e-form No. S16-III
電子表格第 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

For Official Use Only 請 勿 填 寫 此 欄	Application No. 申請編號	
	Date Received 收到日期	

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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1. Name of Applicant 申請人姓名/名稱

香港回收城有限公司 (Company 公司)

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

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）	新界元朗厦村短期租約第 1869 號(部分)
(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 15800 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 6217 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）	15800 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	洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	「政府、機構或社區」、「住宅(甲類)4」、「住宅(甲類)3」及顯示為「道路」的地方
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、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)
(g) Additional Information (if applicable) 附加資料（如適用）	

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 ..... (日/月/年) 的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」#。

(b) The applicant 申請人 –

☐ has obtained consent(s) of ..... "current land owner(s)"#.

已取得 ..... 名「現行土地擁有人」#的同意。

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

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

☐ has notified ..... "current land owner(s)"#

已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

☐ published notices in local newspapers& on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

☐ posted notice in a prominent position on or near application site/premises& on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee& on _____ (DD/MM/YYYY)
於 _____ (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	擬議臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場 (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	9828	sq.m	☑About 約
Proposed covered land area 擬議有上蓋土地面積	5972	sq.m	☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	18		
Proposed domestic floor area 擬議住用樓面面積		sq.m	☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	6217	sq.m	☑About 約
Proposed gross floor area 擬議總樓面面積	6217	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)

詳情請見附頁。(可參閱：場地設計圖)

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	
Heavy Goods Vehicle Spaces 重型貨車車位	4
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

星期一至星期六，上午八時至下午八時，星期日及公眾假期休息

(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)) 可由屏廈路經鄉郊小路到達
		☐ 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	☐

(e) Impacts of Development Proposal 擬議發展計劃的影響

(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☐	Please provide details 請提供詳情 .....
		No 否 ☑	
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 ☐	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 ..... m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 ..... m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 ..... m 米 ☐ About 約
		No 否 ☑	
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐ No 不會 ☑
		On traffic 對交通	Yes 會 ☐ No 不會 ☑
		On water supply 對供水	Yes 會 ☐ No 不會 ☑
		On drainage 對排水	Yes 會 ☐ No 不會 ☑
		On slopes 對斜坡	Yes 會 ☐ No 不會 ☑
		Affected by slopes 受斜坡影響	Yes 會 ☐ No 不會 ☑
		Landscape Impact 構成景觀影響	Yes 會 ☐ No 不會 ☑
		Tree Felling 砍伐樹木	Yes 會 ☐ No 不會 ☑
		Visual Impact 構成視覺影響	Yes 會 ☐ No 不會 ☑
		Others (Please Specify) 其他 (請列明) _____	Yes 會 ☐ No 不會 ☐

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) .....

(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	☐ 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）。

可參閱附頁申請理由

8. Declaration 聲明 (Applicant 申請人 #1)

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: Signed with recognised e-signature
Signer: HUI HANG YU

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

Name 姓名: 文員

Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /
☐ RPP 註冊專業規劃師
Others 其他

On behalf of 代表: 香港回收城有限公司

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 also 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。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗厦村短期租約第 1869 號(部分)
Site area 地盤面積	15800 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 15800 sq. m 平方米 ☑ About 約)
Plan 圖則	洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2
Zoning 地帶	「政府、機構或社區」、「住宅(甲類)4」、「住宅(甲類)3」及顯示為「道路」的地方
Type of Application 申請類別	☑ 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 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場

(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	☐About 約 ☐Not more than 不多於	☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	☑About 約 6217 ☐Not more than 不多於	☐About 約 ☐Not more than 不多於

(ii)	No. of blocks 幢數	Domestic 住用	
		Non-domestic 非住用	18
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於)
		Non-domestic 非住用	9 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		% ☐ 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 4 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 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 4 Others (Please Specify) 其他 (請列明) _____ _____	

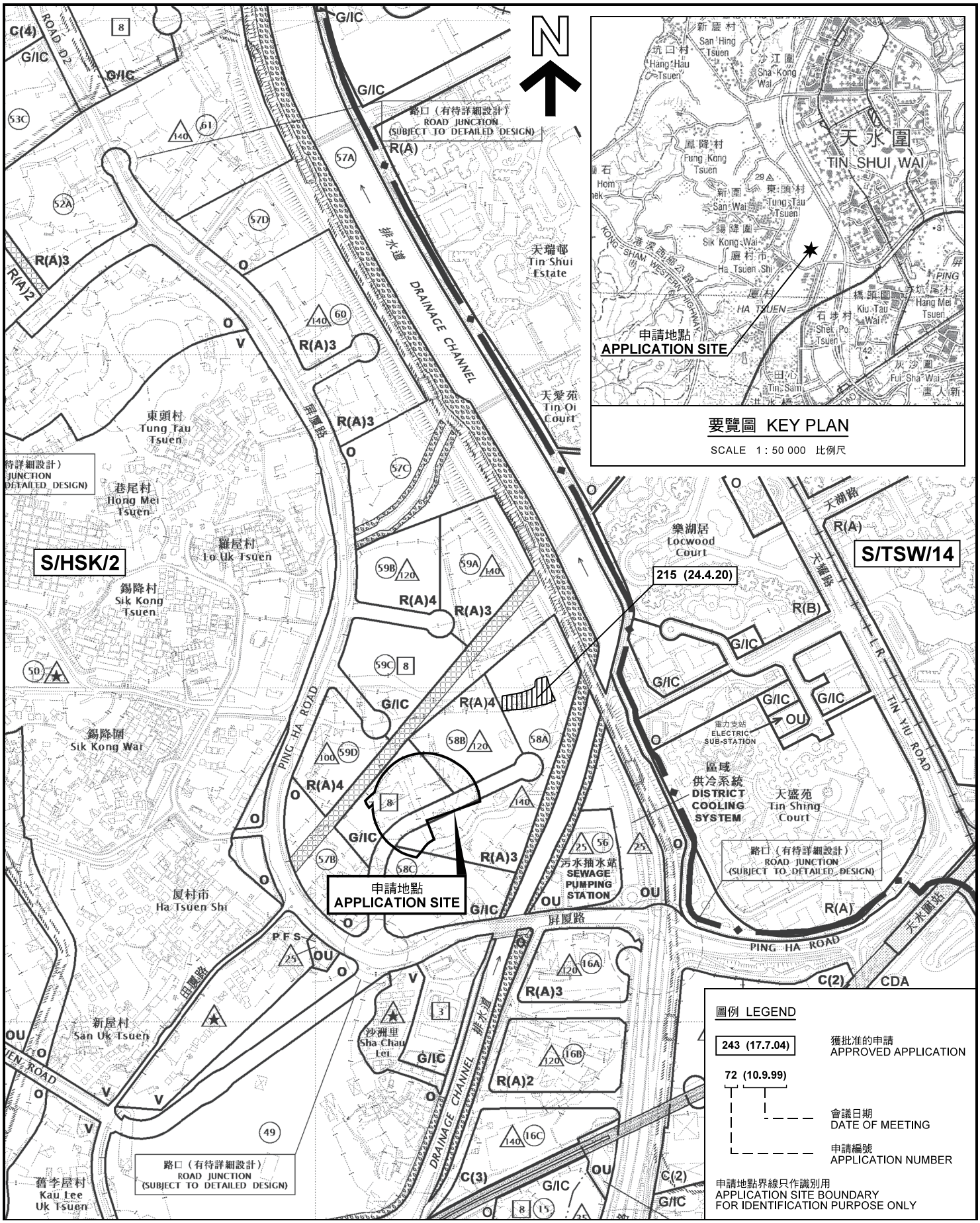
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☑	☐
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）		
場地大綱圖、場地位置圖、渠務建議計劃圖	☑	☐
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	☐	☐
Air Ventilation Assessment 空氣流通評估	☐	☐
Management Plan 管理計劃	☐	☐
Social Impact Assessment 社會影響評估	☐	☐
Heritage Impact Assessment	☐	☐
Ecological Impact Assessment 生態影響評估	☐	☐
Conservation Management Plan 保育管理計劃	☐	☐
Others (please specify) 其他（請註明）		
_____	☐	☐

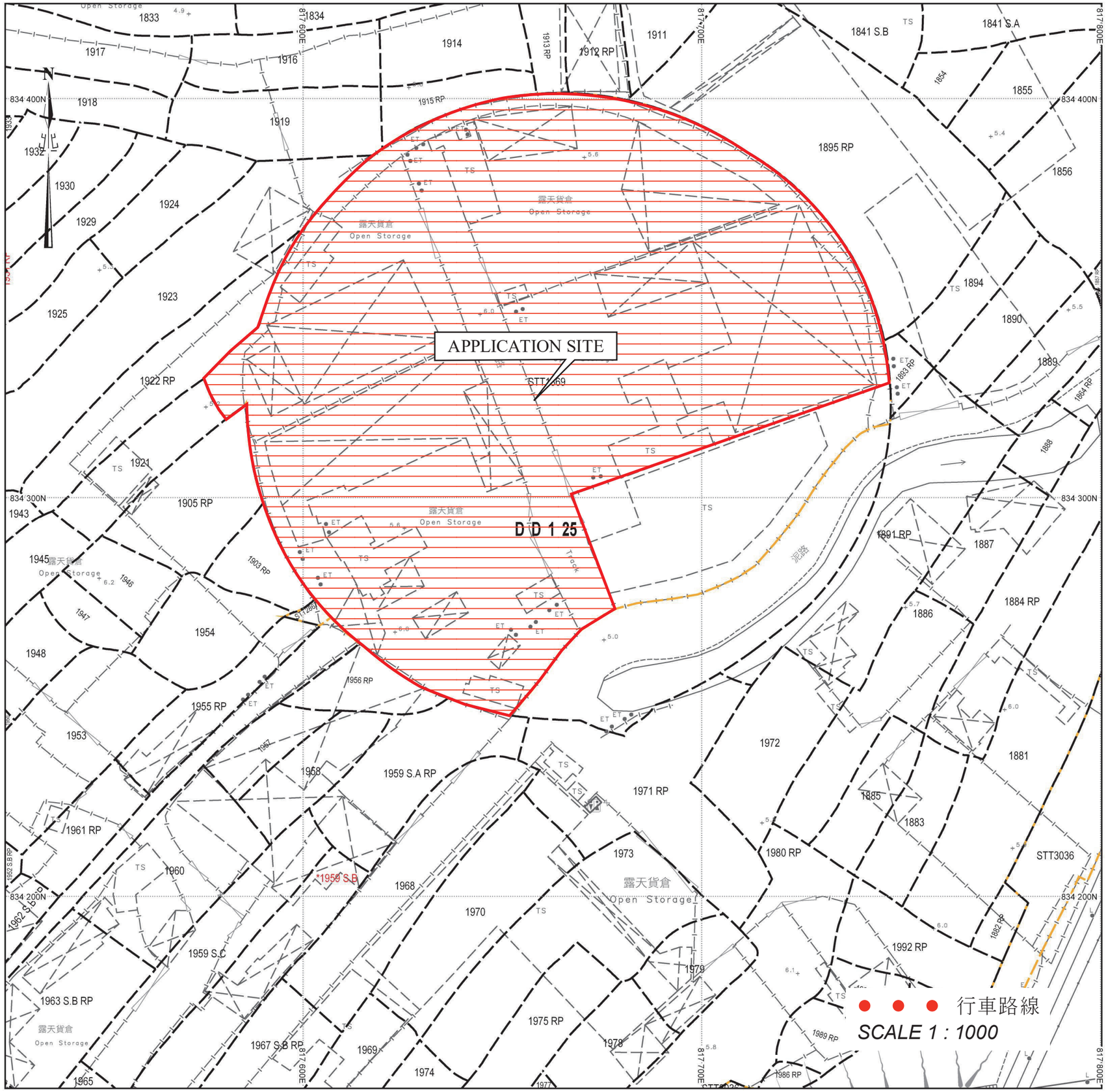
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

