

HSK/532

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)

STP/HK

TP/YLW3

TP/2

STP/YLW1

STP/YLW2

Adm
16/7

2024年07月15日

此文件在 2024年07月15日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

15 JUL 2024

This document is received on 15 JUL 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of the required information and documents.

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	A/115K/532
	Date Received 收到日期	15 JUL 2024

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

1. Name of Applicant 申請人姓名/名稱
思信停車場有限公司 (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)	新界元朗廈村丈量約份第 125 約地段第 797 號餘段(部分) 第 799 號(部分) 第 800 號(部分)、第 801 號(部分)、第 809 號餘段(部分)及丈量約份第 129 約地段第 3299 號餘段(部分)、第 3300 號(部分)、第 3301 號、第 3302 號(部分)、第 3303 號餘段(部分)、第 3304 號餘段(部分)、第 3305 號餘段(部分)、第 3315 號餘段(部分)、第 3316 號、第 3317 號、第 3323 號 A 分段(部分)、第 3323 號 B 分段(部分)、第 3324 號 A 分段第 1 小分段、第 3324 號 A 分段餘段、第 3324 號 B 分段第 1 小分段、第 3324 號 B 分段餘段、第 3325 號(部分)、第 3326 號 A 分段、第 3326 號餘段和毗連政府土地
(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 23180 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 16571 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)	935 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 S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	「住宅(甲類)3」、「政府、機構或社區」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」[#]遞送要求同意書[&]

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 27/06/2024 (DD/MM/YYYY)
於 27/06/2024 (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 27/06/2024 (DD/MM/YYYY)
於 27/06/2024 (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）

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的日期 2024/07/10

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	臨時物流中心及貨倉 (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 <u>3</u> ☐ month(s) 個月 _____

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	6799	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	16381	sq.m	☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	25		
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	16571	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	16571	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)

詳情可參考附頁

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	3
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	20
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

星期一至星期六，早上九時至晚上六時，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)) 可經由屏廈路到達申請地點
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☐	Please provide details 請提供詳情	
	No 否 ☒		
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 ☐	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否 ☒		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 ☐	No 不會 ☒
	On traffic 對交通	Yes 會 ☐	No 不會 ☒
	On water supply 對供水	Yes 會 ☐	No 不會 ☒
	On drainage 對排水	Yes 會 ☐	No 不會 ☒
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐

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

文員

Name
姓名

Position (if applicable)
職位 (如適用)

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

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

On behalf of 代表

思信停車場有限公司

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

- 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：
 - 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
 - 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 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	新界元朗廈村丈量約份第 125 約地段第 797 號餘段(部分)、第 799 號(部分)、第 800 號(部分)、第 801 號(部分)、第 809 號餘段(部分)及丈量約份第 129 約地段第 3299 號餘段(部分)、第 3300 號(部分)、第 3301 號、第 3302 號(部分)、第 3303 號餘段(部分)、第 3304 號餘段(部分)、第 3305 號餘段(部分)、第 3315 號餘段(部分)、第 3316 號、第 3317 號、第 3323 號 A 分段(部分)、第 3323 號 B 分段(部分)、第 3324 號 A 分段第 1 小分段、第 3324 號 A 分段餘段、第 3324 號 B 分段第 1 小分段、第 3324 號 B 分段餘段、第 3325 號(部分)、第 3326 號 A 分段		
Site area 地盤面積	23180 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 935 sq. m 平方米 ☒ About 約)		
Plan 圖則	洪水橋及廈村分區計劃大綱核准圖 S/HSK/2		
Zoning 地帶	「住宅(甲類)3」、「政府、機構或社區」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	臨時物流中心及貨倉		
(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	16571 ☒ 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	25
(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	8.5 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 <u>3</u> Private Car Parking Spaces 私家車車位 <u>3</u> 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 <u>20</u> 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 <u>20</u> Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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、美化環境及保護樹木建議圖、消防建議計劃	☒	☐
<u>Reports 報告書</u>		
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。

申請理由

申請地點位於新界元朗廈村丈量約份第125約地段第797號餘段(部分)、第799號(部分)、第800號(部分)、第801號(部分)、第809號餘段(部分)及丈量約份第129約地段第3299號餘段(部分)、第3300號(部分)、第3301號、第3302號(部分)、第3303號餘段(部分)、第3304號餘段(部分)、第3305號餘段(部分)、第3315號餘段(部分)、第3316號、第3317號、第3323號A分段(部分)、第3323號B分段(部分)、第3324號A分段第1小分段、第3324號A分段餘段、第3324號B分段第1小分段、第3324號B分段餘段、第3325號(部分)、第3326號A分段、第3326號餘段和毗連政府土地，申請場地面積約23180平方米，包括約935平方米政府土地。由思信停車場有限公司提出申請，作為期三年的擬議臨時物流中心及貨倉，申請地點位於洪水橋及廈村分區計劃大綱圖(S/HSK/2)的「住宅(甲類)3」、「政府、機構或社區」及顯示為「道路」的地方。

