

This document is received on -8 APR 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

2400758

21/3

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/456/G15
	Date Received 收到日期	-8 APR 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.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)

Skywin International Development Limited (天威國際發展有限公司)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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 3167 S.A (Part), 3167 S.B (Part), 3168 (Part), 3169 (Part), 3170 (Part), 3171 RP (Part), 3172 RP (Part), 3177 (Part), 3302 (Part), 3305 RP (Part), 3306 (Part), 3313 (Part), 3314 (Part), 3315 S.A, 3315 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 8,910 sq.m 平方米 ☒ About 約 Not more than ☒ Gross floor area 總樓面面積 9,875 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	1,157 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	'Government, Institution or Community' ("G/IC") and 'Road'
(f) Current use(s) 現時用途	Logistics centre (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。
- (b) The applicant 申請人 -
- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
6.3.2024 (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 21.3.2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

(a) Proposed use(s)/development 擬議用途/發展	Temporary Logistics Centre 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	3,091.....sq.m ☒ About 約	
Proposed covered land area 擬議有上蓋土地面積	5,819.....sq.m ☒ About 約	
Proposed number of buildings/structures 擬議建築物/構築物數目	5.....	
Proposed domestic floor area 擬議住用樓面面積	NA.....sq.m ☒ About 約	
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 9,875.....sq.m ☐ About 約	
Proposed gross floor area 擬議總樓面面積	Not more than 9,875.....sq.m ☐ About 約	
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Structure 1: Logistics centre & rain shelter (Not exceeding 11m, 1-2 storeys), Structure 2: Water tank and pump house (Not exceeding 4m, 1 storey), Structure 3: Guard room (Not exceeding 3m, 1 storey), Structure 4: Electricity meter room and site office & toilet (Not exceeding 3m and 1 storey for electricity meter room, Not exceeding 7m and 2 storeys for site office), Structure 5: Staff room (Not exceeding 3m, 1 storey)		
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	Nil	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴士車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	Nil	
Medium Goods Vehicle Spaces 中型貨車車位	4 spaces of 11m x 3.5m (MGV & HGV)	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	4 spaces for container trailer of 16m x 3.5m	

Proposed operating hours 擬議營運時間 7:00a.m. to 11:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Ping Ha Road ☐ 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)																															
	No 否	☐																															
(c) 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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情																															
	No 否	☒																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☒																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																															
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. The application site is covered by planning permission No. A/HSK/345. The logistics centre has turned into a 2 storeys structure partially so that a fresh planning application is submitted.
2. The application site subjects to a total of 3 previous planning permissions for logistics centre use. The applied use of the current application is the same as the approved use of the previous planning permission since 2016.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G) because it is situated Hung Shui Kiu New Development Area and it is covered with previous planning permissions.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant has provided as-built drainage plan to support the application.
8. Shortage of land for port back-up purpose in Ha Tsuen.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structures.
12. Insignificant drainage impact because surface U-channel has been provided at the application site.
13. No workshop activity is proposed at the application site.
14. The applicant has submitted a fire service installations plan to support his application.
15. In view of that only part of the logistics centre is 2 storeys, the submission of FSI plan for the last planning permission is not tally with the actual site condition. As such, the applicant is required to submit a fresh planning application to reflect the on-site condition in order to implement the FSI proposal.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

21.3.2024

(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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 3167 S.A (Part), 3167 S.B (Part), 3168 (Part), 3169 (Part), 3170 (Part), 3171 RP (Part), 3172 RP (Part), 3177 (Part), 3302 (Part), 3305 RP (Part), 3306 (Part), 3313 (Part), 3314 (Part), 3315 S.A, 3315 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.
Site area 地盤面積	8,910 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 1,157sq. m 平方米 ☒ 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' ('G/IC') and 'Road'
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Logistics Centre 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	NA ☐ About 約 ☐ Not more than 不多於	NA ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	9,875 ☐ About 約 ☒ Not more than 不多於	1.11 ☐ About 約 ☒ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 ☐ (Not more than 不多於)
		NA	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	11	m 米 ☒ (Not more than 不多於)
		2	Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	65.31% ☒ 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		0
	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		0 0 0 0 0
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		8
	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 trailer		0 0 0 4 (MGV & HGV) 0 4

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☒
Others (please specify) 其他（請註明）	☐	☒
As-built drainage plan, site plan and location plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Estimated traffic generation		
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。

Proposed Temporary Logistics Centre for a Period of 3 Years

at

Lots 3167 S.A (Part), 3167 S.B (Part), 3168 (Part), 3169 (Part), 3170 (Part), 3171 RP (Part), 3172 RP (Part), 3177 (Part), 3302 (Part), 3305 RP (Part), 3306 (Part), 3313 (Part), 3314 (Part), 3315 S.A, 3315 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is not a green site. The application site is occupied for open storage since 1998. Similar open storage of containers and logistics vehicles back-up centre with loading/unloading spaces for a period of 3 years (TPB Ref.: A/YL-HT/663) was operated at the site since 2010. The application site was occupied for logistics centre since 2016 with planning permissions (TPB Ref.: A/YL-HT/1043, A/HSK/173 and A/HSK/345).
- 1.2 The application site is accessible via a short vehicular track leading from Ping Ha Road. Although the application site is intended for logistics centre use, traffic generated by the proposed development is not significant.
- 1.3 The estimated traffic generation and attraction of the proposed development is shown below:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Medium/heavy goods vehicle	0.75	0.75	4	2
Container Trailer/tractor	1.1	1.1	6	6
Total	1.85	1.85	10	8

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

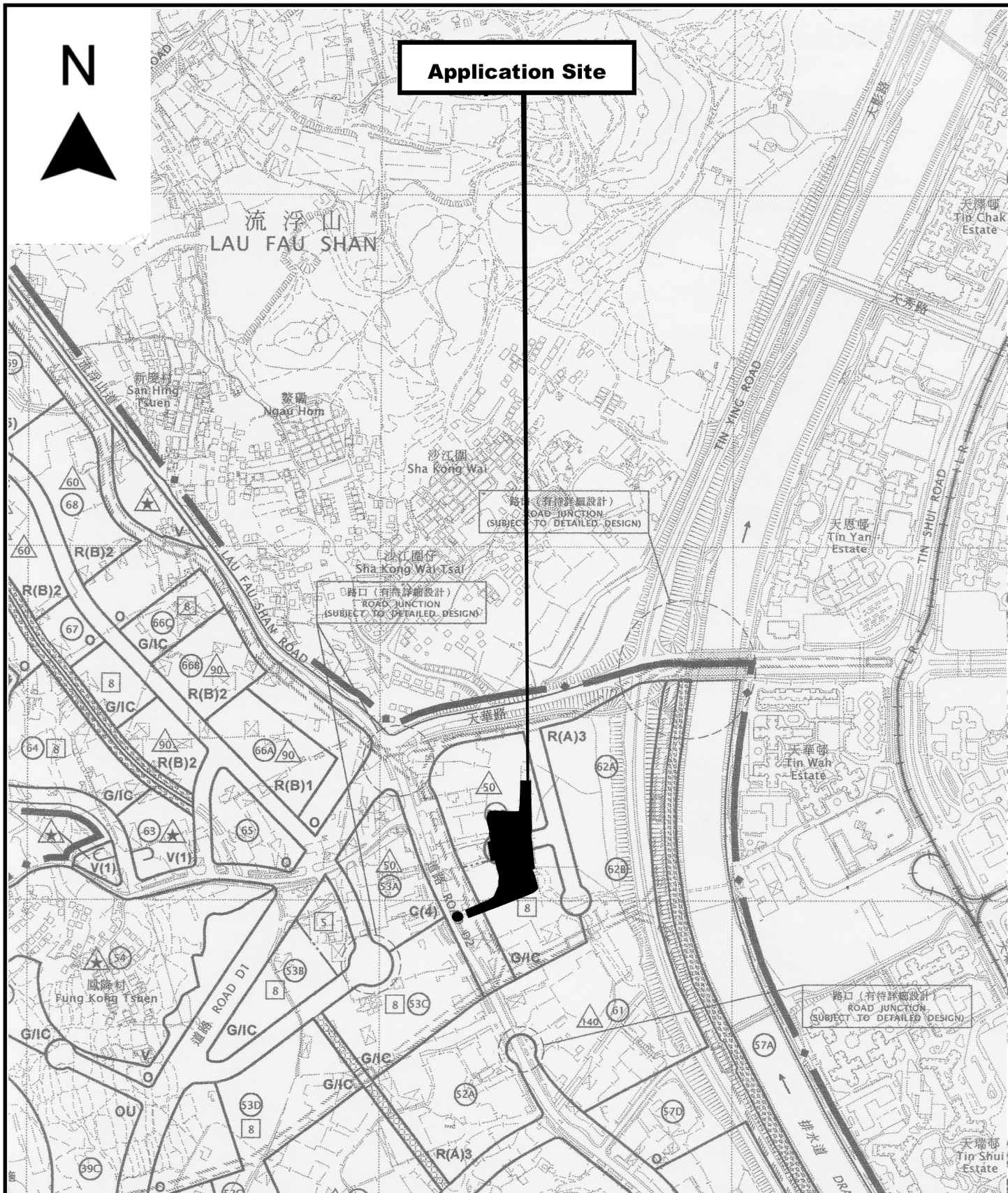
Note 2: The pcu of medium/heavy goods vehicle is taken as 2 whereas the pcu of container trailer/tractor is taken as 3.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.4 As shown in the above estimation, traffic generation and attraction in both peak

hours and in average are not significant. The result is not surprising because the size of the application site is not significant, i.e., 8,910m².