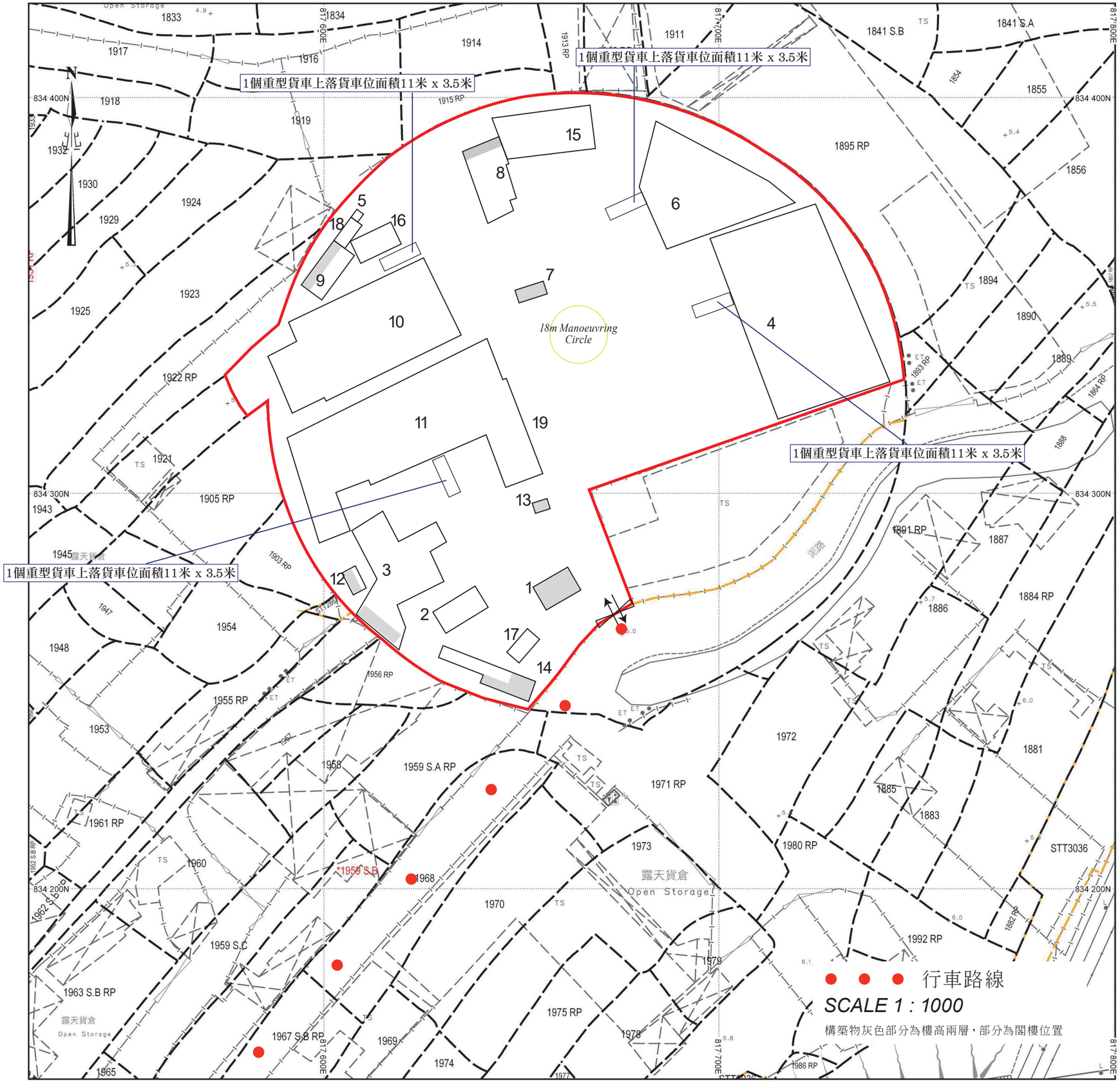
場地大綱圖


N
申請地點
APPLICATION SITE
要覽圖 KEY PLAN
SCALE 1 : 50 000 比例尺
S/HSK/2
S/TSW/14
215 (24.4.20)
申請地點
APPLICATION SITE
路口（有待詳細設計）
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)
污水抽水站
SEWAGE
PUMPING
STATION
電力支站
ELECTRIC
SUB-STATION
區域
供冷系統
DISTRICT
COOLING
SYSTEM
排水道 DRAINAGE CHANNEL
PING HA ROAD
屏廈路
天瑞邨
Tin Shui
Estate
天愛苑
Tin Oi
Court
天盛苑
Tin Shing
Court
樂湖居
Locwood
Court
東頭村
Tung Tau
Tsuen
巷尾村
Hong Mei
Tsuen
羅屋村
Lo Uk Tsuen
錫降村
Sik Kong
Tsuen
錫降圍
Sik Kong Wai
廈村市
Ha Tsuen Shi
新屋村
San Uk Tsuen
舊李屋村
Kau Lee
Uk Tsuen
沙洲里
Sha Chau
Lei
天水圍
TIN SHUI WAI
天水圍站
TIN SHUI WAI STATION
天水圍北
TIN SHUI WAI NORTH
天水圍南
TIN SHUI WAI SOUTH
天水圍天慶路
TIN HING ROAD
天湖路
天耀路
TIN YIU ROAD
CDA
圖例 LEGEND
243 (17.7.04)
獲批准的申請
APPROVED APPLICATION
72 (10.9.99)
會議日期
DATE OF MEETING
申請編號
APPLICATION NUMBER
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY
SCALE 1 : 7 500 比例尺
METRES 100 0 100 200 300 METRES

場地位置圖

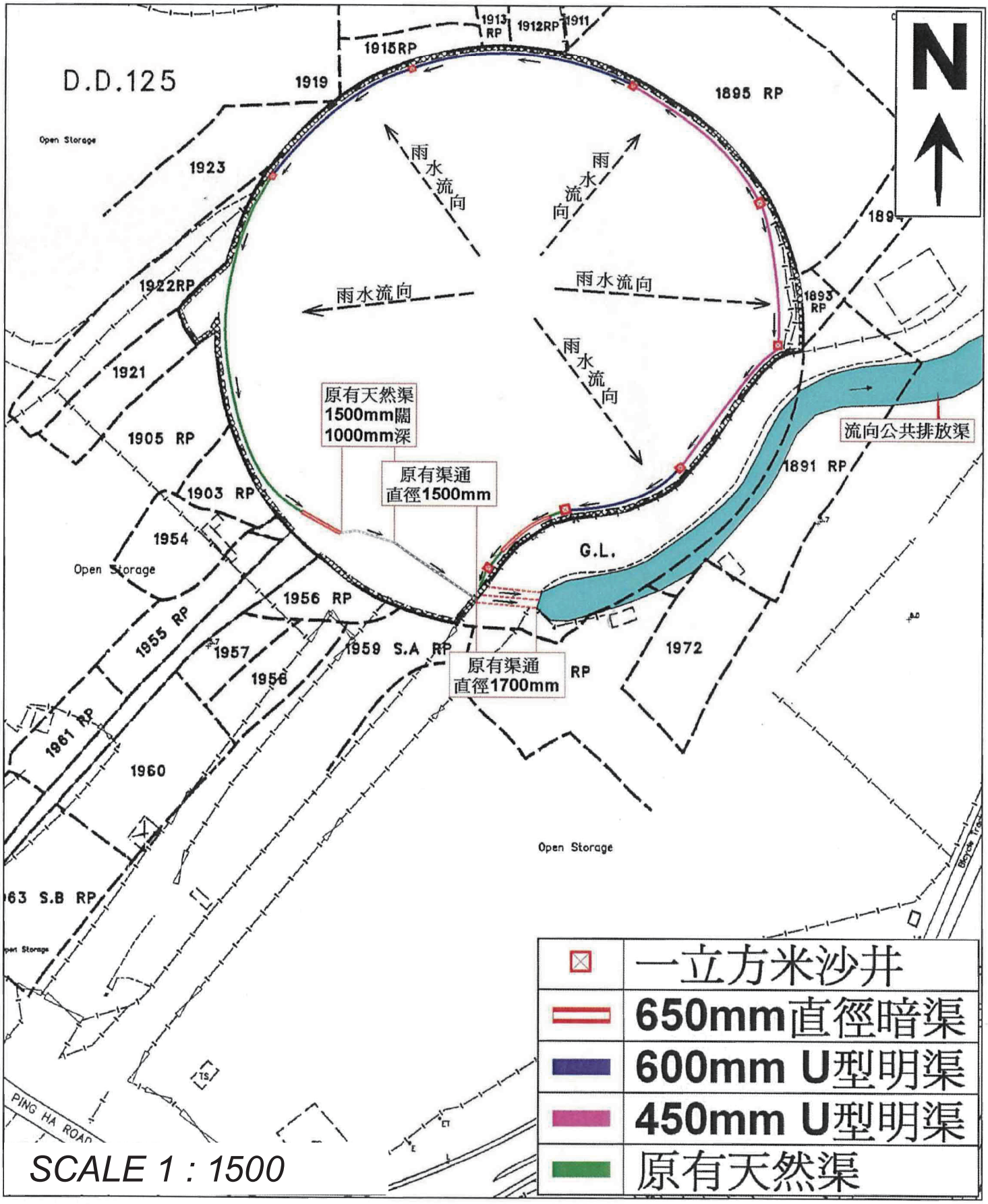

APPLICATION SITE
STT1369
D D 1 25
露天貨倉
Open Storage
泥路
Track
行車路線
SCALE 1 : 1000
834 400N
834 300N
834 200N
817 600E
817 700E
817 800E
1833
1834
1914
1911
1841 S.B
1841 S.A
1917
1916
1913 RP
1912 RP
1918
1915 RP
1919
1855
1854
1856
1895 RP
1932
1930
1924
1929
1923
1925
1894
1890
1889
1893 RP
1864 RP
1888
1922 RP
1921
1905 RP
1943
1945
1946
1947
1903 RP
1954
1948
1956 RP
1955 RP
1953
1967
1958
1959 S.A RP
1971 RP
1972
1887
1891 RP
1884 RP
1886
1881
1885
1883
1980 RP
STT3036
1961 RP
1960
1959 S.B
1968
1970
1973
1979
1992 RP
1882 RP
1959 S.C
1963 S.B RP
1967 S.B RP
1969
1974
1975 RP
1978
1989 RP
1986 RP
1965

場地設計圖


1個重型貨車上落貨車位面積11米 x 3.5米
1個重型貨車上落貨車位面積11米 x 3.5米
1個重型貨車上落貨車位面積11米 x 3.5米
1個重型貨車上落貨車位面積11米 x 3.5米
18m Manoeuvring Circle
露天貨倉
Open Storage
泥路
行車路線
SCALE 1 : 1000
構築物灰色部分為樓高兩層，部分為閣樓位置

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度(米)	層數	建築物料	用途
TS1	60	120	5	2	金屬搭建	寫字樓
TS2	80	80	5	1	金屬搭建	過貨涼棚
TS3	450	480 (已包括第二層寫字樓面面積約30平方米)	5	2	金屬搭建	過貨涼棚及寫字樓
TS4	1420	1420	9	1	金屬搭建	過貨涼棚
TS5	3	3	3	1	金屬搭建	洗手間
TS6	680	680	6	1	金屬搭建	儲物涼棚
TS7	25	50	5	2	金屬搭建	寫字樓
TS8	180	204 (已包括第二層寫字樓面面積約24平方米)	5	2	金屬搭建	寫字樓
TS9	90	120 (已包括第二層寫字樓面面積約30平方米)	6	2	金屬搭建	寫字樓
TS10	1050	1050	9	1	金屬搭建	儲物涼棚
TS11	1400	1400	9	1	金屬搭建	儲物涼棚
TS12	30	50 (已包括第二層寫字樓面面積約20平方米)	5	2	金屬搭建	寫字樓
TS13	8	16	5	2	金屬搭建	機械設施
TS14	110	158 (已包括第二層寫字樓面面積約48平方米)	5	2	金屬搭建	寫字樓
TS15	260	260	5	1	金屬搭建	過貨涼棚
TS16	70	70	6	1	金屬搭建	寫字樓
TS17	32	32	3	1	金屬搭建	洗手間
TS18	24	24	3	1	金屬搭建	儲物櫃

