2016)
A/HSK/7	Temporary Logistics Centre for a Period of 3 Years	25.8.2017 (revoked on 25.5.2018)
A/HSK/59	Temporary Logistics Centre for a Period of 3 Years	20.4.2018 (revoked on 20.7.2020)

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reason
A/HSK/249	Temporary Logistics Centre for a Period of 3 Years	9.10.2020	(1)

Rejection Reason:

- (1) three previous planning permissions granted for the site were revoked due to non-compliance with approval conditions.

**Similar S.16 Applications Within/Straddling the Subject “Government, Institution or Community”, “Residential (Group B) 2”, “Open Space” Zones and area shown as ‘Road’
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/156	Temporary Warehouse and Logistics Centre for a Period of 3 Years	5.7.2019 (revoked on 5.12.2021)
A/HSK/160	Temporary Logistics Centre for a Period of 3 Years	19.7.2019 (revoked on 19.12.2021)
A/HSK/216	Temporary Logistics Centre for a Period of 3 Years	29.5.2020 (revoked on 28.8.2022)
A/HSK/245	Temporary Logistics Centre for a Period of 3 Years	18.9.2020 (revoked on 19.12.2022)
A/HSK/283	Temporary Logistics Centre for a Period of 3 Years	28.5.2021 (revoked on 28.8.2023)
A/HSK/305	Temporary Logistics Centre for a Period of 3 Years	24.9.2021 (revoked on 24.6.2023)
A/HSK/321	Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	27.8.2021 (revoked on 27.5.2023)
A/HSK/338	Temporary Logistics Centre for a Period of 3 Years	22.4.2022 (revoked on 22.1.2024)
A/HSK/389	Proposed Temporary Logistics Centre with Ancillary Staff Canteen for a Period of 3 Years	26.8.2022 (revoked on 26.5.2023)
A/HSK/391	Temporary Logistics Centre for a Period of 3 Years	26.8.2022 (revoked on 26.5.2024)
A/HSK/413	Temporary Logistics Centre for a Period of 3 Years	11.11.2022
A/HSK/432	Proposed Temporary Logistics Centre for a Period of 3 Years	31.3.2023
A/HSK/439	Temporary Logistics Centre with Ancillary Staff Canteen for a Period of 3 Years	5.5.2023

Application No.	Uses/Development	Date of Consideration
A/HSK/450	Temporary Logistics Centre for a Period of 3 Years	9.6.2023 (revoked on 9.3.2024)
A/HSK/456	Temporary Logistics Centre with Ancillary Office for a Period of 3 Years	12.1.2024
A/HSK/501	Temporary Logistics Centre for a Period of 3 Years	24.5.2024

Government Departments' General Comments

1. Land Administration

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

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

2. Traffic

(a) Comments of the Commissioner for Transport:

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

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

No adverse comment on the application from highway maintenance point of view.

3. Drainage

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

- no objection in principle to the application from drainage point of view; and
- should the application be approved, a condition should be stipulated requiring the applicant to submit a comprehensive Drainage Impact Assessment, 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 fire service installations being provided to the satisfaction of his department.

5. 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.

6. Long-term Development

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

No objection to the application.

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

No adverse comment on the application.

7. Water Supplies

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

No objection to the application.

8. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

No adverse comment on the application.

9. District Officer's Comments

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

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

10. Landscaping

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

No adverse comment 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 (OSALs) and Government Land (GL). The OSALs are 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. Three portions of GL in the Site (about 557m² subject to verification) are covered by a Short Term Tenancy (STT) No. 3148 & STTYL0094 for the purposes of “Temporary Logistics Centre with Ancillary Office and Parking of Vehicle” and “Temporary Logistic Centre” respectively. No permission is given for occupation of the remained GL (about 48m² subject to verification) included in the Site. The act of occupation of GL without Government’s prior approval is not allowed;
 - the private lots within the Site covered by Short Term Waivers (STWs) are listed below:

Lot No. (in D.D. 129)	STW No.	Purposes
2988	4826	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle
2996		
2989 RP	4827	
2991 RP	4828	
2992 RP	4829	
2993	4830	
2995		
2994	4831	
2997	4832	
2998	4833	
3078		
2999	4834	
3000 RP	4835	
3073 S.A	4836	
3073 RP		
3084	4837	
3079		
3080	4838	
3081	4839	
3083		
3082 S.A	4840	
3082 S.B	4841	
3085	4842	
3086	4843	
3098 S.E	4844	

3098 S.F	4845	Temporary Logistics Centre with Ancillary Office
3077	4965	
3096	4967	
3098 S.B	4968	
3098 S.C	4969	
3098 S.D	4970	

- the lot owner(s) should apply to his office for STW(s) and/or STT(s) to permit the structure(s) erected or to be erected within the subject lots, if any and the occupation of the GL. The application(s) for STW and/or STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. If such application(s) is approved, it will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (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 the existing access connecting the Site with Lau Fau Shan Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site and Lau Fau Shan Road;
- (g) to note the comments of the Director of Environmental Protection that:
- the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental nuisance on the surrounding areas;
 - all wastewater collected from the canteen kitchen should be discharged via a grease trap and septic tank and soakaway system should be used for sewage collection and disposal in view of the unavailability of public sewer. Their design and construction shall follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including retention time for grease trap and minimum clearance distance, percolation test and certification by Authorized Person for septic tank and soakaway system;
 - to control the oily fume and cooking odour emissions from the canteen, the applicant should follow "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" issued by Environmental Protection Department; and
 - the applicant is advised to meet the statutory requirements under relevant pollution control ordinances;
- (h) 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;