- 1.5 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Adequate vehicle parking space is also provided within the application site as shown in **Figure 3** so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱: Proposed Temporary Logistic Centre for a Period of 3 Years at Lots 3167 S.A (Part), 3167 S.B (Part), 3168 (Part), 3169 (Part), 3170 (Part), 3171 RP (Part), 3172 RP (Part), 3177 (Part), 3302 (Part), 3305 RP (Part), 3306 (Part), 3313 (Part), 3314 (Part), 3315 S.A, 3315 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.	Drawing Title 圖目: Location Plan Drawing No. 圖號: Figure 2	Remarks 備註: ● ● ● Vehicular Access Leading from Ping Ha Road Scale 比例: 1:7500
--	--	---



Structure 1
Logistic centre & rain shelter
Covered land area: Not exceeding
5,570m²
GFA: Not exceeding 9,500m²
Height: Not exceeding 11m
No. of storey: 1-2

1 storey

2 storey

Structure 2
Water tank and pump house
being part of the fire service
installations
GFA: Not exceeding 91m²
Height: Not exceeding 4m
No. of storey: 1

1 storey

Electricity meter room

Site office

Structure 4
Site office with electricity
meter room & toilet within site office
GFA: Not exceeding 6m² for
electricity meter room
Not exceeding 252m²
for site office (2 -storey)
Height: Not exceeding 7m for
site office
Not exceeding 3m for
electricity meter room
No. of storey: 1 (electricity
meter room)
2 (site office)

Rain Shelter about 10m
above ground

4 loading/unloading bays of
11m x 3.5m for medium/
heavy goods vehicle

4 loading/unloading bays of
16m x 3.5m for container
trailer

Structure 3
Guard room
GFA: Not exceeding 6m²
Height: Not exceeding 3m
No. of storey: 1

8m
Ingress/
Egress

Structure 5
Staff room
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Project 項目名稱:

Proposed Temporary Logistic Centre for a
Period of 3 Years at Lots 3167 S.A (Part),
3167 S.B (Part), 3168 (Part), 3169 (Part),
3170 (Part), 3171 RP (Part), 3172 RP
(Part), 3177 (Part), 3302 (Part), 3305 RP
(Part), 3306 (Part), 3313 (Part), 3314 (Part),
3315 S.A, 3315 RP (Part) in D.D. 129 and
Adjoining Government Land, Ha Tsuen,
Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

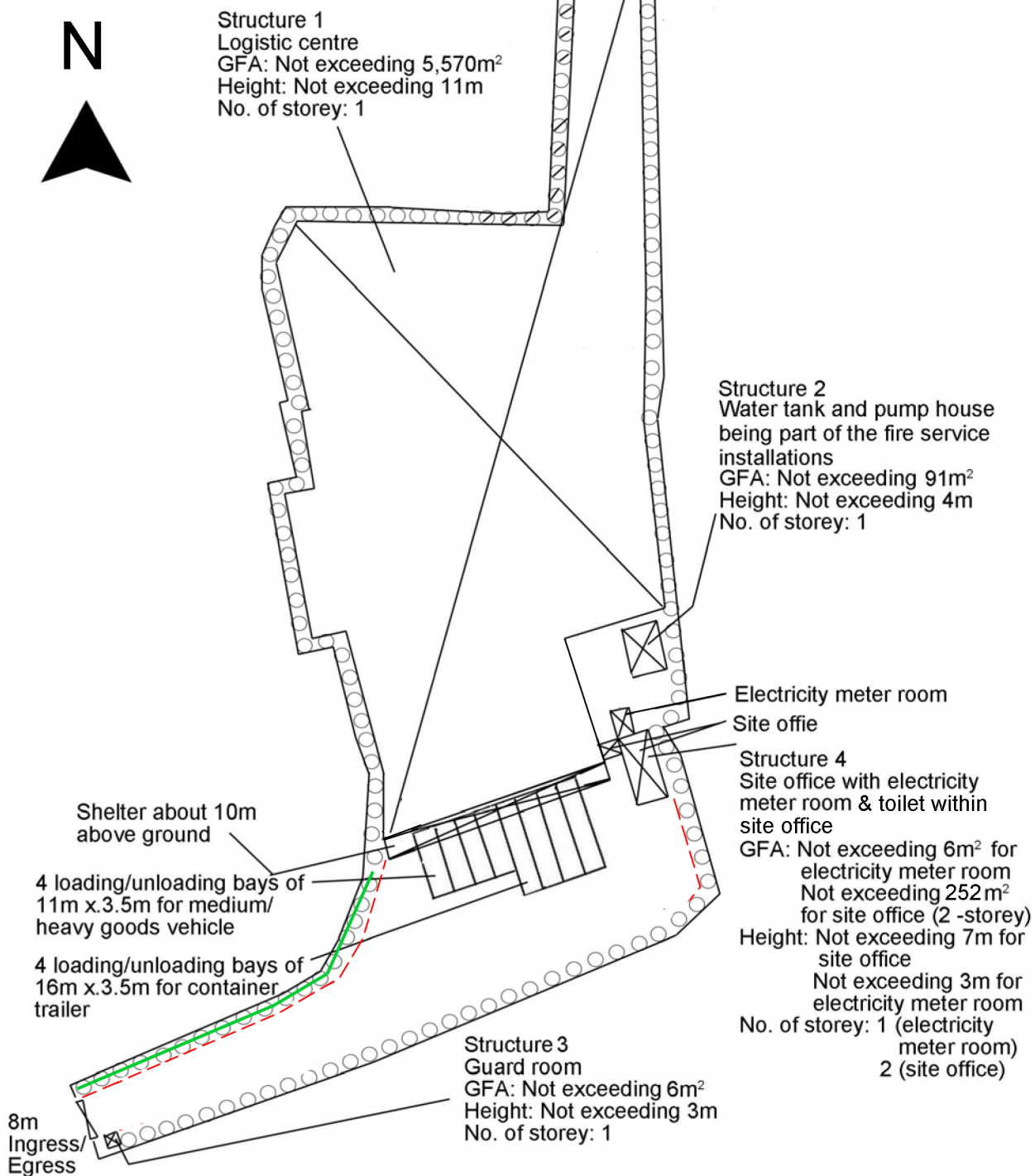
Figure 3

Remarks 備註:

Scale 比例:

1:1000

Tree	Approximate Height	Spacing	Quantity
 Existing <i>Ficus microcarpa</i> to be preserved	5m to 6m	3m to 4m	17
 Existing <i>Ficus microcarpa</i> to be preserved	2.75m	4m	113
 <i>Bambusa textilis</i> McClure to be preserved	2.75m	450mm	18



Project 項目名稱:

Proposed Temporary Logistic Centre for a Period of 3 Years at Lots 3167 S.A (Part), 3167 S.B (Part), 3168 (Part), 3169 (Part), 3170 (Part), 3171 RP (Part), 3172 RP (Part), 3177 (Part), 3302 (Part), 3305 RP (Part), 3306 (Part), 3313 (Part), 3314 (Part), 3315 S.A, 3315 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

-- As-built concrete kerb

Tree Preservation Measures:

- (i) No open storage of materials/objects will be carried out within the 1m diameter of all the trees within the site boundary;
- (ii) Irrigate the trees at regular interval;
- (iii) Replace dead tree, if any; &
- (iv) Removal of weeds and climbers adjacent to the existing trees.