附圖 4：渠務建議計劃圖（即前申請 A/YL-HT/921及A/HSK/252獲接納的渠務建議計劃圖）



申 請 理 由

申請地點位於新界元朗厦村短期租約第 1869 號 (部分)，申請場地面積為 15,800 平方米，包括政府土地約 15,800 平方米，總樓面面積為約 6217 平方米，地點近似一個有缺陷的圓形。申請由香港回收城有限公司提出申請，作為期三年的擬議臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場，申請地點位於洪水橋及廈村分區計劃大綱圖（S/HSK/2）的「政府、機構或社區」、「住宅(甲類)4」、「住宅(甲類)3」及顯示為「道路」的地帶內。

按規劃署記錄，申請地點涉及九個申請記錄。自 2002 年起，已獲得城規會批準作「露天貯物及港口後勤用途」。自批給許可以來，規劃情況未有重大改變。申請地點自 1996 年起一直用作多項露天貯物用途，而過去並無涉及造成污染的投訴。以下是過去成功取得許可的記錄：

- 檔案編號：A/HSK/252，臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場（為期3年），於06/11/2020在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/30，臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場（為期3年），於22/12/2017在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/259，臨時露天儲存（不包括存放貨櫃、貨櫃車拖架及有牌照/無牌照車輛）（為期3年），於09/08/2002在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/449，臨時露天存放廢料 (塑膠、紙張及金屬) (為期3年），於19/05/2006在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/683，臨時露天存放循環再造物料 (塑膠、紙張及金屬)連附屬工場及舊電器產品回收（為期3年），於16/07/2010在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/703，臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場及舊電器產品回收（為期3年），於10/12/2010在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/844，臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場（為期3年），於25/10/2013在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/921，臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場（為期 3 年），於14/11/2014在有條件下批給臨時性質的許可。

是次規劃申請與 A/HSK/252 規劃性質相同，再次申請原因是 A/HSK/252 因沒有完成附帶條件(k) 落實消防建議而被撤銷。當中未能落實建議是因為場地需安裝消防水錶，承辦商「東力工程有限公司」已向水務署遞交文件申請水錶，但文件未被審批時已過了附帶條件的完成期限，故出現是次規劃申請。申請人承諾一旦收到水務署的批準，定會馬上完成落實消防建議。

申請地點於 2002 年已開始發展，早年已取得多次相同性質許可。基本設施齊備，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。場地已進行地基平整，地面鋪築成硬地表，容易去水。申請人過往已履行美化環境及保護樹木建議計劃工程、渠務建議計劃工程、消防裝置建議計劃及已豎設了邊界圍板。是次申請的渠務建議計劃及美化環境及保護樹木建議計劃均沿用前申請繼續執行。

申請人會委託專業管理公司進行管理，對已實施的附帶條件工程設備提供維修及保養，包括現有樹木、渠道系統及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

場地共設 18 個構築物，編號 TS1-18。申請場點內不會從事交收、處理或分拆電子廢料的工作。18 個構築物合供佔上蓋面積約 6217 平方米，以下是 18 個上蓋物的詳細資料：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度(米)	層數	建築物料	用途
TS1	60	120	5	2	金屬搭建	寫字樓
TS2	80	80	5	1	金屬搭建	過貨涼棚
TS3	450	480 (已包括第二層寫字樓面面積約30平方米)	5	2	金屬搭建	過貨涼棚及寫字樓
TS4	1420	1420	9	1	金屬搭建	過貨涼棚
TS5	3	3	3	1	金屬搭建	洗手間
TS6	680	680	6	1	金屬搭建	儲物涼棚
TS7	25	50	5	2	金屬搭建	寫字樓
TS8	180	204 (已包括第二層寫字樓面面積約24平方米)	5	2	金屬搭建	寫字樓
TS9	90	120 (已包括第二層寫字樓面面積約30平方米)	6	2	金屬搭建	寫字樓
TS10	1050	1050	9	1	金屬搭建	儲物涼棚
TS11	1400	1400	9	1	金屬搭建	儲物涼棚
TS12	30	50 (已包括第二層寫字樓面面積約20平方米)	5	2	金屬搭建	寫字樓
TS13	8	16	5	2	金屬搭建	機械設施
TS14	110	158 (已包括第二層寫字樓面面積約48平方米)	5	2	金屬搭建	寫字樓
TS15	260	260	5	1	金屬搭建	過貨涼棚
TS16	70	70	6	1	金屬搭建	寫字樓
TS17	32	32	3	1	金屬搭建	洗手間
TS18	24	24	3	1	金屬搭建	儲物櫃

申請地點發展作臨時露天存放循環再造物料（塑膠、紙張及金屬）連附屬工場。當中涉及工場用途的工作，會於TS3、TS4、TS6、TS10及 TS11號內進行。涉及工序包括：拆卸及壓縮，都是循環再造物料（塑膠、紙張及金屬）的包裝工作。當中以壓縮工序為主，場地不會有溶解、焚燒、清洗或清潔循環再造物料（包括塑膠）等工作。

餘下面積約 9828 平方米的土地，佔申請地點約 62.2% 土地會用作流動空間。流動空間具缓衝及協調作用，可紓缓發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

場地出入口（閘門）設於場地南邊，出入口位置寬敞明確，闊度約 10 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁屏廈路，透過屏廈路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，已平整為混凝土地面，可供駕駛者安全使用。行車通道包括政府土地及其他私人地段，由場地使用者開闢及管理，申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

屏廈路實況照片	
	

行車通道實況照片	
	

申請地點開放時間，為星期一至星期六，每日早上八時至晚上八時，星期日及公眾假期休息。不會於晚上八時至翌日早上八時在申請地點進行夜間作業；星期日及公眾假期休息，不會於星期日及公眾假期在申請地點進行作業。必要的運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作。

一如以往，申請地點有四個不同的營運單位，每個營運單位每天上午及下午都有一次交收。交收是指以大型貨車將地區收集到的回收物品運送到申請地點。每個營運單位每天實際上都未必有一次交收。交收時間約需 30 分鐘，這當中包括辦理文件時間
以最保守的方式計算，一個營運單位每天有兩次交收，即四駕次的車輛流量。四個不同的營運單位，每天約有十六駕次的車輛流量。由於回收行業運作比較自由，四個不同的營運單位，每天的交收都會選擇日間的非繁忙時間，以利己利人。

每個營運單位，一個月約有不多於一次的大型交收。大型交收指以大型貨車將已處理好分類的回收物品運離申請地點。每個營運單位每月實際上都未必有一次交收。交收時間約需一小時，這當中包括了辦理文件的時間。大型交收以大型貨車進行，每月約共有八駕次的車輛流量。同樣會選擇日間的非繁忙時間進行。

由於回收行業並非受歡迎的行業，不會有訪客到訪。除了標題發展涉及的運輸工作外，不會有其他運輸工作。場地不設泊車位，工作人員都是附近居民，一般以公共交通工具代步。

申請地點設有 4 個重型貨車上落貨車位，設置以供申請地點所屬的車輛輪候上落貨，作短暫停泊之用。設立此區目的可確保申請地點發展不會影響附近交通。重型上落貨車位每個面積 11 米 x 3.5米。

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

	星期一至六		
	重型貨車上落貨		
	入	出	每小時車輛出入次數
08:00 - 09:00	0	0	0
09:00 - 10:00	0	0	0
10:00 - 11:00	2	2	4
11:00 - 12:00	2	2	4
12:00 - 13:00	0	0	0

13:00 - 14:00	0	0	0
14:00 - 15:00	2	2	4
15:00 - 16:00	2	2	4
16:00 - 17:00	0	0	0
17:00 - 18:00	0	0	0
18:00 - 19:00	0	0	0
19:00 - 20:00	0	0	0
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。			

申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或癈物，減少細菌及蚊蟲滋生的可能。另外，申請地點位於物流業及貨櫃場雲集地區，附近並無民居，周圍多屬露天倉地或貨櫃場地，加上業界對物流貨運用地有一定需求，申請能製造就業機會外，還能紓緩其需求。於提交申請前，申請人已徵詢過區內人士，並沒收到任何反對意見。

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

Moon Leong KOK/PLAND

寄件者: 陳灝然 [redacted]
寄件日期: 2024年05月22日星期三 16:51
收件者: tpbpd/PLAND
副本: Moon Leong KOK/PLAND
主旨: A/HSK/523補充資料
附件: FS Plan.R1.pdf; 場地設計圖.pdf

類別: Internet Email

敬啟者

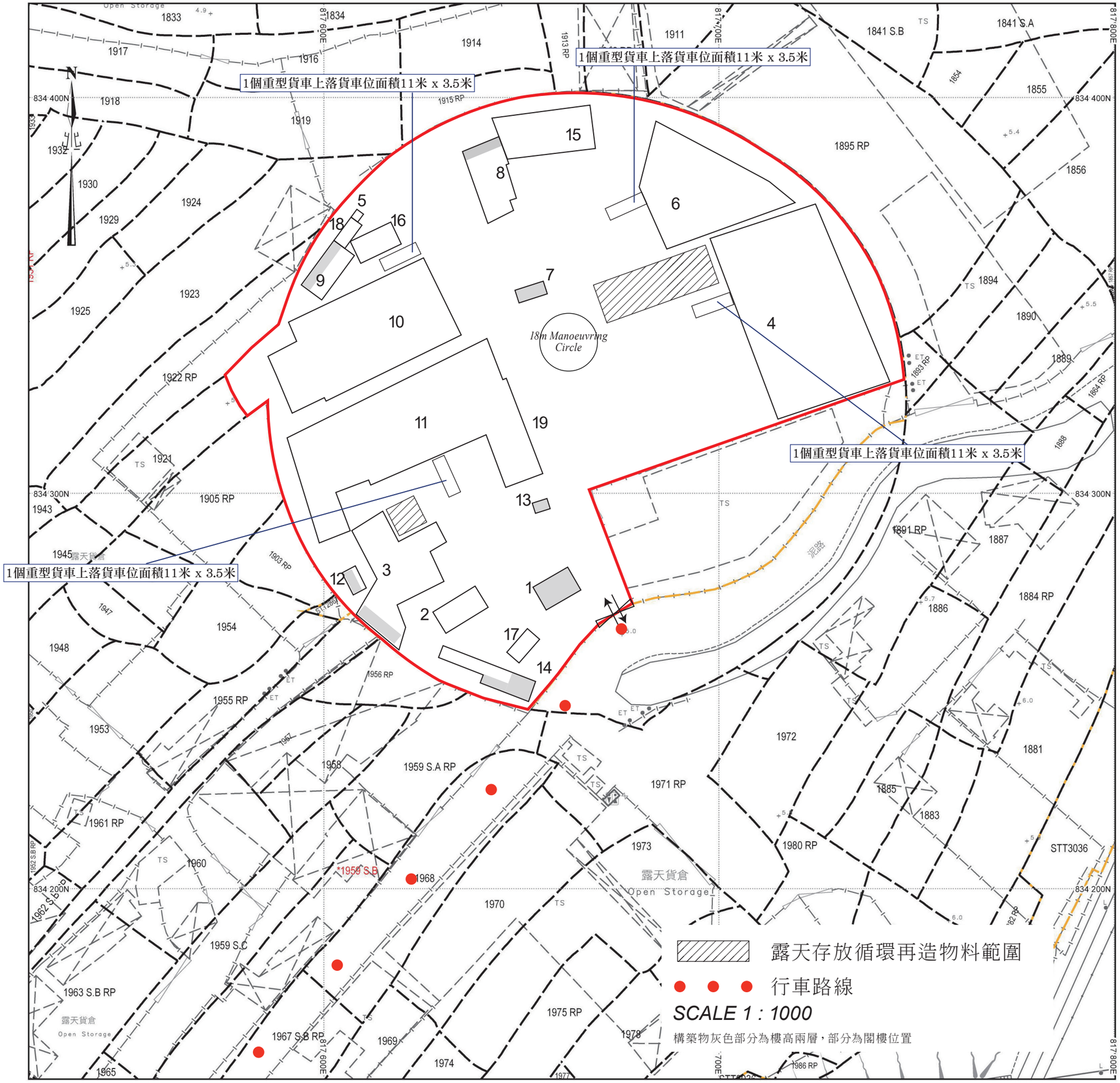
此電郵取代 5 月 21 日 14:24 及 5 月 22 日 15:33 發出的電郵。