- (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. The location of 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;
 - 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 Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - if the existing structures are erected on leased land without the approval of the BA, they are 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;
 - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comment of the Project Manager (West), Civil Engineering and Development Department that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the site under Remaining Phase Development of HSK/HT NDA. While the site formation and engineering infrastructure works

for the Remaining Phase Development is envisaged to commence in 2030, the above implementation programme is subject to review. The applicant is required to pay attention to the development programme mentioned above and to ensure that their proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA; and

(l) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
- if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity. The operation of the canteen must not cause any environmental nuisance to the surrounding; and
- proper licence/permit issued by FEHD is required if there is any catering service/activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. In accordance with Section 4 of Food Business Regulation, Cap.132X, the expression 'food business' means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine but does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, the applicant should be reminded to apply for relevant food business licence/permit from this department should any food business fall under Cap.132X be conducted within the mentioned location.

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



A/HSK/510 DD 129 Lau Fau Shan GIC - OS
05/04/2024 03:45

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

Dear TPB Members,

453 withdrawn, no change in application outlines.

Previous upjections applicable and upheld.

In addition members should question if the operator is engaged in delaying tactics via the submission and withdrawal of applications.

This practice should not be tolerated or encouraged.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 23 March 2023 2:14 AM HKT
Subject: A/HSK/435 DD 129 Lau Fau Shan GIC - OS

Dear TPB Members,

Application 361 withdrawn. Back with similar application, parking reduced to 7.

Previous objections valid and applicable.

Mary Mulivhill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 21 February 2022 3:15 AM CST
Subject: A/HSK/361 DD 129 Lau Fau Shan GIC - OS

A/HSK/361

Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan

Site area : About 18,505sq.m Includes Government Land of about 605sq.m

Zoning : "Open Space", "GIC", "Res (Group B) 2" and area shown as 'Road'

Applied use : Logistics Centre / Canteen / 10 Vehicle Parking

Dear TPB Members,

There was a long discussion on 9 Oct 2020 with regard to the multiple failures to fulfill conditions and the possible manipulation of the system via the submission of applications under different names.

repeated non-compliance with approval conditions would set an undesirable precedent thus nullifying the statutory planning control mechanism, as set out in the Paper

Members should check out A/HSK/283 that was part of the original footprint. That was approved on 28 May 2021 without any questions raised re the history of the site. Note that conditions have still not been fulfilled.

We are bombarded with propaganda that we now live in a law abiding society but apparently this is only applicable to urban districts while brownfield operations are exempt from controls.

Members should again reject this application and question why the operation is still ongoing when enforcement action should have been taken.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, September 14, 2020 3:22:34 AM
Subject: A/HSK/249 DD 129 Lau Fau Shan GIC - OS

A/HSK/249

Lots 2959 (Part), 2963 (Part), 2970 (Part), 2988 (Part), 2989 RP (Part), 2991 RP (Part), 2992 RP, 2993, 2994, 2995, 2996, 2997, 2998, 2999 (Part), 3000 RP (Part), 3073 S.A (Part), 3073 RP, 3076 (Part), 3077 (Part), 3078 (Part), 3079, 3080, 3081, 3082 S.A, 3082 S.B, 3083, 3084, 3085 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090, 3091, 3096 (Part), 3098 S.A (Part), 3098 S.B (Part), 3098 S.C (Part), 3098 S.D (Part), 3098 S.E, 3098 S.F and 3098 RP in D.D.129 and Adjoining Government Land, Lau Fau Shan
Site area : About 22,550m² Includes Government Land of about 600m²
Zoning : "Res (Group B) 2", "GIC", "Open Space" and "Road"
Applied Use : Logistics Centre / 10 Vehicle Parking

Dear TPB Members,

A/HSK/7 was approved on 26 Aug 2017, no questions from members.
Revoked on 15 Aug 2018 but decision details not provided on OZP website.

A/HSK/59 for a larger site approved on 20 April 2018, no mention of revocation and no questions asked. Revoked on 20 July this year but again no details provided?

Whilst the applied use was not in line with the planning intention of the subject zones, the implementation for the part of the New Development Area was still being formulated. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the site.

But in line with recent JR, members are now obliged to make decisions based on their own evaluation not that of PlanD.

Do why the revocations and what is the PLAN for the district re implementation of zoning intentions and what is the time line.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, July 27, 2017 1:55:43 AM
Subject: A/HSK/7 DD 129 Lau Fau Shan

A/HSK/7

Lots in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long

Site area : About 19,714m² Includes Government Land of about 535 m²

Zoning : "Res (Group B) 2", "GIC", "Open Space" and "Road"

Applied Use : Logistics Centre

Dear TPB Members,

This site has been brownfield for over two decades but recently approvals have been revoked.

Regrettably the reason why has not shared with the general public.

Hopefully you will follow up on this.

Mary Mulvihill