Scale 比例:

1:1000

Date: 9 April 2024

TPB Ref.: A/HSK/515

By Email

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

Dear Sir,

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 3167 S.A (Part), 3167 S.B (Part), 3168 (Part), 3169 (Part), 3170 (Part), 3171 RP (Part), 3172 RP (Part), 3177 (Part), 3302 (Part), 3305 RP (Part), 3306 (Part), 3313 (Part), 3314 (Part), 3315 S.A, 3315 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

The updated landscape plan is attached herewith for your further processing of the captioned planning application.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

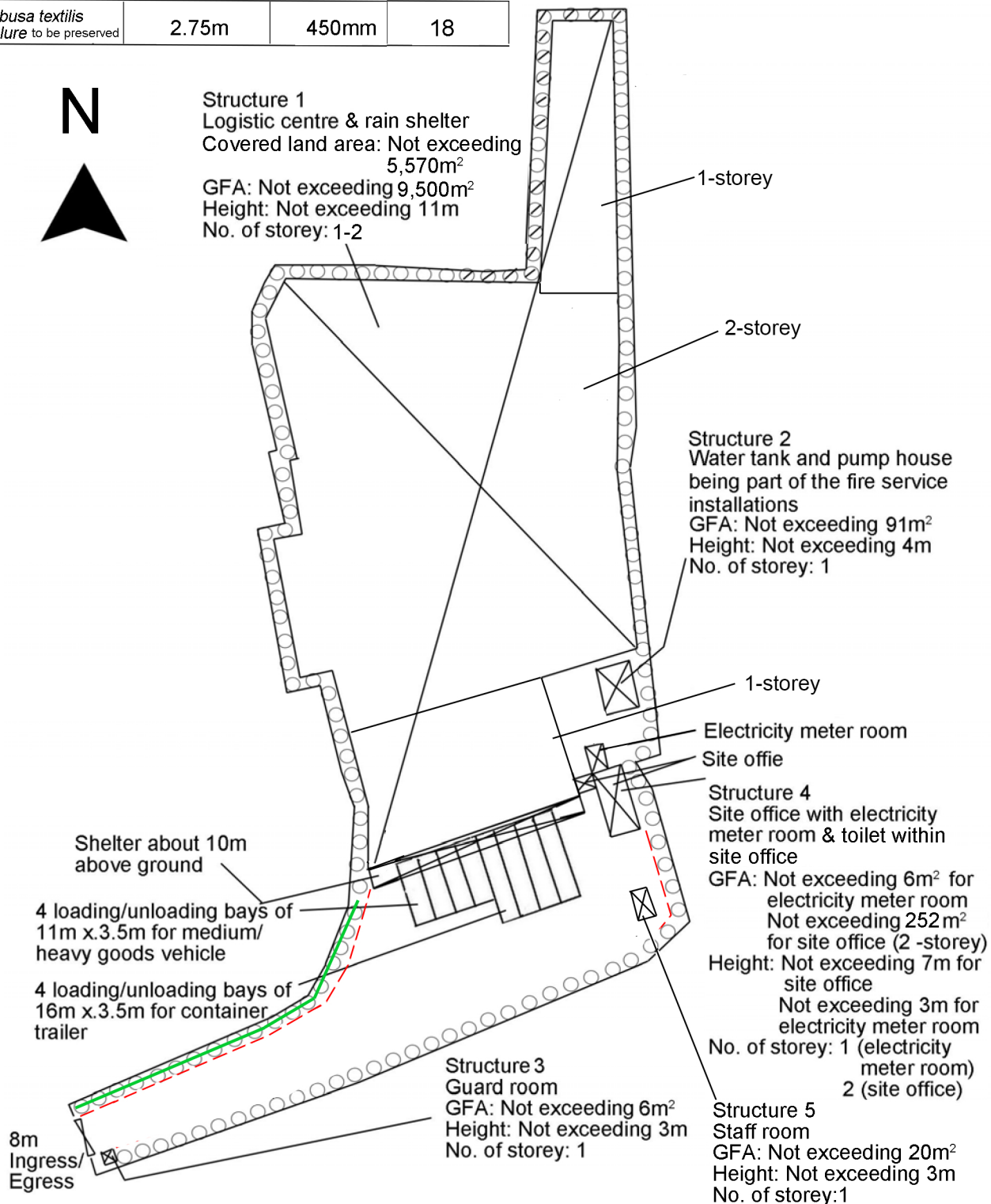
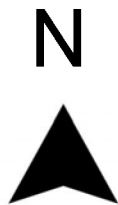
Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Moon KOK) – By Email

Tree	Approximate Height	Spacing	Quantity
 Existing <i>Ficus microcarpa</i> to be preserved	5m to 6m	3m to 4m	17
 Existing <i>Ficus microcarpa</i> to be preserved	2.75m	4m	113
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Project 項目名稱:

Proposed Temporary Logistic Centre for a Period of 3 Years at Lots 3167 S.A (Part), 3167 S.B (Part), 3168 (Part), 3169 (Part), 3170 (Part), 3171 RP (Part), 3172 RP (Part), 3177 (Part), 3302 (Part), 3305 RP (Part), 3306 (Part), 3313 (Part), 3314 (Part), 3315 S.A, 3315 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

-- As-built concrete kerb

Tree Preservation Measures:

- (i) No open storage of materials/objects will be carried out within the 1m diameter of all the trees within the site boundary;
- (ii) Irrigate the trees at regular interval;
- (iii) Replace dead tree, if any; &
- (iv) Removal of weeds and climbers adjacent to the existing trees.

Scale 比例:

1:1000

Date: 18 April 2024

TPB Ref.: A/HSK/515

By Email

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

Dear Sir,

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 3167 S.A (Part), 3167 S.B (Part), 3168 (Part), 3169 (Part), 3170 (Part), 3171 RP (Part), 3172 RP (Part), 3177 (Part), 3302 (Part), 3305 RP (Part), 3306 (Part), 3313 (Part), 3314 (Part), 3315 S.A, 3315 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

The FSI proposal is attached herewith for the consideration of the Director of Fire Services. (D of FS).

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Moon KOK) – By Email

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS OF THE STRUCTURE 1 AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE STRUCTURE 1 IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.
- 2.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY : CATEGORY (iii)
(B) STORAGE HEIGHT : NOT EXCEEDING 2.1M
(C) STORAGE : ST1
- 2.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.9 THE MAXIMUM STORAGE AREA SHALL BE 50m² FOR ANY SINGLE BLOCK.

3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE STRUCTURE 1 IN ACCORDANCE WITH BS 5839–1 : 2017 AND FSD CIRCULAR LETTER 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPRINKLER & HOSE REEL PUMP ROOM.

4. MISCELLANEOUS F.S. INSTALLATION

- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE STRUCTURE 1 IN ACCORDANCE WITH BS 5266–1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

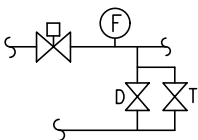
COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

DRAWING LIST

DRAWING NO	DESCRIPTION
EP–10299–FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP–10299–FS02	FIRE SERVICES INSTALLATION LAYOUT PLAN– G/F LAYOUT PLAN
EP–10299–FS03	FIRE SERVICES INSTALLATION LAYOUT PLAN– 1/F PLATFORM LAYOUT PLAN

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	FIRE ALARM PANEL
	PUMP CONTROL PANEL
	SELF–CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT
	EXISTING F. S. INSTALLTION

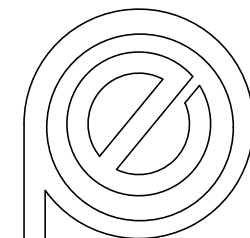
ABBREVIATION

SPR.	SPRINKLER
F.H.	FIRE HYDRANT
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO ₂	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

J	REVISION	17–04–2024	WC
I	REVISION	24–01–2024	JN
H	REVISION	01–11–2023	JN
G	REVISION	26–09–2023	JN
F	REVISION	10–08–2023	JN
E	GENERAL REVISION	10–06–2018	HY
D	REVISE	12–12–2017	HY
C	REVISE	2–09–2017	HY
B	FSD COMMENT	12–06–2017	HY
A	FSD SUBMISSION	16–02–2017	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