有關上述檔案，現提交補充資料。

TS3、TS4、TS6、TS10、TS11 及 TS15 為儲物或過貨涼棚，以存放循環再造物料，亦當作露天存放循環再造物料範圍。露天存放循環再造物料的範圍一共約 5618 平方米，佔申請場地 35.56%。餘下面積約 9470 平方米的土地，佔申請地點約 59.94% 土地會用作流動空間。流動空間具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

附件為消防建議。

場地設計圖


1個重型貨車上落貨車位面積11米 x 3.5米
1個重型貨車上落貨車位面積11米 x 3.5米
1個重型貨車上落貨車位面積11米 x 3.5米
1個重型貨車上落貨車位面積11米 x 3.5米
18m Manoeuvring Circle
露天存放循環再造物料範圍
行車路線
SCALE 1 : 1000
構築物灰色部分為樓高兩層，部分為閣樓位置

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度(米)	層數	建築物料	用途
TS1	60	120	5	2	金屬搭建	寫字樓
TS2	80	80	5	1	金屬搭建	過貨涼棚
TS3	450	480 (已包括第二層寫字樓面面積約30平方米)	5	2	金屬搭建	過貨涼棚及寫字樓
TS4	1420	1420	9	1	金屬搭建	過貨涼棚
TS5	3	3	3	1	金屬搭建	洗手間
TS6	680	680	6	1	金屬搭建	儲物涼棚
TS7	25	50	5	2	金屬搭建	寫字樓
TS8	180	204 (已包括第二層寫字樓面面積約24平方米)	5	2	金屬搭建	寫字樓
TS9	90	120 (已包括第二層寫字樓面面積約30平方米)	6	2	金屬搭建	寫字樓
TS10	1050	1050	9	1	金屬搭建	儲物涼棚
TS11	1400	1400	9	1	金屬搭建	儲物涼棚
TS12	30	50 (已包括第二層寫字樓面面積約20平方米)	5	2	金屬搭建	寫字樓
TS13	8	16	5	2	金屬搭建	機械設施
TS14	110	158 (已包括第二層寫字樓面面積約48平方米)	5	2	金屬搭建	寫字樓
TS15	260	260	5	1	金屬搭建	過貨涼棚
TS16	70	70	6	1	金屬搭建	寫字樓
TS17	32	32	3	1	金屬搭建	洗手間
TS18	24	24	3	1	金屬搭建	儲物櫃

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS 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 2000 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 2012.

1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. FIRE ALARM SYSTEM

2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTER NO.1/2009 & 3/2010 & 2/2012. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.

2.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPR. & F.S. PUMP ROOM.

3. MISCELLANEOUS F.S. INSTALLATION

3.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.

3.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838.

3.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

3.4 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.

3.5 WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.

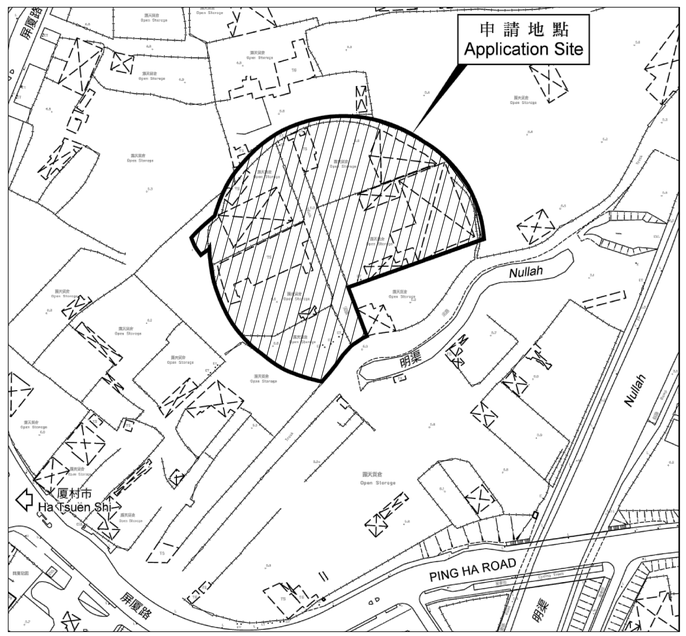
3.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE THE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES HAS PROVIDED OVER 6.25% OPENABLE WINDOWS OF THE FLOOR AREA OF THAT COMPARTMENT.

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

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10079-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10079-FS02	PROPOSED FSI LAYOUT PLAN



LOCATION PLAN (NOT TO SCALE)

LEGEND (FOR SCHEMATIC DIAGRAM)

- HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
- 150mm FIRE ALARM BELL
- BREAK GLASS UNIT
- GATE VALVE
- NON RETURN VALVE
- BALL FLOAT VALVE
- PRESSURE SWITCH
- PRESSURE GAUGE WITH COCK
- A.A.V. AUTOMATIC AIR VENT WITH COCK
- HOSE REEL PIPE
- LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
- FLEXIBLE CONNECTOR
- CHECK METER POSITION
- PLUG
- Y-STRAINER

LEGEND (FOR LAYOUT PLAN)

- H.R. HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
- 150mm FIRE ALARM BELL
- BREAK GLASS UNIT
- GATE VALVE
- NON RETURN VALVE
- BALL FLOAT VALVE
- PRESSURE SWITCH
- HOSE REEL PIPE
- CHECK METER POSITION
- F.E.1 4KG DRY POWDER TYPE FIRE EXTINGUISHER
- F.E.2 5KG CO2 TYPE FIRE EXTINGUISHER
- PUMP
- EMERGENCY LIGHTING
- EXIT EXIT SIGN
- MFA MANUAL TYPE FIRE ALARM PANEL
- PUMP PANEL WITH WATERPROOF ENCLOSURE

COLOUR CODE

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

REV	DESCRIPTION	DATE	BY
B	PD SUBMISSION	20-05-2024	WC
A	FSD SUBMISSION	30-10-2020	CAD

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

FIRE SERVICE INSTALLATION WORK AT LOT 1869 (PART), HA TSUEN, YUEN LONG, N.T.

DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	16-04-2018
DESIGNED BY	CM	PM	16-04-2018
CHECKED BY	CM	PM	17-04-2018
APPROVED BY	-	-	-
PROJECT NO.	10079		
PAPER SIZE	A3	PLOT SCALE	1 : 1

DRAWING NO.

EP-10079-FS01

SCALE	N. T. S.	REVISION	B



構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度(米)	層數	建築物料	用途
TS1	60	120	5	2	金屬搭建	寫字樓
TS2	80	80	5	1	金屬搭建	過貨涼棚
TS3	450	480 (已包括第二層寫字樓面面積約30平方米)	5	2	金屬搭建	過貨涼棚及寫字樓
TS4	1420	1420	9	1	金屬搭建	過貨涼棚
TS5	3	3	3	1	金屬搭建	洗手間
TS6	680	680	6	1	金屬搭建	儲物涼棚
TS7	25	50	5	2	金屬搭建	寫字樓
TS8	180	204 (已包括第二層寫字樓面面積約24平方米)	5	2	金屬搭建	寫字樓
TS9	90	120 (已包括第二層寫字樓面面積約30平方米)	6	2	金屬搭建	寫字樓
TS10	1050	1050	9	1	金屬搭建	儲物涼棚
TS11	1400	1400	9	1	金屬搭建	儲物涼棚
TS12	30	50 (已包括第二層寫字樓面面積約20平方米)	5	2	金屬搭建	寫字樓
TS13	8	16	5	2	金屬搭建	機械設施
TS14	110	158 (已包括第二層寫字樓面面積約48平方米)	5	2	金屬搭建	寫字樓
TS15	260	260	5	1	金屬搭建	過貨涼棚
TS16	70	70	6	1	金屬搭建	寫字樓
TS17	32	32	3	1	金屬搭建	洗手間
TS18	24	24	3	1	金屬搭建	儲物櫃

REV	DESCRIPTION	DATE	BY
B	PD SUBMISSION	20-05-2024	WC
A	FSD SUBMISSION	30-10-2020	CAD

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

FIRE SERVICE INSTALLATION WORK AT LOT 1869 (PART), HA TSUEN, YUEN LONG, N.T.

DRAWING TITLE

PROPOSED HOSE REEL SYSTEM LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	16-04-2018
DESIGNED BY	CM	PM	16-04-2018
CHECKED BY	CM	PM	17-04-2018
APPROVED BY	–	–	–
PROJECT NO.	10079		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10079-FS02		
SCALE	1 : 1000	REVISION	B

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

Moon Leong KOK/PLAND

寄件者: 陳灝然 [redacted]
寄件日期: 2024年07月10日星期三 14:21
收件者: tpbpd/PLAND
副本: Moon Leong KOK/PLAND
主旨: A/HSK/523進一步資料
附件: Form No. S.16-III_Sep 2023.pdf; 場地設計圖.pdf; HSK 252 FS Plan.R2.pdf; 申請理由.pdf

類別: Internet Email

敬啟者

此電郵取代 7 月 9 日 14:46 發出的電郵。

有關上述規劃申請現提交進一步資料。

此申請用途為臨時露天存放循環再造物料（塑膠、紙張及金屬）連附屬工場。當中工序包括：拆卸及壓縮，都是循環再造物料的包裝工作。當中以壓縮工序為主，場地不會有溶解、焚燒、清洗或撕碎循環再造物料等工作。

附件為場地設計圖、消防建議及規劃申請資料。

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

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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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)

香港回收城有限公司

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)

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）	新界元朗厦村短期租約第1869號(部分)
(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 15800 sq.m 平方米 ☑ About 約 ☑ Gross floor area 總樓面面積 6227 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）	15800 sq.m 平方米 ☑ 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 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	擬議臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場 (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	……9818……	sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	……5982……	sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	……19……	
Proposed domestic floor area 擬議住用樓面面積	……	sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	……6227……	sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	……6227……	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)

詳情請見附頁。(可參閱：場地設計圖)

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	
Heavy Goods Vehicle Spaces 重型貨車車位	4
Others (Please Specify) 其他 (請列明)	

(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	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	6227 ☑ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用		
		Non-domestic 非住用	19	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
			Storeys(s) 層 ☐ (Not more than 不多於)	
		Non-domestic 非住用	9 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		% ☐ 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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	4 4

申 請 理 由

申請地點位於新界元朗厦村短期租約第 1869 號 (部分)，申請場地面積為 15,800 平方米，包括政府土地約 15,800 平方米，總樓面面積為約 6227 平方米，地點近似一個有缺陷的圓形。申請由香港回收城有限公司提出申請，作為期三年的擬議臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場，申請地點位於洪水橋及廈村分區計劃大綱圖（S/HSK/2）的「政府、機構或社區」、「住宅(甲類)4」、「住宅(甲類)3」及顯示為「道路」的地帶內。

按規劃署記錄，申請地點涉及九個申請記錄。自 2002 年起，已獲得城規會批準作「露天貯物及港口後勤用途」。自批給許可以來，規劃情況未有重大改變。申請地點自 1996 年起一直用作多項露天貯物用途，而過去並無涉及造成污染的投訴。以下是過去成功取得許可的記錄：

- 檔案編號：A/HSK/252，臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場（為期3年），於06/11/2020在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/30，臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場（為期3年），於22/12/2017在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/259，臨時露天儲存（不包括存放貨櫃、貨櫃車拖架及有牌照/無牌照車輛）（為期3年），於09/08/2002在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/449，臨時露天存放廢料 (塑膠、紙張及金屬) (為期3年），於19/05/2006在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/683，臨時露天存放循環再造物料 (塑膠、紙張及金屬)連附屬工場及舊電器產品回收（為期3年），於16/07/2010在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/703，臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場及舊電器產品回收（為期3年），於10/12/2010在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/844，臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場（為期3年），於25/10/2013在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/921，臨時露天存放循環再造物料(塑膠、紙張及金屬)連附屬工場（為期 3 年），於14/11/2014在有條件下批給臨時性質的許可。

是次規劃申請與 A/HSK/252 規劃性質相同，再次申請原因是 A/HSK/252 因沒有完成附帶條件(k) 落實消防建議而被撤銷。當中未能落實建議是因為場地需安裝消防水錶，承辦商「東力工程有限公司」已向水務署遞交文件申請水錶，但文件未被審批時已過了附帶條件的完成期限，故出現是次規劃申請。申請人承諾一旦收到水務署的批準，定會馬上完成落實消防建議。

申請地點於 2002 年已開始發展，早年已取得多次相同性質許可。基本設施齊備，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。場地已進行地基平整，地面鋪築成硬地表，容易去水。申請人過往已履行美化環境及保護樹木建議計劃工程、渠務建議計劃工程、消防裝置建議計劃及已豎設了邊界圍板。是次申請的渠務建議計劃及美化環境及保護樹木建議計劃均沿用前申請繼續執行。

申請人會委託專業管理公司進行管理，對已實施的附帶條件工程設備提供維修及保養，包括現有樹木、渠道系統及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

場地共設 19 個構築物，編號 TS1-19。申請場點內不會從事交收、處理或分拆電子廢料的工作。19 個構築物合供佔上蓋面積約 5982 平方米，以下是 19 個上蓋物的詳細資料：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度(米)	層數	建築物料	用途
TS1	60	120	5	2	金屬搭建	寫字樓
TS2	80	80	5	1	金屬搭建	過貨涼棚
TS3	450	480 (已包括第二層寫字樓面面積約30平方米)	5	2	金屬搭建	過貨涼棚及寫字樓
TS4	1420	1420	9	1	金屬搭建	過貨涼棚
TS5	3	3	3	1	金屬搭建	洗手間
TS6	680	680	6	1	金屬搭建	儲物涼棚
TS7	25	50	5	2	金屬搭建	寫字樓
TS8	180	204 (已包括第二層寫字樓面面積約24平方米)	5	2	金屬搭建	寫字樓
TS9	90	120 (已包括第二層寫字樓面面積約30平方米)	6	2	金屬搭建	寫字樓
TS10	1050	1050	9	1	金屬搭建	儲物涼棚
TS11	1400	1400	9	1	金屬搭建	儲物涼棚
TS12	30	50 (已包括第二層寫字樓面面積約20平方米)	5	2	金屬搭建	寫字樓
TS13	8	16	5	2	金屬搭建	機械設施
TS14	110	158 (已包括第二層寫字樓面面積約48平方米)	5	2	金屬搭建	寫字樓
TS15	260	260	5	1	金屬搭建	過貨涼棚
TS16	70	70	6	1	金屬搭建	寫字樓
TS17	32	32	3	1	金屬搭建	洗手間
TS18	24	24	3	1	金屬搭建	儲物櫃
TS19	10	10	3	1	金屬搭建	消防泵房

申請地點發展作臨時露天存放循環再造物料（塑膠、紙張及金屬）連附屬工場。當中涉及工場用途的工作，會於TS3、TS4、TS6、TS10及 TS11號內進行。涉及工序包括：拆卸及壓縮，都是循環再造物料（塑膠、紙張及金屬）的包裝工作。當中以壓縮工序為主，場地不會有溶解、焚燒、清洗或清潔循環再造物料（包括塑膠）等工作。

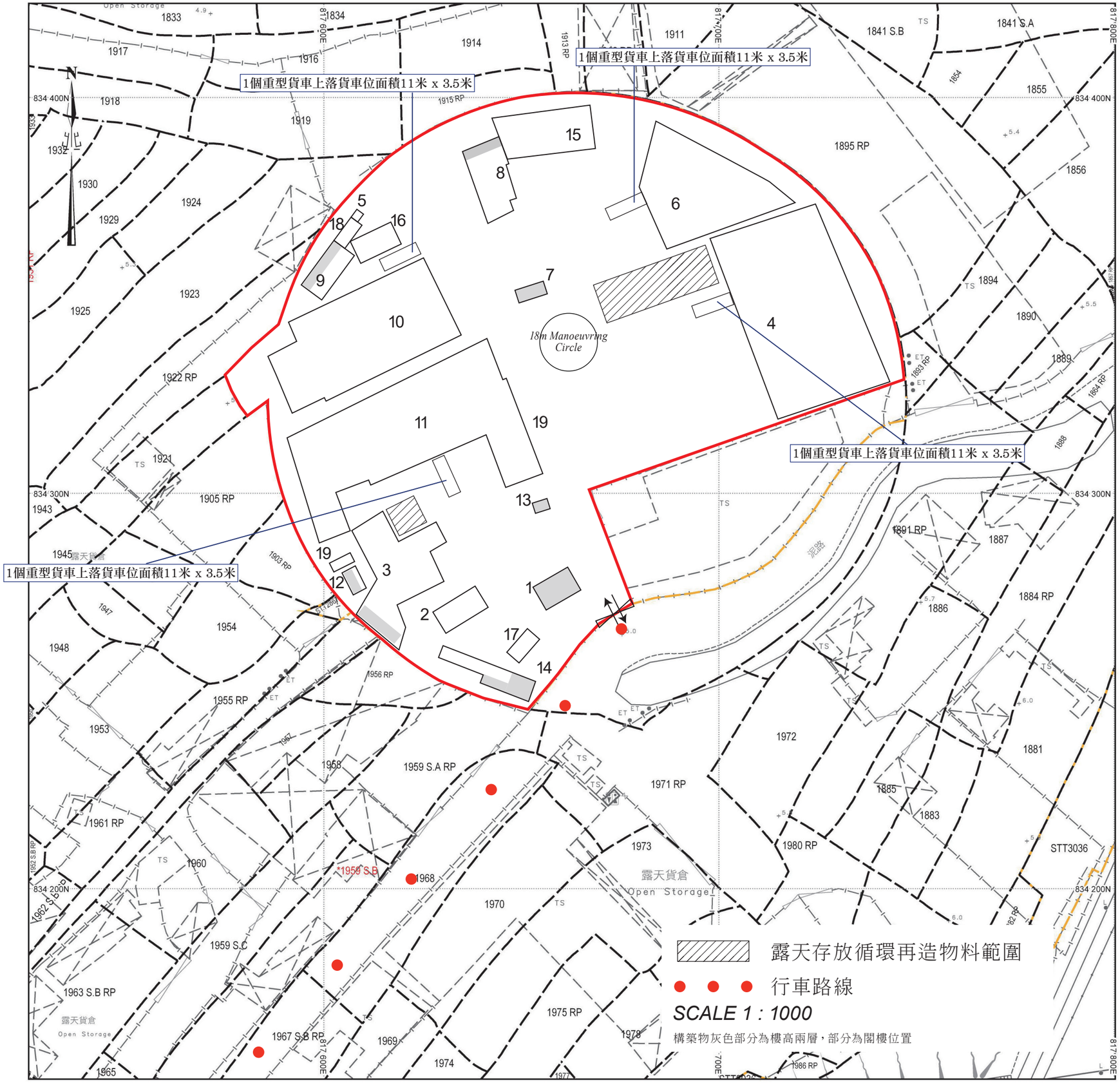
露天存放循環再造物料的範圍一共約 5618 平方米，佔申請場地 35.56%。餘下面積約 4200 平方米的土地，佔申請地點約 26.58% 土地會用作流動空間。流動空間具缓衝及協調作用，可紓缓發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

場地出入口（閘門）設於場地南邊，出入口位置寬敞明確，闊度約 10 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁屏廈路，透過屏廈路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，已平整為混凝土地面，可供駕駛者安全使用。行車通道包括政府土地及其他私人地段，由場地使用者開闢及管理，申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

屏廈路實況照片	
	

行車通道實況照片	
	

場地設計圖


1個重型貨車上落貨車位面積11米 x 3.5米
1個重型貨車上落貨車位面積11米 x 3.5米
1個重型貨車上落貨車位面積11米 x 3.5米
1個重型貨車上落貨車位面積11米 x 3.5米
18m Manoeuvring Circle
露天存放循環再造物料範圍
行車路線
SCALE 1 : 1000
構築物灰色部分為樓高兩層，部分為閣樓位置

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度(米)	層數	建築物料	用途
TS1	60	120	5	2	金屬搭建	寫字樓
TS2	80	80	5	1	金屬搭建	過貨涼棚
TS3	450	480 (已包括第二層寫字樓面面積約30平方米)	5	2	金屬搭建	過貨涼棚及寫字樓
TS4	1420	1420	9	1	金屬搭建	過貨涼棚
TS5	3	3	3	1	金屬搭建	洗手間
TS6	680	680	6	1	金屬搭建	儲物涼棚
TS7	25	50	5	2	金屬搭建	寫字樓
TS8	180	204 (已包括第二層寫字樓面面積約24平方米)	5	2	金屬搭建	寫字樓
TS9	90	120 (已包括第二層寫字樓面面積約30平方米)	6	2	金屬搭建	寫字樓
TS10	1050	1050	9	1	金屬搭建	儲物涼棚
TS11	1400	1400	9	1	金屬搭建	儲物涼棚
TS12	30	50 (已包括第二層寫字樓面面積約20平方米)	5	2	金屬搭建	寫字樓
TS13	8	16	5	2	金屬搭建	機械設施
TS14	110	158 (已包括第二層寫字樓面面積約48平方米)	5	2	金屬搭建	寫字樓
TS15	260	260	5	1	金屬搭建	過貨涼棚
TS16	70	70	6	1	金屬搭建	寫字樓
TS17	32	32	3	1	金屬搭建	洗手間
TS18	24	24	3	1	金屬搭建	儲物櫃
TS19	10	10	3	1	金屬搭建	消防泵房

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS 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 2000 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. FIRE ALARM SYSTEM

2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.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 FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.

2.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPR. & F.S. PUMP ROOM.

3. MISCELLANEOUS F.S. INSTALLATION

3.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.

3.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013.

3.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.

3.4 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.

3.5 WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.

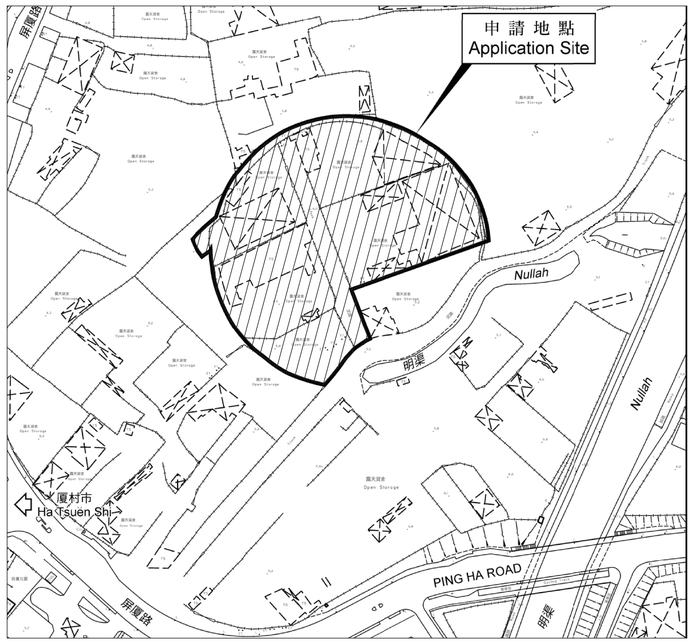
3.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE THE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES HAS PROVIDED OVER 6.25% OPENABLE WINDOWS OF THE FLOOR AREA OF THAT COMPARTMENT.