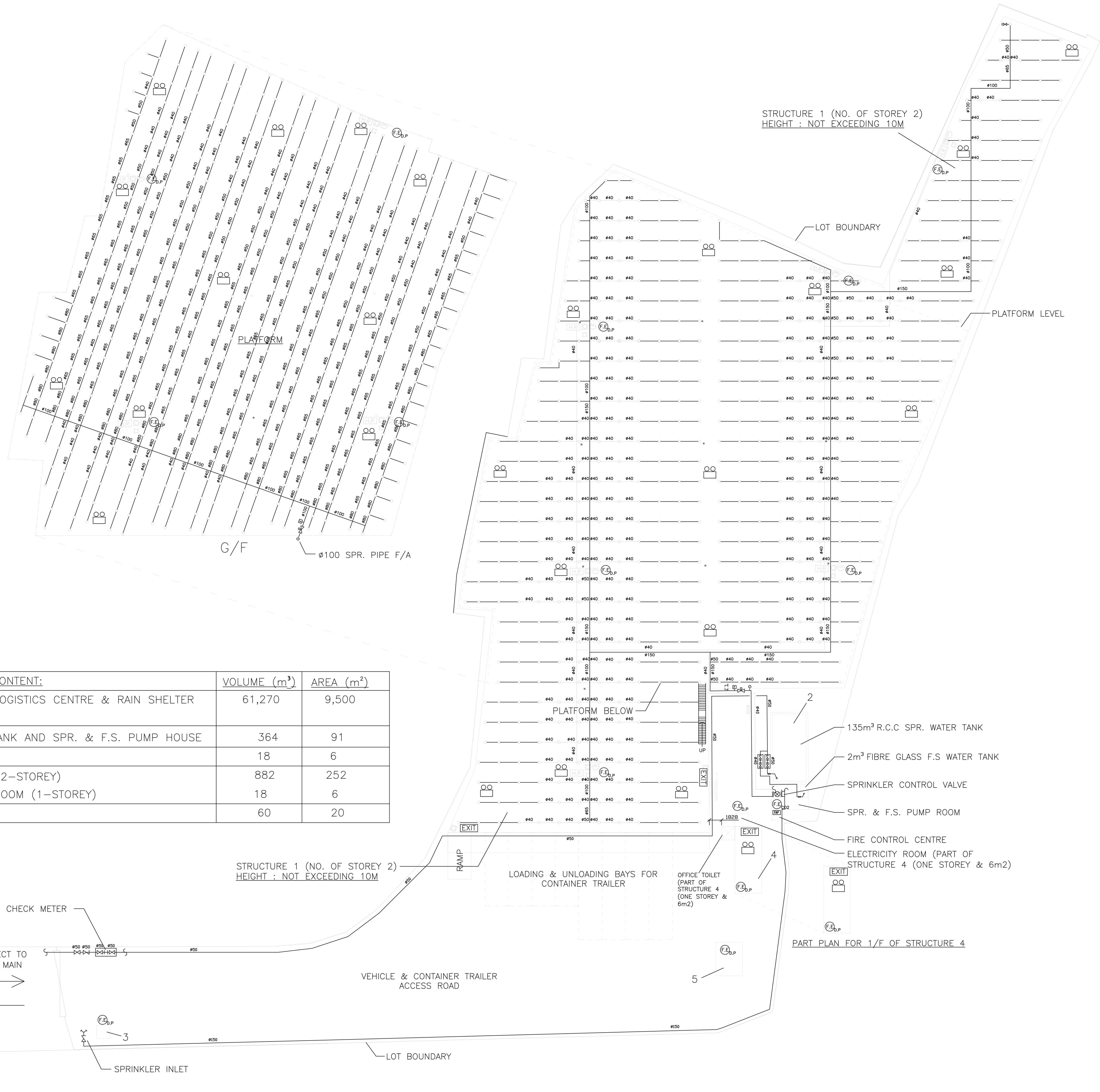
PROJECT

PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 3167S.A(PART), 3167S.B(PART), 3168(PART), 3169(PART), 3170(PART), 3171RP(PART), 3172RP(PART), 3177(PART), 3302(PART), 3305RP(PART), 3306(PART), 3313(PART), 3314(PART), 3315S.A, 3315RP(PART) IN D.D. 129 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG

DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	07–02–2017
DESIGNED BY	HY	Eng.T	07–02–2017
CHECKED BY	CM	PM	17–02–2017
APPROVED BY	–	–	–
PROJECT NO.	10299		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP–10299–FS01			
SCALE	N. T. S.	REVISION	J



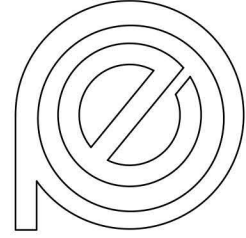
NO	STRUCTURE CONTENT:	VOLUME (m³)	AREA (m²)
1	TEMPORARY LOGISTICS CENTRE & RAIN SHELTER (2 STOREY)	61,270	9,500
2	F.S. WATER TANK AND SPR. & F.S. PUMP HOUSE	364	91
3	GUARD ROOM	18	6
4	SITE OFFICE (2-STOREY) ELECTRICITY ROOM (1-STOREY)	882	252
5	STAFF ROOM	60	20

PING HA ROAD

J	REVISION	17-04-2024	WC
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REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



PROJECT

PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 3167S.A(PART), 3167S.B(PART), 3168(PART), 3169(PART), 3170(PART), 3171RP(PART), 3172RP(PART), 3177(PART), 3302(PART), 3305RP(PART), 3306(PART), 3313(PART), 3314(PART), 3315S.A, 3315RP(PART) IN D.D. 129 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG

DRAWING TITLE

FIRE SERVICES INSTALLATION LAYOUT PLAN-
G/F LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	07-02-2017
DESIGNED BY	HY	Eng.T	07-02-2017
CHECKED BY	CM	PM	17-02-2017
APPROVED BY	-	-	-

PROJECT NO.	10299
PAPER SIZE	A3
PLOT SCALE	1 : 1

DRAWING NO.	EP-10299-FS02
SCALE	1 : 600
REVISION	J

Date: 11 June 2024

TPB Ref.: A/HSK/515

By Email

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

Dear Sir,

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 3167 S.A (Part), 3167 S.B (Part), 3168 (Part), 3169 (Part), 3170 (Part), 3171 RP (Part), 3172 RP (Part), 3177 (Part), 3302 (Part), 3305 RP (Part), 3306 (Part), 3313 (Part), 3314 (Part), 3315 S.A, 3315 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

The FSI proposal is attached herewith for the consideration of the Director of Fire Services. (D of FS).

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Moon KOK) – By Email

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS OF THE STRUCTURE 1 AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE STRUCTURE 1 IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.
- 2.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY : CATEGORY (iii)
(B) STORAGE HEIGHT : NOT EXCEEDING 2.1M
(C) STORAGE : ST1
- 2.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.9 THE MAXIMUM STORAGE AREA SHALL BE 50m² FOR ANY SINGLE BLOCK.

3. FIRE ALARM SYSTEM

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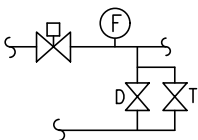
COLOUR CODE

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DRAWING NO	DESCRIPTION
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EP–10299–FS03	FIRE SERVICES INSTALLATION LAYOUT PLAN– 1/F PLATFORM LAYOUT PLAN

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	BREAK GLASS UNIT
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	FLOW SWITCH
	MONITORED GATE VALVE
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	GATE VALVE
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	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
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	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
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	SELF–CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT
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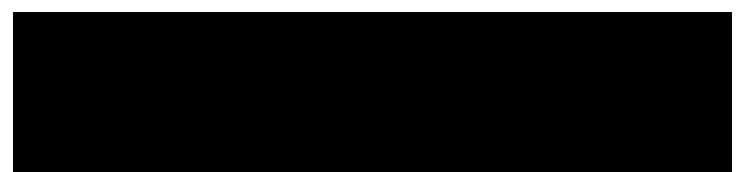
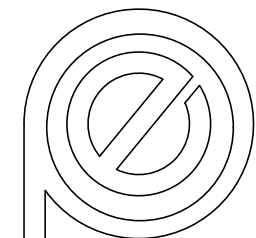
ABBREVIATION

SPR.	SPRINKLER
F.H.	FIRE HYDRANT
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO ₂	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
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L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
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U/G	UNDERGROUND
F.S.	FIRE SERVICES

J	REVISION	17–04–2024	WC
I	REVISION	24–01–2024	JN
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G	REVISION	26–09–2023	JN
F	REVISION	10–08–2023	JN
E	GENERAL REVISION	10–06–2018	HY
D	REVISE	12–12–2017	HY
C	REVISE	2–09–2017	HY
B	FSD COMMENT	12–06–2017	HY
A	FSD SUBMISSION	16–02–2017	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



PROJECT

PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 3167S.A(PART), 3167S.B(PART), 3168(PART), 3169(PART), 3170(PART), 3171RP(PART), 3172RP(PART), 3177(PART), 3302(PART), 3305RP(PART), 3306(PART), 3313(PART), 3314(PART), 3315S.A, 3315RP(PART) IN D.D. 129 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG

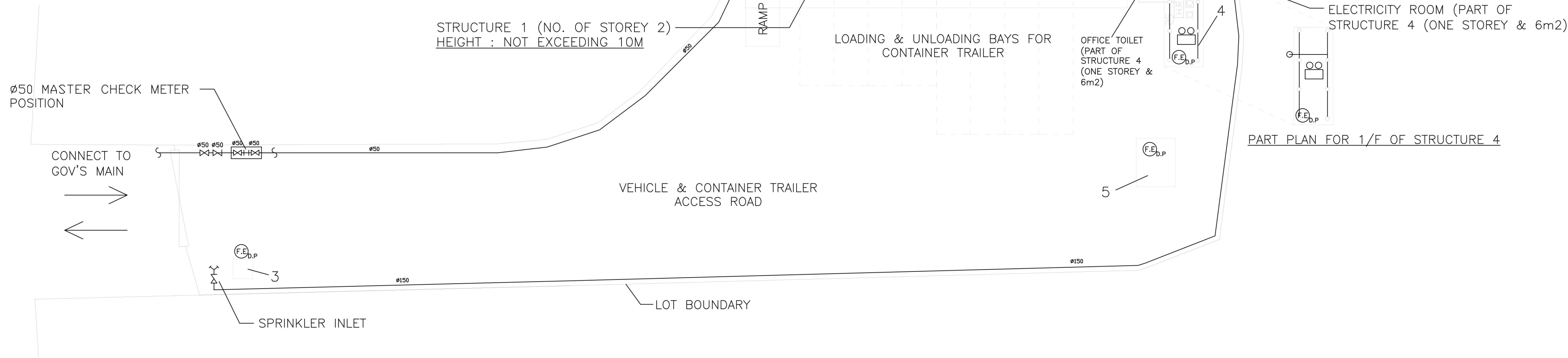
DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	07–02–2017
DESIGNED BY	HY	Eng.T	07–02–2017
CHECKED BY	CM	PM	17–02–2017
APPROVED BY	–	–	–
PROJECT NO.	10299		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
EP–10299–FS01			
SCALE	N. T. S.	REVISION	J

PING HA ROAD

NO	STRUCTURE CONTENT:	VOLUME (m ³)	AREA (m ²)
1	TEMPORARY LOGISTICS CENTRE & RAIN SHELTER (2 STOREY)	61,270	9,500
2	F.S. WATER TANK AND SPR. & F.S. PUMP HOUSE	364	91
3	GUARD ROOM	18	6
4	SITE OFFICE (2-STOREY) ELECTRICITY ROOM (1-STOREY)	882	252
5	STAFF ROOM	60	20



STRUCTURE 1 (NO. OF STOREY 2)
HEIGHT : NOT EXCEEDING 10M

LOT BOUNDARY

PLATFORM LEVEL

K	REVISION	18-05-2024	WC
J	REVISION	17-04-2024	WC
I	REVISION	24-01-2024	JN
H	REVISION	01-11-2023	JN
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REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR
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PROJECT
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DRAWING TITLE
FIRE SERVICES INSTALLATION LAYOUT PLAN-G/F LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	07-02-2017
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CHECKED BY	CM	PM	17-02-2017
APPROVED BY	-	-	-

PROJECT NO.	10299
PAPER SIZE	A3
PLOT SCALE	1 : 1

DRAWING NO.
EP-10299-FS02

SCALE	1 : 600	REVISION	K
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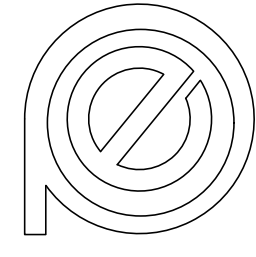


STRUCTURE 1: 1/F

K	REVISION	18-05-2024	WC
J	REVISION	17-04-2024	WC
I	REVISION	24-01-2024	JN
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REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



PROJECT

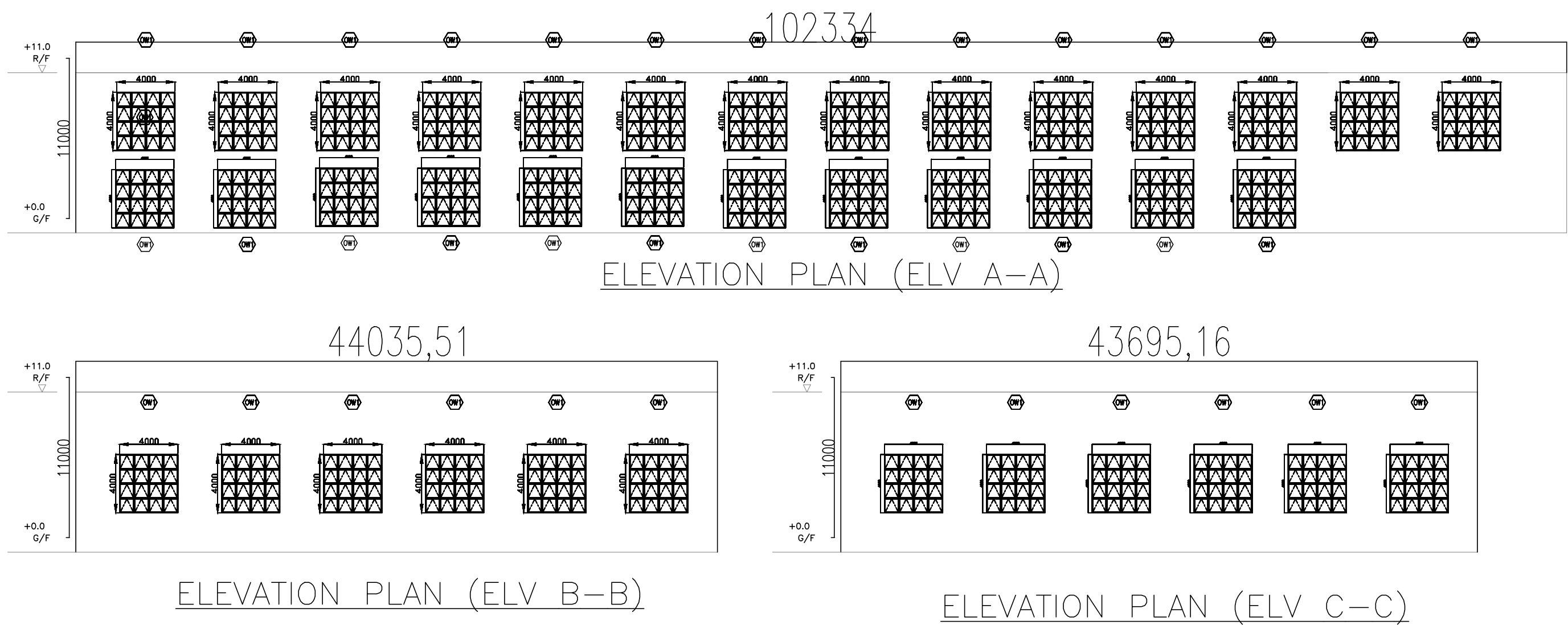
PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 3167S.A(PART), 3167S.B(PART), 3168(PART), 3169(PART), 3170(PART), 3171RP(PART), 3172RP(PART), 3177(PART), 3302(PART), 3305RP(PART), 3306(PART), 3313(PART), 3314(PART), 3315S.A, 3315RP(PART) IN D.D. 129 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG

DRAWING TITLE

FIRE SERVICES INSTALLATION LAYOUT PLAN– 1/F LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	07-02-2017
DESIGNED BY	HY	Eng.T	07-02-2017
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APPROVED BY	–	–	–
PROJECT NO.	10299		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10299-FS03			
SCALE	1 : 600	REVISION	K

STRUCTURE 1
LOGISTICS CENTRE
GFA: 9,500m²

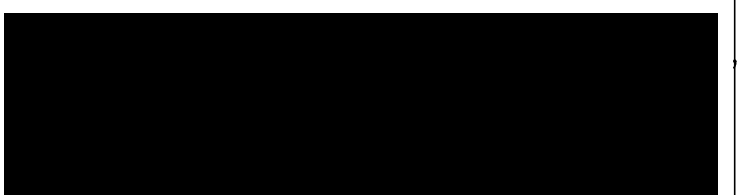
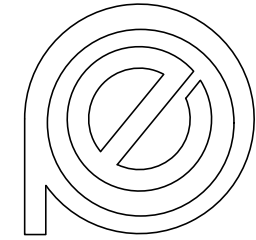


OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m				
LOCATION	USABLE FL AREA (m²) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED	
STRUCTURE 1 G/F	9,500	9,500 X 6.25% = 593.75	REFER TO ELEVATION-(A-A) = 416 REFER TO ELEVATION-(B-B) = 96 REFER TO ELEVATION-(C-C) = 96	TOTAL = 608 > 593.75

K	REVISION	18-05-2024	WC
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PROJECT

PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 3167S.A(PART), 3167S.B(PART), 3168(PART), 3169(PART), 3170(PART), 3171RP(PART), 3172RP(PART), 3177(PART), 3302(PART), 3305RP(PART), 3306(PART), 3313(PART), 3314(PART), 3315S.A, 3315RP(PART) IN D.D. 129 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG

DRAWING TITLE

GBP AND WINDOWS SIZE CALCULATION

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	07-02-2017
DESIGNED BY	HY	Eng.T	07-02-2017
CHECKED BY	CM	PM	17-02-2017
APPROVED BY	-	-	-
PROJECT NO.	10299		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10299-FS04			
SCALE	1 : 600	REVISION	K

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Appendix Id of RNTPC
Paper No. A/HSK/515B

Moon Leong KOK/PLAND

寄件者: king king <[REDACTED]>
寄件日期: 2024年09月30日星期一 18:57
收件者: Moon Leong KOK/PLAND
副本: tpbpd/PLAND
主旨: A/HSK/515
附件: HSK515-ltr-07.pdf

類別: Internet Email

Dear Moon,

Please see attached response to the comments of the D of FS. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 5 pages

Date: 30 September 2024

TPB Ref.: A/HSK/515

By Email

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

Dear Sir,

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 3167 S.A (Part), 3167 S.B (Part), 3168 (Part), 3169 (Part), 3170 (Part), 3171 RP (Part), 3172 RP (Part), 3177 (Part), 3302 (Part), 3305 RP (Part), 3306 (Part), 3313 (Part), 3314 (Part), 3315 S.A, 3315 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

The FSI proposal is attached herewith for the consideration of the Director of Fire Services. (D of FS). The G/F and 1/F of structure 1 is separate compartments. The calculations of openable windows of Structures 1 has been updated.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,

The block contains a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular official stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Moon KOK) – By Email

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS OF THE STRUCTURE 1 AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE STRUCTURE 1 IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.
- 2.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY : CATEGORY (iii)
(B) STORAGE HEIGHT : NOT EXCEEDING 2.1M
(C) STORAGE : ST1
- 2.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.9 THE MAXIMUM STORAGE AREA SHALL BE 50m² FOR ANY SINGLE BLOCK.

3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE STRUCTURE 1 IN ACCORDANCE WITH BS 5839–1 : 2017 AND FSD CIRCULAR LETTER 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPRINKLER & HOSE REEL PUMP ROOM.

4. MISCELLANEOUS F.S. INSTALLATION

- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE STRUCTURE 1 IN ACCORDANCE WITH BS 5266–1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

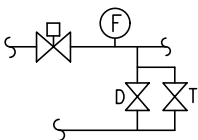
COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

DRAWING LIST

DRAWING NO	DESCRIPTION
EP–10299–FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP–10299–FS02	FIRE SERVICES INSTALLATION LAYOUT PLAN– G/F LAYOUT PLAN
EP–10299–FS03	FIRE SERVICES INSTALLATION LAYOUT PLAN– 1/F PLATFORM LAYOUT PLAN

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	FIRE ALARM PANEL
	PUMP CONTROL PANEL
	SELF–CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT
	EXISTING F. S. INSTALTION

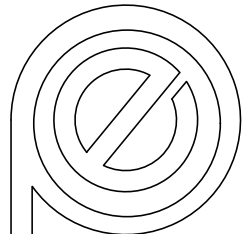
ABBREVIATION

SPR.	SPRINKLER
F.H.	FIRE HYDRANT
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO ₂	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

J	REVISION	17–04–2024	WC
I	REVISION	24–01–2024	JN
H	REVISION	01–11–2023	JN
G	REVISION	26–09–2023	JN
F	REVISION	10–08–2023	JN
E	GENERAL REVISION	10–06–2018	HY
D	REVISE	12–12–2017	HY
C	REVISE	2–09–2017	HY
B	FSD COMMENT	12–06–2017	HY
A	FSD SUBMISSION	16–02–2017	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



PROJECT

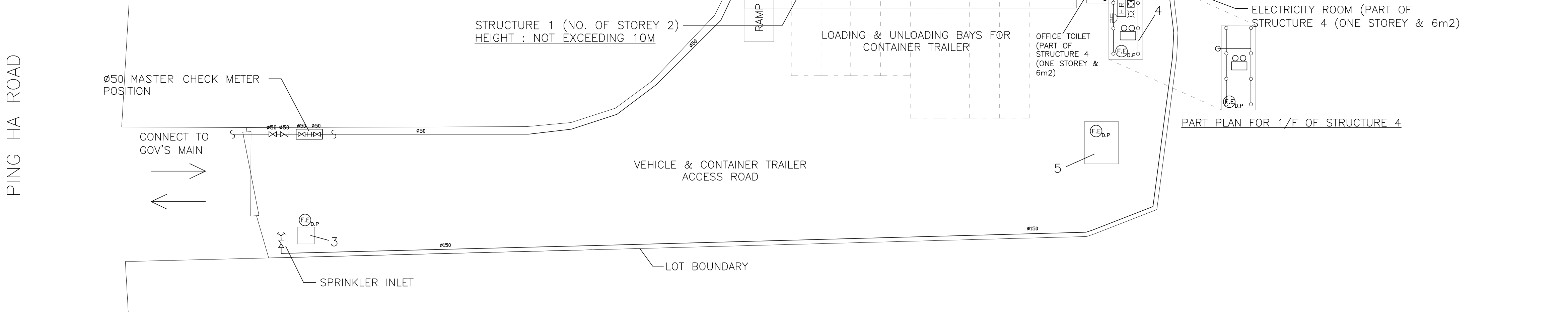
PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 3167S.A(PART), 3167S.B(PART), 3168(PART), 3169(PART), 3170(PART), 3171RP(PART), 3172RP(PART), 3177(PART), 3302(PART), 3305RP(PART), 3306(PART), 3313(PART), 3314(PART), 3315S.A, 3315RP(PART) IN D.D. 129 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG

DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	07–02–2017
DESIGNED BY	HY	Eng.T	07–02–2017
CHECKED BY	CM	PM	17–02–2017
APPROVED BY	–	–	–
PROJECT NO.	10299		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP–10299–FS01			
SCALE	N. T. S.	REVISION	J

NO	STRUCTURE CONTENT:	VOLUME (m³)	AREA (m²)
1	TEMPORARY LOGISTICS CENTRE & RAIN SHELTER (2 STOREY)	61,270	9,500
2	F.S. WATER TANK AND SPR. & F.S. PUMP HOUSE	364	91
3	GUARD ROOM	18	6
4	SITE OFFICE (2–STOREY) ELECTRICITY ROOM (1–STOREY)	882	252
5	STAFF ROOM	60	20



L	REVISION	30-06-2024	WC
K	REVISION	18-05-2024	WC
J	REVISION	17-04-2024	WC
I	REVISION	24-01-2024	JN
H	REVISION	01-11-2023	JN
G	REVISION	26-09-2023	JN
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A	FSD SUBMISSION	16-02-2017	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR
East Power Engineering Limited



PROJECT
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DRAWING TITLE
FIRE SERVICES INSTALLATION LAYOUT PLAN–
G/F LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	07-02-2017
DESIGNED BY	HY	Eng.T	07-02-2017
CHECKED BY	CM	PM	17-02-2017
APPROVED BY	–	–	–
PROJECT NO.	10299		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10299-FS02		
SCALE	1 : 600	REVISION	L

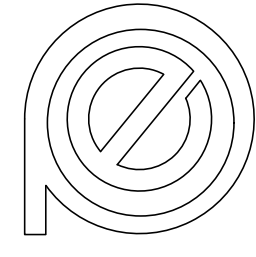


STRUCTURE 1: 1/F

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J	REVISION	17-04-2024	WC
I	REVISION	24-01-2024	JN
H	REVISION	01-11-2023	JN
G	REVISION	26-09-2023	JN
F	REVISION	10-08-2023	JN
E	GENERAL REVISION	10-06-2018	HY
D	REVISE	12-12-2017	HY
C	REVISE	2-09-2017	HY
B	FSD COMMENT	12-06-2017	HY
A	FSD SUBMISSION	16-02-2017	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