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

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10079-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10079-FS02	PROPOSED FS INSTALLATION G/F LAYOUT PLAN
EP-10079-FS02-1	PROPOSED FS INSTALLATION 1/F LAYOUT PLAN
EP-10079-FS03	GBP AND WINDOWS SIZE CALCULATION



LOCATION PLAN (NOT TO SCALE)

LEGEND (FOR SCHEMATIC DIAGRAM)

- HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
- 150mm FIRE ALARM BELL
- BREAK GLASS UNIT
- GATE VALVE
- NON RETURN VALVE
- BALL FLOAT VALVE
- P — PRESSURE SWITCH
- PRESSURE GAUGE WITH COCK
- A.A.V. — AUTOMATIC AIR VENT WITH COCK
- HOSE REEL PIPE
- LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
- FLEXIBLE CONNECTOR
- CHECK METER POSITION
- PLUG
- Y-STRAINER

LEGEND (FOR LAYOUT PLAN)

- H.R. — HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
- 150mm FIRE ALARM BELL
- BREAK GLASS UNIT
- GATE VALVE
- NON RETURN VALVE
- BALL FLOAT VALVE
- P — PRESSURE SWITCH
- HOSE REEL PIPE
- CHECK METER POSITION
- F.E.1 — 4KG DRY POWDER TYPE FIRE EXTINGUISHER
- F.E.2 — 5KG CO2 TYPE FIRE EXTINGUISHER
- PUMP
- EMERGENCY LIGHTING
- EXIT — EXIT SIGN
- MFA — MANUAL TYPE FIRE ALARM PANEL
- PUMP PANEL WITH WATERPROOF ENCLOSURE

COLOUR CODE

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

REV	DESCRIPTION	DATE	BY
C	PD SUBMISSION	16-06-2024	WC
B	PD SUBMISSION	20-05-2024	WC
A	FSD SUBMISSION	30-10-2020	CAD

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

FIRE SERVICE INSTALLATION WORK AT LOT 1869 (PART), HA TSUEN, YUEN LONG, N.T.

DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	16-04-2018
DESIGNED BY	CM	PM	16-04-2018
CHECKED BY	CM	PM	17-04-2018
APPROVED BY	-	-	-
PROJECT NO.	10079		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10079-FS01		
SCALE	N. T. S.	REVISION	C



構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度(米)	層數	建築物料	用途
TS1	60	120	5	2	金屬搭建	寫字樓
TS2	80	80	5	1	金屬搭建	過貨涼棚
TS3	450	480 (已包括第二層寫字樓面面積約30平方米)	5	2	金屬搭建	過貨涼棚及寫字樓
TS4	1420	1420	9	1	金屬搭建	過貨涼棚
TS5	3	3	3	1	金屬搭建	洗手間
TS6	680	680	6	1	金屬搭建	儲物涼棚
TS7	25	50	5	2	金屬搭建	寫字樓
TS8	180	204 (已包括第二層寫字樓面面積約24平方米)	5	2	金屬搭建	寫字樓
TS9	90	120 (已包括第二層寫字樓面面積約30平方米)	6	2	金屬搭建	寫字樓
TS10	1050	1050	9	1	金屬搭建	儲物涼棚
TS11	1400	1400	9	1	金屬搭建	儲物涼棚
TS12	30	50 (已包括第二層寫字樓面面積約20平方米)	5	2	金屬搭建	寫字樓
TS13	8	16	5	2	金屬搭建	機械設施
TS14	110	158 (已包括第二層寫字樓面面積約48平方米)	5	2	金屬搭建	寫字樓
TS15	260	260	5	1	金屬搭建	過貨涼棚
TS16	70	70	6	1	金屬搭建	寫字樓
TS17	32	32	3	1	金屬搭建	洗手間
TS18	24	24	3	1	金屬搭建	儲物櫃
TS19	10	10	3	1	金屬搭建	消防泵房

REV	DESCRIPTION	DATE	BY
C	PD SUBMISSION	16-06-2024	WC
B	PD SUBMISSION	20-05-2024	WC
A	FSD SUBMISSION	30-10-2020	CAD

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

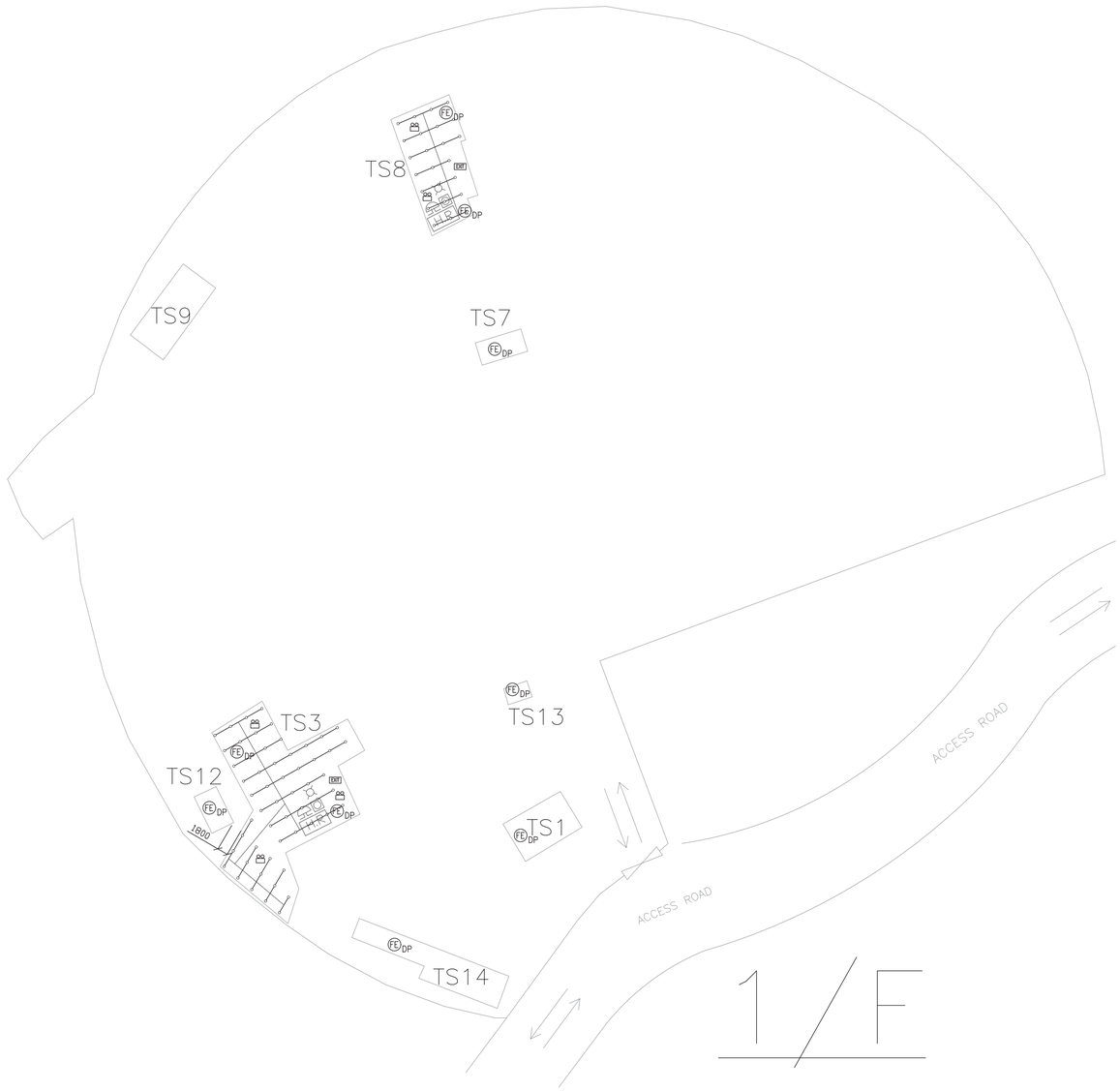
PROJECT

FIRE SERVICE INSTALLATION WORK AT LOT 1869 (PART), HA TSUEN, YUEN LONG, N.T.

DRAWING TITLE

PROPOSED FS INSTALLATION G/F LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	16-04-2018
DESIGNED BY	CM	PM	16-04-2018
CHECKED BY	CM	PM	17-04-2018
APPROVED BY	-	-	-
PROJECT NO.	10079		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10079-FS02		
SCALE	1 : 1000	REVISION	C



構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度(米)	層數	建築物料	用途
TS1	60	120	5	2	金屬搭建	寫字樓
TS2	80	80	5	1	金屬搭建	過貨涼棚
TS3	450	480 (已包括第二層寫字樓面面積約30平方米)	5	2	金屬搭建	過貨涼棚及寫字樓
TS4	1420	1420	9	1	金屬搭建	過貨涼棚
TS5	3	3	3	1	金屬搭建	洗手間
TS6	680	680	6	1	金屬搭建	儲物涼棚
TS7	25	50	5	2	金屬搭建	寫字樓
TS8	180	204 (已包括第二層寫字樓面面積約24平方米)	5	2	金屬搭建	寫字樓
TS9	90	120 (已包括第二層寫字樓面面積約30平方米)	6	2	金屬搭建	寫字樓
TS10	1050	1050	9	1	金屬搭建	儲物涼棚
TS11	1400	1400	9	1	金屬搭建	儲物涼棚
TS12	30	50 (已包括第二層寫字樓面面積約20平方米)	5	2	金屬搭建	寫字樓
TS13	8	16	5	2	金屬搭建	機械設施
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TS18	24	24	3	1	金屬搭建	儲物櫃
TS19	10	10	3	1	金屬搭建	消防泵房

REV	DESCRIPTION	DATE	BY
A	PD SUBMISSION	16-06-2024	WC

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

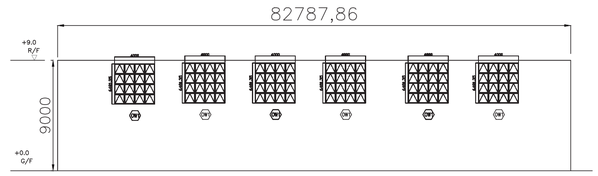
FIRE SERVICE INSTALLATION WORK AT LOT 1869 (PART), HA TSUEN, YUEN LONG, N.T.

DRAWING TITLE

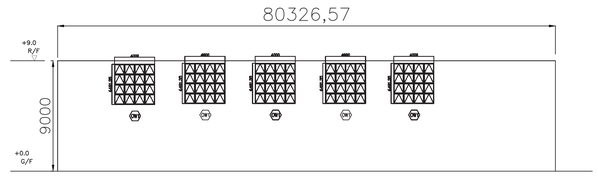
PROPOSED FS INSTALLATION 1/F LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	16-04-2018
DESIGNED BY	CM	PM	16-04-2018
CHECKED BY	CM	PM	17-04-2018
APPROVED BY	-	-	-
PROJECT NO.	10079		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10079-FS02-1		
SCALE	1 : 1000	REVISION	A

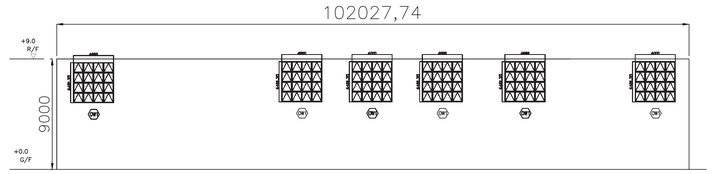




TS4 ELEVATION PLAN 1 (ELV A–A)



TS10 ELEVATION PLAN 2 (ELV B–B)



TS11 ELEVATION PLAN 3 (ELV C–C)

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 TS4	1,420	896 X 6.25% = 88.75	REFER TO ELEVATION–(A–A) = 96	TOTAL = 96 > 88.75
STRUCTURE TS10	1,050	1050 X 6.25% = 65.625	REFER TO ELEVATION–(A–A) = 80	TOTAL = 80 > 65.625
STRUCTURE TS11	1,400	1400 X 6.25% = 87.5	REFER TO ELEVATION–(A–A) = 96	TOTAL = 96 > 87.5

REV	DESCRIPTION	DATE	BY
A	PD SUBMISSION	16–06–2024	WC

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

FIRE SERVICE INSTALLATION WORK AT LOT 1869 (PART), HA TSUEN, YUEN LONG, N.T.

DRAWING TITLE

GBP AND WINDOWS SIZE CALCULATION

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	16–04–2018
DESIGNED BY	CM	PM	16–04–2018
CHECKED BY	CM	PM	17–04–2018
APPROVED BY	–	–	–
PROJECT NO.	10079		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP–10079–FS03		
SCALE	1 : 1000	REVISION	A

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

Moon Leong KOK/PLAND

寄件者: 陳灝然 [redacted]
寄件日期: 2024年08月05日星期一 12:13
收件者: tpbpd/PLAND
副本: Moon Leong KOK/PLAND
主旨: A/HSK/523消防建議
附件: HSK 523 回收城 FS Plan.R3.pdf

類別: Internet Email

敬啟者

此電郵取代 11:35 發出的電郵。
有關上述規劃申請現提交消防建議。

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS 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 2000 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 TS3, TS4, TS6, TS10, TS11 AND TS15 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 BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.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 FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.

3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPR. & F.S. 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 BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.

4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 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 IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.

4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE THE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES HAS PROVIDED OVER 6.25% OPENABLE WINDOWS OF THE FLOOR AREA OF THAT COMPARTMENT.

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10079-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10079-FS02	PROPOSED FS INSTALLATION G/F LAYOUT PLAN
EP-10079-FS02-1	PROPOSED FS INSTALLATION 1/F LAYOUT PLAN
EP-10079-FS03	GBP AND WINDOWS SIZE CALCULATION

COLOUR CODE

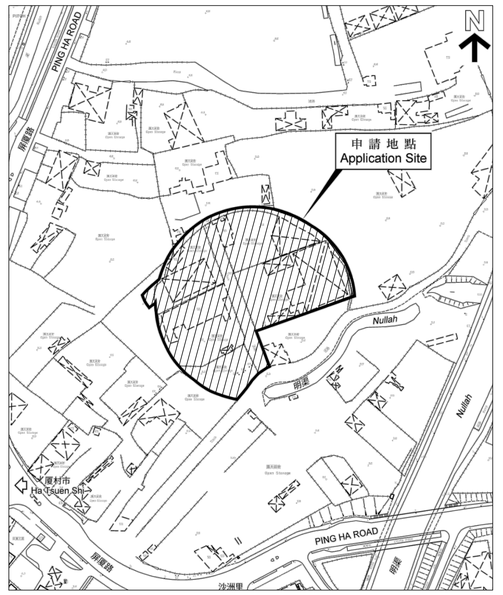
PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

LEGEND (FOR LAYOUT PLAN)

H.R.	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
	SPRINKLER HEAD 93°C
	SPRINKLER HEAD UNDER OBSTACLE
F	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
P	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
F.E. Co2	5Kg CO2 TYPE FIRE EXTINGUISHER
F.E. D.P	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
EXIT	EXIT SIGN
AFA	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL

ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT



LOCATION PLAN (NOT TO SCALE)

REV	DESCRIPTION	DATE	BY
D	PD SUBMISSION	04-08-2024	WC
C	PD SUBMISSION	16-06-2024	WC
B	PD SUBMISSION	20-05-2024	WC
A	FSD SUBMISSION	30-10-2020	CAD

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

FIRE SERVICE INSTALLATION WORK AT LOT 1869 (PART), HA TSUEN, YUEN LONG, N.T.

DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	16-04-2018
DESIGNED BY	CM	PM	16-04-2018
CHECKED BY	CM	PM	17-04-2018
APPROVED BY	–	–	–
PROJECT NO.	10079		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10079-FS01		
SCALE	N. T. S.	REVISION	D



構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度(米)	層數	建築物料	用途
TS1	60	120	5	2	金屬搭建	寫字樓
TS2	80	80	5	1	金屬搭建	過貨涼棚
TS3	450	480 (已包括第二層寫字樓面面積約30平方米)	5	2	金屬搭建	過貨涼棚及寫字樓
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TS14	110	158 (已包括第二層寫字樓面面積約48平方米)	5	2	金屬搭建	寫字樓
TS15	260	260	5	1	金屬搭建	過貨涼棚
TS16	70	70	6	1	金屬搭建	寫字樓
TS17	32	32	3	1	金屬搭建	洗手間
TS18	24	24	3	1	金屬搭建	儲物櫃
TS19	10	10	3	1	金屬搭建	消防泵房

D	PD SUBMISSION	04-08-2024	WC
C	PD SUBMISSION	16-06-2024	WC
B	PD SUBMISSION	20-05-2024	WC
A	FSD SUBMISSION	30-10-2020	CAD
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

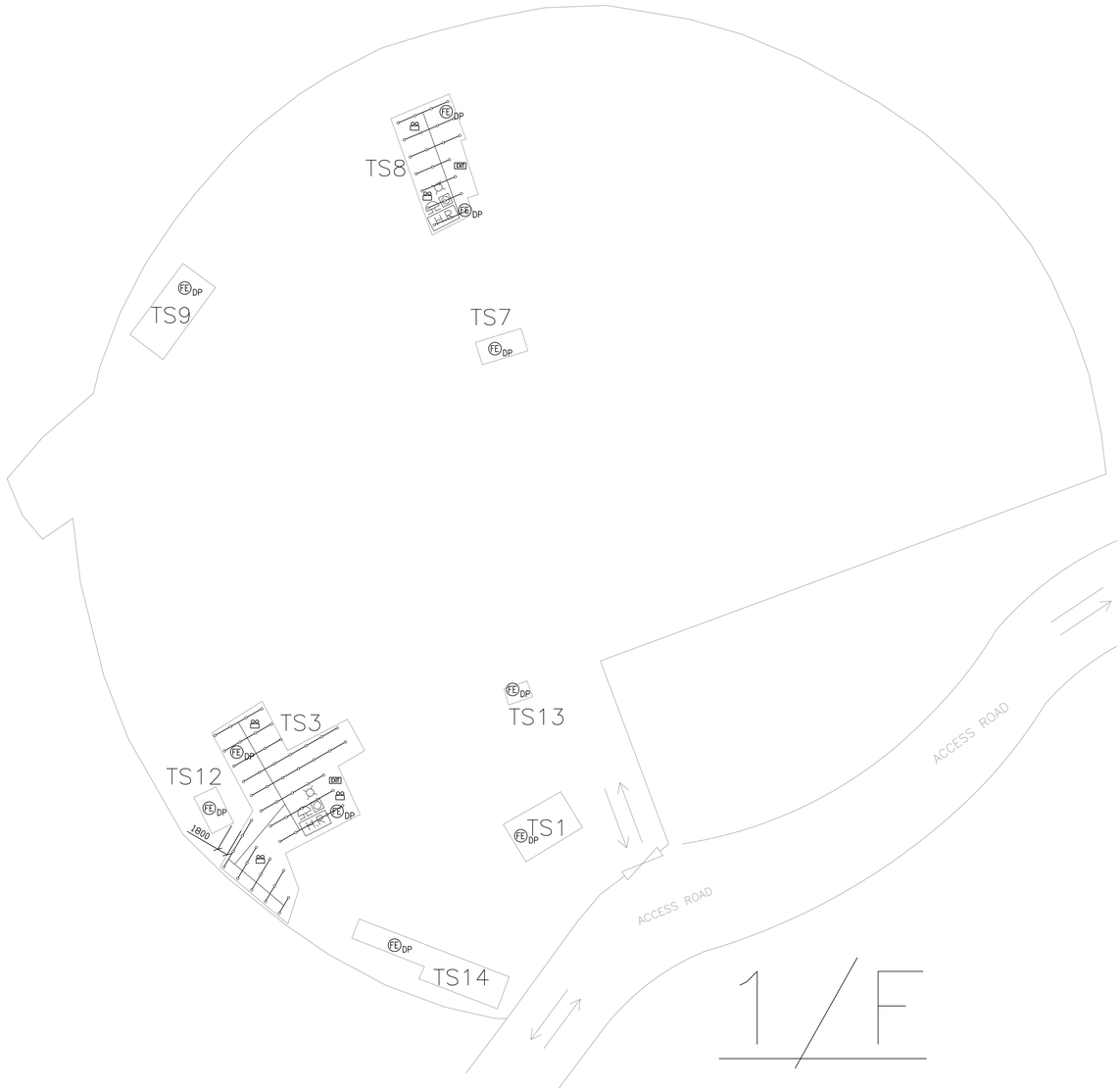
PROJECT

FIRE SERVICE INSTALLATION WORK AT LOT 1869 (PART), HA TSUEN, YUEN LONG, N.T.

DRAWING TITLE

PROPOSED FS INSTALLATION G/F LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	16-04-2018
DESIGNED BY	CM	PM	16-04-2018
CHECKED BY	CM	PM	17-04-2018
APPROVED BY	–	–	–
PROJECT NO.	10079		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10079-FS02		
SCALE	1 : 1000	REVISION	C



構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度(米)	層數	建築物料	用途
TS1	60	120	5	2	金屬搭建	寫字樓
TS2	80	80	5	1	金屬搭建	過貨涼棚
TS3	450	480 (已包括第二層寫字樓面面積約30平方米)	5	2	金屬搭建	過貨涼棚及寫字樓
TS4	1420	1420	9	1	金屬搭建	過貨涼棚
TS5	3	3	3	1	金屬搭建	洗手間
TS6	680	680	6	1	金屬搭建	儲物涼棚
TS7	25	50	5	2	金屬搭建	寫字樓
TS8	180	204 (已包括第二層寫字樓面面積約24平方米)	5	2	金屬搭建	寫字樓
TS9	90	120 (已包括第二層寫字樓面面積約30平方米)	6	2	金屬搭建	寫字樓
TS10	1050	1050	9	1	金屬搭建	儲物涼棚
TS11	1400	1400	9	1	金屬搭建	儲物涼棚
TS12	30	50 (已包括第二層寫字樓面面積約20平方米)	5	2	金屬搭建	寫字樓
TS13	8	16	5	2	金屬搭建	機械設施
TS14	110	158 (已包括第二層寫字樓面面積約48平方米)	5	2	金屬搭建	寫字樓
TS15	260	260	5	1	金屬搭建	過貨涼棚
TS16	70	70	6	1	金屬搭建	寫字樓
TS17	32	32	3	1	金屬搭建	洗手間
TS18	24	24	3	1	金屬搭建	儲物櫃
TS19	10	10	3	1	金屬搭建	消防泵房

REV	DESCRIPTION	DATE	BY
B	PD SUBMISSION	04-08-2024	WC
A	PD SUBMISSION	16-06-2024	WC

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

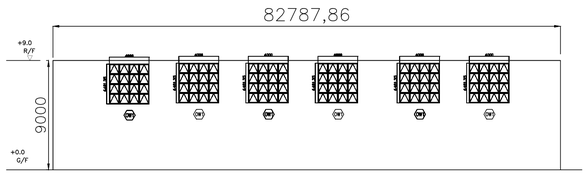
FIRE SERVICE INSTALLATION WORK AT LOT 1869 (PART), HA TSUEN, YUEN LONG, N.T.