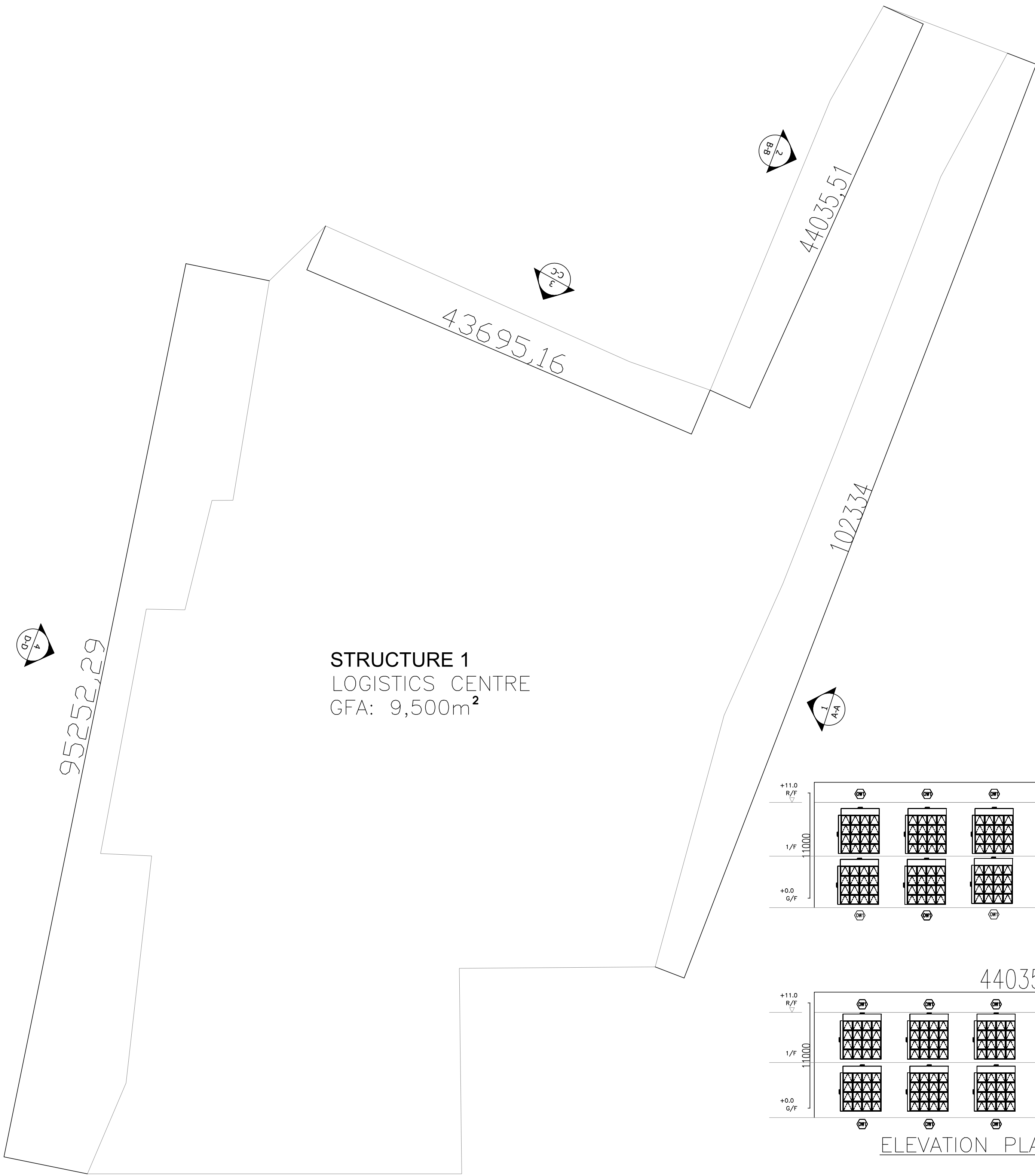
PROJECT

PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 3167S.A(PART), 3167S.B(PART), 3168(PART), 3169(PART), 3170(PART), 3171RP(PART), 3172RP(PART), 3177(PART), 3302(PART), 3305RP(PART), 3306(PART), 3313(PART), 3314(PART), 3315S.A, 3315RP(PART) IN D.D. 129 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG

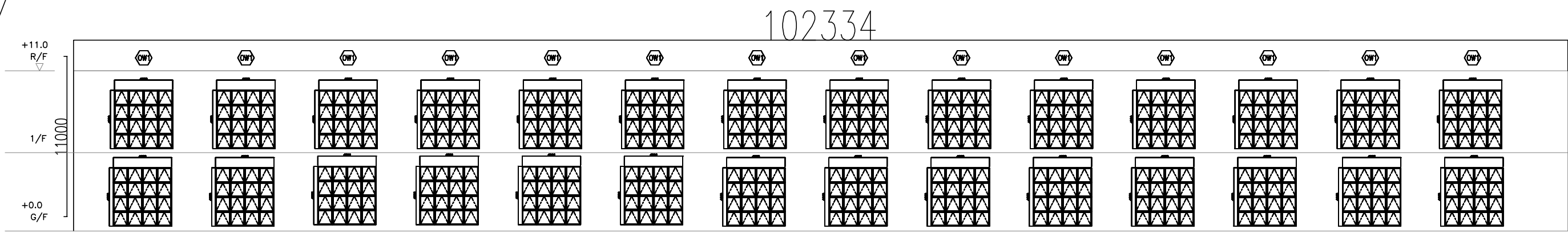
DRAWING TITLE

FIRE SERVICES INSTALLATION LAYOUT PLAN–
1/F LAYOUT PLAN

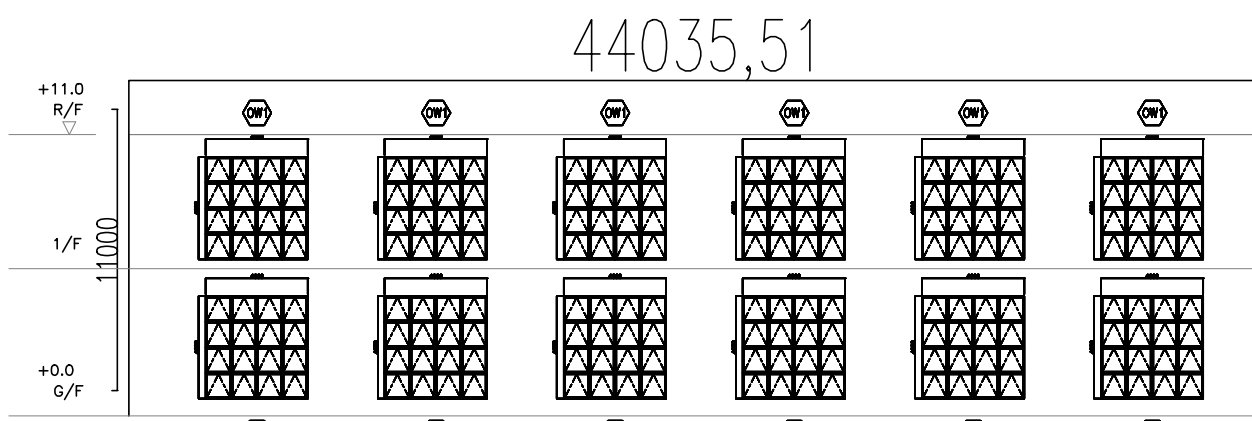
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PROJECT NO.	10299		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10299-FS03			
SCALE	1 : 600	REVISION	K



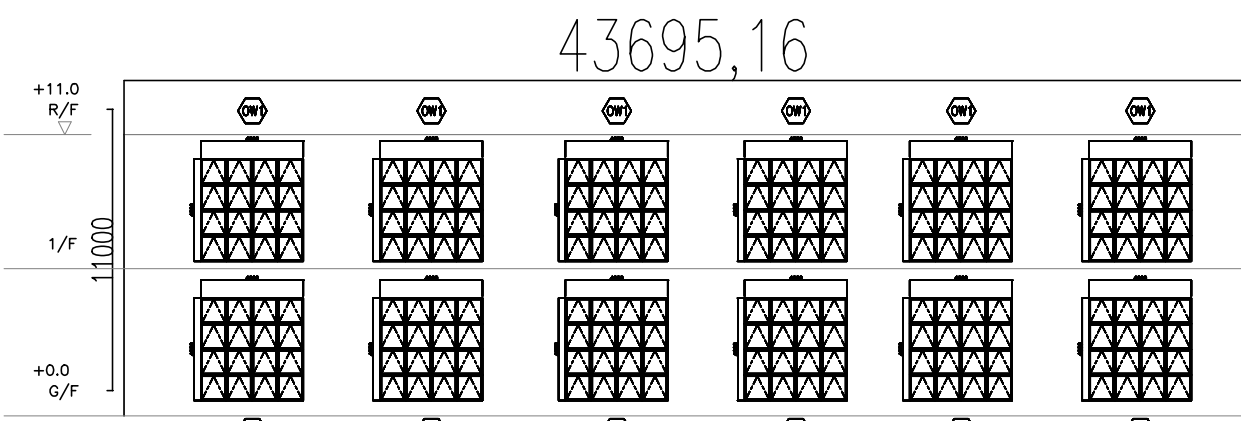
STRUCTURE 1
LOGISTICS CENTRE
GFA: 9,500m²



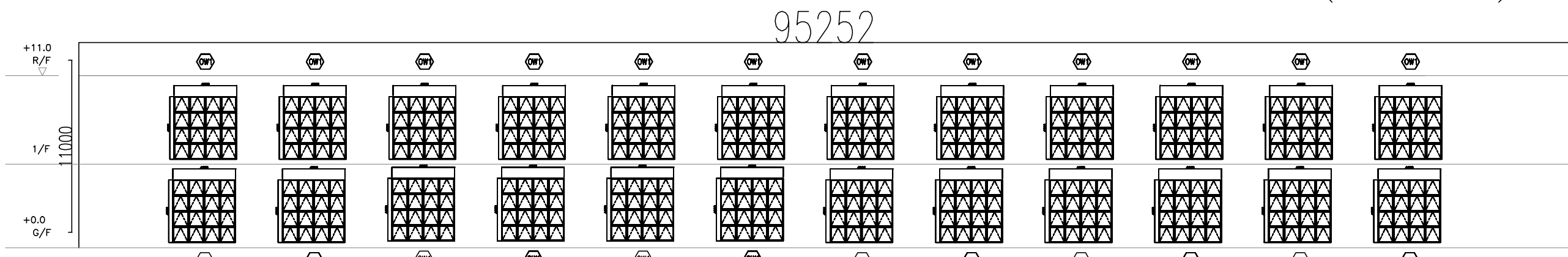
ELEVATION PLAN (ELV A-A)