DRAWING TITLE

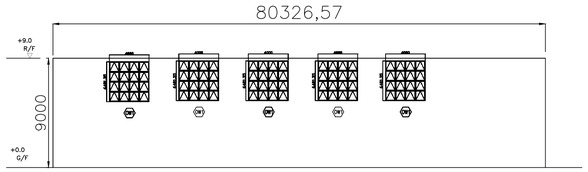
PROPOSED FS INSTALLATION 1/F LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	16-04-2018
DESIGNED BY	CM	PM	16-04-2018
CHECKED BY	CM	PM	17-04-2018
APPROVED BY	-	-	-
PROJECT NO.	10079		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10079-FS02-1		
SCALE	1 : 1000	REVISION	B

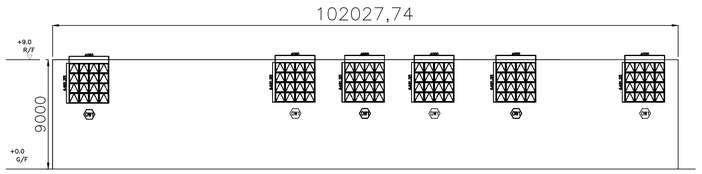




TS4 ELEVATION PLAN 1 (ELV A–A)



TS10 ELEVATION PLAN 2 (ELV B–B)



TS11 ELEVATION PLAN 3 (ELV C–C)

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 TS4	1,420	896 X 6.25% = 88.75	REFER TO ELEVATION–(A–A) = 96	TOTAL = 96 > 88.75
STRUCTURE TS10	1,050	1050 X 6.25% = 65.625	REFER TO ELEVATION–(A–A) = 80	TOTAL = 80 > 65.625
STRUCTURE TS11	1,400	1400 X 6.25% = 87.5	REFER TO ELEVATION–(A–A) = 96	TOTAL = 96 > 87.5

REV	DESCRIPTION	DATE	BY
A	PD SUBMISSION	16–06–2024	WC

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

FIRE SERVICE INSTALLATION WORK AT LOT 1869 (PART), HA TSUEN, YUEN LONG, N.T.

DRAWING TITLE

GBP AND WINDOWS SIZE CALCULATION

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	16–04–2018
DESIGNED BY	CM	PM	16–04–2018
CHECKED BY	CM	PM	17–04–2018
APPROVED BY	–	–	–
PROJECT NO.	10079		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP–10079–FS03		
SCALE	1 : 1000	REVISION	A

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/7	Temporary Open Storage of Containers for 3 Years	29.11.1996 (On review) (revoked on 29.9.1997)
A/YL-HT/259	Proposed Temporary Open Storage (Excluding Storage of Containers, Containers on Trailers and Licensed/Unlicensed Motor Vehicles) for a Period of 3 Years	9.8.2002
A/YL-HT/449	Temporary Open Storage of Recycling Materials (Plastic, Paper and Metal) for a Period of 3 Years	19.5.2006
A/YL-HT/626	Temporary Open Storage of Recycling Materials (Plastic, Paper and Metal) with Ancillary Workshop for a Period of 3 Years	7.8.2009 (revoked on 16.4.2010)
A/YL-HT/683	Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop and Recycling of Used Electrical Appliances for a Period of 3 Years	16.7.2010 (revoked on 16.1.2011)
A/YL-HT/703	Temporary Open Storage of Recyclable Materials (Plastics, Paper and Metal) with Ancillary Workshop and Recycling of Used Electrical Appliances for a Period of 3 Years	10.12.2010 (revoked on 10.6.2011)
A/YL-HT/844	Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop for a Period of 3 Years	25.10.2013
A/YL-HT/921	Temporary Open Storage of Recyclable Materials (Plastics, Paper and Metal) with Ancillary Workshop for a Period of 3 Years	14.11.2014
A/HSK/30	Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop for a Period of 3 Years	22.12.2017 (revoked on 22.5.2020)
A/HSK/252	Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop for a Period of 3 Years	6.11.2020 (revoked on 6.4.2023)

Similar S.16 Applications Within/Straddling the Subject "Government, Institution or Community", "Residential (Group A) 4" and "Residential (Group A) 3" 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/218	Temporary Open Storage of Construction Materials for a Period of 3 Years	29.5.2020 (revoked on 21.8.2020)
A/HSK/340	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Private Cars and Light Goods Vehicles), Container Vehicles and Trailers for a Period of 3 Years	24.12.2021
A/HSK/355	Temporary Open Storage of Construction Machinery and Materials, Scrap Metal and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	18.2.2022
A/HSK/399	Proposed Temporary Open Storage of Construction Materials, Construction Machinery and Recyclable Materials (Plastic Bottle and Metal Waste) with Ancillary Workshop for a Period of 3 Years	23.9.2022

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 objection to the application from highway maintenance point of view.

3. Drainage

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

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

4. Environment

Comments of the Director of Environmental Protection:

- no adverse comment on the application;
- there was no substantiated environmental complaints pertaining to the Site received in the past three years; and
- should the application be approved, the following approval condition should be imposed with regard to the ancillary workshop:

  no melting, burning, cleaning and shredding activities is allowed on the Site at any time during the planning approval period.

5. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable to his department; and
- in considering the nature of open storage, the following approval condition shall be added:

  the provision of fire extinguisher(s) within 6 weeks from the date of planning approval.

6. 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.

7. Long-term Development

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

No objection to the application.

8. District Officer's Comments

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

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

9. 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) 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 situated on Government Land (GL) (about 15,800m^2 subject to verification) is covered by Short Term Tenancy (STT) No. 1869 for the purposes of open storage of recycling materials (plastic, paper and metal) with ancillary workshop; and

- the STT holder(s) should apply to his office for modification of the STT conditions where appropriate. The application(s) for STT will be considered by the Government in its capacity as a landlord and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including the payment of rent/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 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;

(f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:

- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and

- any access road leading from Ping Ha Road to the Site is outside the maintenance jurisdiction of his office;

(g) 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;

(h) to note the comments of the Director of Environmental Protection that the applicant is advised:

- to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental nuisance on the surrounding areas;

- to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its 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 completion of percolation test and certification by Authorized Person; and

- to meet the statutory requirements under relevant pollution control ordinances;

(i) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that the approval of the planning application does not imply approval of the tree works such as pruning, transplant and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval for any tree works, where appropriate;

(j) to note the comments of the Director of Fire Services that:

- the installation/maintenance/modification/repair work of fire services installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services;

- good practice guidelines (**Appendix VI** of this RNTPC Paper) for open storage should be adhered to; and

- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- all existing building works if any erected on unleased GL (i.e. before the grant of STT) do not come under the control of the BO, and not unauthorized building works (UBWs) for the purpose of the BO;

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on land held under STT, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- for UBW erected on land held under STT, 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;

- the Site shall be provided with means of obtaining access thereto from a street and

emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and

(l) to note the 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 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 and ensure his proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA.

消防處發出之露天貯存用地良好作業指引
Good Practice Guidelines for Open Storage issued by the Director of Fire Services

		消防車輛內部通道 Internal Access for Fire Appliances	地段界線（淨闊度） Lot Boundaries (Clear Width)	貯存物品地點與臨時構築物之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品或有限數量的易燃物品 Open Storage of Non-Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

備註：露天貯存用地／回收場內不得吸煙或使用明火。
Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

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

Appendix VII-1 of RNTPC
Paper No. A/HSK/523A

From:	[redacted]
Sent:	2024-05-24 星期五 23:16:33
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Objection on application A/HSK/523
Attachment:	Representation on A_HSK_523 for Temporary Open Storage of Recyclable Materials.pdf

I refer to the application A/HSK/523 for Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop for a Period of 3 Years, please be informed that after consult the local residents in the vicinity of the application site, I strongly object on the land use for ancillary workshop for the following reasons:

(1) The site is close to the residential towers of Tin Shui Wai and there were numerous compliant on the ancillary workshop use in that area as the noise of the workshop affect the daily life of the residents in Tin Shui Wai area. The residents in the adjacent buildings are over 50,000 and the nuisance will seriously affect the life of the residents. The Board has no justifications to approve such use in close proximity of residential area.

(2) I have filed complaints to EPD and PlanD on the noise and air pollution recently and the years before for workshop use.

(3) approving the application would set an undesirable precedent for similar applications for workshop uses in that area.

Daniel Cham
Yuen Long District Councillor

就規劃申請提出意見
Comments on Planning Application

請勿填寫此欄	檔案編號 Reference No.	A/HSK/523
For Official Use Only	收到日期 Date Received	

重要提示 ： 意見必須於指定的法定期限屆滿前向城市規劃委員會(委員會)提出。
Important Note : The comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period.

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

I refer to the application A/HSK/523 for Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop for a Period of 3 Years, please be informed that after consult the local residents in the vicinity of the application site, I strongly object on the land use for ancillary workshop for the following reasons:

(1) The site is close to the residential towers of Tin Shui Wai and there were numerous compliant on the ancillary workshop use in that area as the noise of the workshop affect the daily life of the residents in Tin Shui Wai area. The residents in the adjacent buildings are over 50,000 and the nuisance will seriously affect the life of the residents. The Board has no justifications to approve such use in close proximity of residential area.

(2) I have filed complaints to EPD and PlanD on the noise and air pollution recently and the years before for workshop use.

(3) approving the application would set an undesirable precedent for similar applications for workshop uses in that area.

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

From: [redacted]
Sent: 2024-06-13 星期四 02:41:03
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Enquiry CEO/CEO <ceo@ceo.gov.hk>
Subject: A/HSK/523 Short Term Tenancy No. 1869 (Part), Ha Tsuen

Dear TPB Members,

473 was withdrawn, this was almost one year ago. But application is back again, indicating that despite the history of failure to fulfill FIRE conditions, the government continues to allow an activity that poses great risks to both the safety and good health of both workers on isite.

Every week there are shocking media reports with images of clouds of black smoke enveloping the neighbourhood. That conditions are not strictly enforced on government land is totally unacceptable and indicitative of the lax attitude that has resulted in disasters like the recent fire at Jordan that killed 5 unfortunate individuals..

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: ceo <ceo@ceo.gov.hk>
Date: Monday, 24 July 2023 4:04 AM HKT
Subject: Re: A/HSK/473 Short Term Tenancy No. 1869 (Part), Ha Tsuen

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From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 24 July 2023 3:47 AM CST
Subject: A/HSK/473 Short Term Tenancy No. 1869 (Part), Ha Tsuen

Dear TPB Members,

252 revoked 6 Apr 2023 for failure to fulfill fire conditions. This almost THREE YEARS in. Previous applications tell a similar tale.

THAT THE OPERATION HAS BEEN ALLOWED TO CONTINUE **ON GOVERNMENT LAND** FOR SO MANY YEARS DESPITE FAILURE TO ENSURE A SAFE ENVIRONMENT BOTH FOR WORKERS AND LOCAL RESIDENTS IS SHOCKING..

There are frequent reports of fires in brownfield sites, some resulting in fatal consequences, all causing significant health problems for workers and residents in the vicinity.. In this instance there are a number cluster close to each other, and none showing any inclination to portect the community from fire hazards. This is unacceptable.

When is our CE going to regard the physical safety of citizens as a security issue?

Repeated failure to fulfill fire conditions should not be rewarded with a turn a blind eye approach from PlanD and a rubber stamp from board members.

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Like the falling concrete issue, the time has come for ZERO TOLERANCE of failure to fulfill conditions that impact public security.

The application should be rejected.

Mary Mulivhill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 16 October 2020 1:46 AM CST
Subject: A/HSK/252 A/HSK/252 Short Term Tenancy No. 1869 (Part), Ha Tsuen

A/HSK/252
Short Term Tenancy No. 1869 (Part), Ha Tsuen
Site area : About 15,800sq.m **Government Land**
Zoning : "GIC", "Res (Group A) 4", "Res (Group A) 3" and area shown as 'Road'
Applied use : Open Storage of Recyclable Materials (Plastic, Paper and Metal)

Dear TPB Members,

No doubt PlanD will trop out its usual lines : Whilst the applied use was not in line with the plannng intentions of the "Government, Institution or Community", "Residential (Group 3)" and "Residential (Group 4)" zones,**the implementation programme for this part of the Hung Shui Kiu New Development Area was still being formulated**; approval of the application on a temporary basis would not jeopardize the long-term development of the site.

But now in view of the recent JR **HCAL 26/2012 2020 HKCFI 501** members can no longer rely on PlanD recommendations but must ask questions.

Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered."

There is also the issue of the 7-year limit on STT, a recent subject of an Audit Commission report.

We have been advised that the development of the new town is now underway and certainly commencement on a large site of wholly government owned land would demonstrate that the administration is going to meet deadlines.

Mary Mulvihill