ELEVATION PLAN (ELV B-B)



ELEVATION PLAN (ELV C-C)



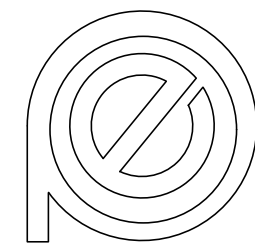
ELEVATION PLAN (ELV D-D)

OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m				
LOCATION	USABLE FL. AREA (m ²) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED	
STRUCTURE 1 G/F	9,500	9,500 X 6.25% = 593.75	REFER TO ELEVATION-(A-A) = 224 REFER TO ELEVATION-(B-B) = 96 REFER TO ELEVATION-(C-C) = 96 REFER TO ELEVATION-(D-D) = 192	TOTAL = 608 > 593.75
STRUCTURE 1 1/F	9,500	9,500 X 6.25% = 593.75	REFER TO ELEVATION-(A-A) = 224 REFER TO ELEVATION-(B-B) = 96 REFER TO ELEVATION-(C-C) = 96 REFER TO ELEVATION-(D-D) = 192	TOTAL = 608 > 593.75

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A	FSD SUBMISSION	16-02-2017	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



PROJECT

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GBP AND WINDOWS SIZE CALCULATION

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CHECKED BY	CM	PM	17-02-2017
APPROVED BY	-	-	-

PROJECT NO.	10299		
PAPER SIZE	A3	PLOT SCALE	1 : 1

DRAWING NO.

EP-10299-FS04

SCALE	1 : 600	REVISION	L
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**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 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/62	Temporary Open Storage of Brand New Industrial Paper Rolls for a Period of 12 Months	11.12.1998
A/YL-HT/139	Temporary Open Storage of Brand New Industrial Paper Rolls for a Period of 12 Months	31.3.2000
A/YL-HT/257	Temporary Open Storage of Brand New Industrial Paper Rolls for a Period of 3 Years	26.7.2002
A/YL-HT/411	Temporary Container Trailer Park and Open Storage of Brand New Industrial Paper Rolls for a Period of 3 Years	29.7.2005
A/YL-HT/425	Temporary Open Storage of Used Plastic Ware for a Period of 3 Years	23.12.2005 (revoked on 23.6.2006)
A/YL-HT/663	Temporary Open Storage of Containers and Logistics Vehicles Back-Up Centre with Loading/Unloading Spaces for a Period of 3 Years	5.3.2010
A/YL-HT/1043	Proposed Temporary Logistics Centre for a Period of 3 Years	14.9.2016
A/HSK/173	Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years	16.8.2019 (revoked on 16.12.2021)
A/HSK/345	Temporary Logistics Centre for a Period of 3 Years	14.1.2022 (revoked on 14.7.2023)

**Similar S.16 Applications straddling the subject “Government, Institution or Community”
Zone 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/227	Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years	26.6.2020
A/HSK/307	Renewal of Planning Approval for Temporary Logistic Centre and Ancillary Tyre Repair Workshop for a Period of 3 Years	25.6.2021
A/HSK/316	Temporary Logistics Centre and Warehouse for a Period of 3 Years	23.7.2021 (revoked on 23.12.2023)
A/HSK/443	Renewal of Planning Approval for Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years	19.5.2023
A/HSK/520	Renewal of Planning Approval for Temporary Logistics Centre and Ancillary Tyre Repair Workshop for a Period of 3 Years	21.6.2024

Government Departments' General Comments

1. 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 objection to the application from highway maintenance point of view.

2. Drainage

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

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

3. Fire Safety

Comments of the Director of Fire Services:

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

4. Building Matters

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

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

5. Long-term Development

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

No objection to the application from the development point of view.

6. District Officer's Comments

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

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

7. Other Departments' Comments

The following government departments have no objection to/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department; and
- Chief Town Planner/Urban Design and Landscape, Planning Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note that the Site may be resumed at any time during the planning approval period for implementation of government projects;
- (d) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots (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. The GL portion in the Site (about 1,240m² subject to verification) are covered by a Short Term Tenancy (STT) for the purpose of “Temporary Logistics Centre”;
 - the private lots covered by Short Term Waivers (STW) are listed as below:

Lots No. in D.D. 129	STWs No.	<u>Purposes</u>
3169	3054	Temporary Logistics Centre, Storage and Ancillary use
3306	3904	Temporary Logistics Centre and Ancillary Tyre Repair Workshop
3313	3905	
3167 S.A	4066	Temporary Logistics Centre and Ancillary Parking of Vehicles
3168	4067	
3177	4068	
3170	4373	Temporary Shop for Construction Machinery Parts with Warehouse and Workshop, Logistics Warehouse and Logistics Vehicles Back-up Centre, and Ancillary Site Office, Guard Room and Staff Canteen and Temporary Logistics Centre
3302	4585	Temporary Logistics Centre and Warehouse (Storage of Paper)
3305 RP	4588	
3315 RP	4589	
3167 S.B	4957	Temporary Logistics Centre
3171 RP	4958	
3314	4959	
3315 S.A	4960	

- the lot owner(s) should apply to his office for STW(s) and/or STT(s) to permit the structures 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. The STW(s) and/or STT(s), if approved, 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; and

- it is noted that staff room is proposed in the Site. Please be reminded that no STW/STT application to permit structure for domestic purpose will be considered according to LandsD's prevailing policy. LandsD reserves the right to take enforcement action against such domestic purpose structure in the Site, if any;
- (f) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
- the existing access connecting the Site with Ping Ha Road is not and will not be maintained by Highways Department. His office should not be responsible for maintaining any access connecting the Site and Ping Ha Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (i) 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' to minimise the possible environmental nuisance on the surrounding areas;
- (j) 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;
- (k) to note the comments of the Director of Fire Services that the installation/maintenance/modification /repair work of fire service installations (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him;
- (l) 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 Building Ordinance (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 captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO; and
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (m) to note the comments of the Project Manager (West), Civil Engineering and Development Department that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the sites under 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 and ensure his proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2024-05-06 星期一 02:30:04
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/HSK/515 DD 129 Ha Tsuen GIC

Dear TPB Members,

465 withdrawn. Is filing an annual application the latest trick in circumnavigating the issue of failure to fulfill conditions?

Previous objections upheld and I would remind members that THEY HAVE A DUTY TO SAFEGUARD NATIONAL SECURITY AND THAT INCLUDES PROTECTING CITIZENS FROM PREVENTABLE CALAMITIES SUCH AS FIRE AND FLOODING.

Streamlining approval has essentially undermined the intention of imposing conditions by allowing automatic renewal.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 29 June 2023 2:03 AM HKT
Subject: A/HSK/465 DD 129 Ha Tsuen GIC

Dear TPB Members,

Again conditions not fulfilled but instead of approval being revoked, applicant makes a fresh application and good to go for another 3 years.

The site includes a sizable chunk of government land. The question members should be asking is why STT is not withdrawn?

Law abiding society, blah, blah, blah, but operations that do not fulfill conditions are not only allowed to continue but are encouraged to ignore them.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 15 December 2021 1:43 AM CST
Subject: A/HSK/345 DD 129 Ha Tsuen GIC

A/HSK/345

Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen

Site area : About 8,910sq.m Includes Government Land of about 1,157sq.m

Zoning : "GIC" and area shown as 'Road'

Applied use: Logistics Centre / 8 Vehicle Parking

Dear TPB Members,

The lots were previous zoned CDA. The last approval under this zoning A/YL-HT/1043 was granted NINE extensions of time. Ditto the first approval A/HSK/173 when rezoned to GIC. Although conditions were not fulfilled for some reason approval was not revoked?

But now we are in the Northern Metropolis era with pledges of full steam ahead with development of a number of new towns, including at Ha Tsuen.

TPB some months ago discussed the need to restrict abuse of extension of time via the auto roll over mechanism previously tolerated. However this lax process can no longer be tolerated.

To avoid another City of Sadness saga like that of the development of Tin Shui Wai when thousands of residents were moved into estates with inadequate community services, it is imperative that development of such facilities proceed in tandem with the construction of housing.

Members must carefully consider if this applicant deserves further leniency, particularly when a substantial 1,000sq.m of public land is involved.

Mary Mulvihill