申請地點由二十四幅相連的土地組成，涉及部分政府土地。申請地點地型不規則，近似長方型。按規劃署記錄，在申請地點所在的同一地帶內，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/HSK/316，臨時物流中心及貨倉（為期3年），於23/07/2021在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/94，臨時物流中心及貨倉（為期3年），於21/09/2018在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/962，臨時物流中心及貨倉（存放紙張）（為期3年），於03/07/2015在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/345，臨時物流中心（為期3年），於14/01/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/307，臨時物流中心及附屬輪胎維修工場（為期3年），於25/06/2021在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/227，臨時物流中心及附屬泊車位（為期3年），於26/06/2020在有條件下批給臨時性質的許可；

由於場地早年已發展作臨時物流中心及貨倉，已進行地基平整，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。地面鋪築成硬地表，容易去水。場地於前規劃申請已履行了渠務工程，且排水設施都有專人定期保養，其狀況良好。有關美化環境方面，前規劃申請也履行了美化環境及保護樹木建議，申請人至今一直都有保育場內樹木。因此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。

申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。申請人會委託專業管理公司進行管理，對已實施的附帶條件工程設備提供維修及保養，包括現有樹木、渠道系統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。

在營運性質方面，場地會由外國知名電器品牌租用作貯存高價家庭電器。所存放的高價家庭電器主要轉口到外地，部分會在香港出售。由於有部分貨物會在香港出售，所以發展包括物流中心連貯物貨倉，不過物流用途比例偏低。物流工作主要將部份貨物由貨車運走，分發予港九大型百貨公司。申請地點開放時間，為星期一至星期六，早上九時至晚上六時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作。

場內共設 25 個構築物，構築物序號：TS1 至 TS25，上蓋面積共約 16381 平方米，佔場地約70.67% 的土地。以下為構築物的詳細資料：

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	3853 (已包括簷蓬約 287平方米)	3853	8.5	1	金屬	貯物倉庫、寫字樓及洗手間
TS2	6092 (已包括簷蓬約 148平方米)	6092	12	1	金屬	貯物倉庫
TS3	2065 (已包括簷蓬約 120平方米)	2065	8.5	1	金屬	貯物倉庫
TS4	40	40	2.6	1	金屬及混凝土	消防水缸及泵房
TS5	825	825	12	1	金屬	貯物倉庫
TS6	172	172	6.4	1	金屬	上蓋涼棚
TS7	3138 (已包括簷蓬約 361平方米)	3138	12	1	金屬	貯物倉庫

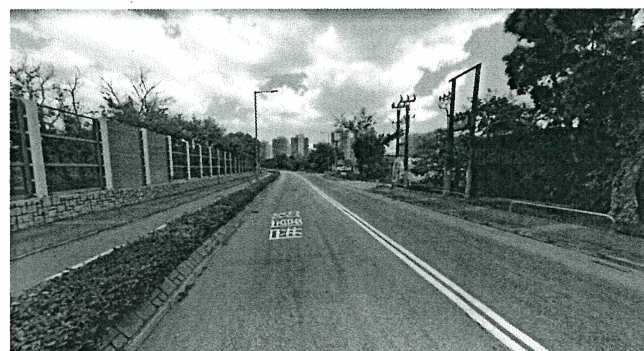
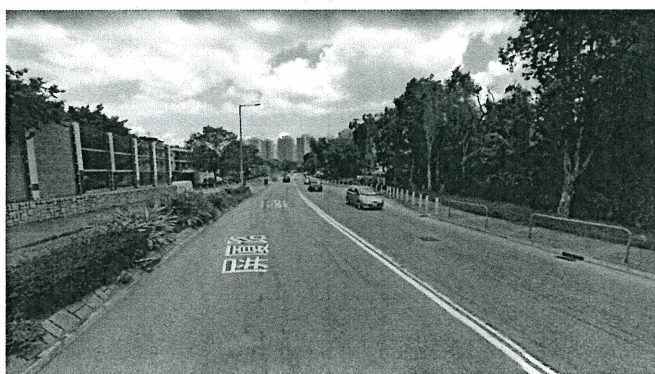
TS8 (被TS7覆蓋)	0	0	2.6	1	金屬	洗手間
TS9 (被TS7覆蓋)	0	41 (單計上層面積)	6	2	金屬	寫字樓(上層)及保安室(下層)
TS10	29	46	6.4	2	金屬	員工休息室(上層)及 儲物室(下層)
TS11	144	144	3.7	1	金屬	上蓋涼棚
TS12	4.5	4.5	2.7	1	混凝土	電錶房
TS13	3.4	3.4	2.8	1	金屬	保安室
TS14 (被TS6覆蓋)	0	60 (單計上層面積)	5.2	2	金屬	寫字樓
TS15 (被TS6覆蓋)	0	0	2.8	1	金屬	洗手間
TS16 (被TS6覆蓋)	0	0	2.8	1	金屬	保安室
TS17 (被TS2覆蓋)	0	0	2.1	1	金屬	消防喉轆水缸及泵房
TS18	5	5	2.6	1	金屬	電錶房
TS19	4.6	4.6	2.5	1	金屬	電錶房
TS20	5.5	5.5	2.6	1	金屬	電錶房
TS21 (被TS11及TS3 覆蓋)	0	0	2.6	1	金屬	寫字樓
TS22 (被TS11覆蓋)	0	0	2.6	1	金屬	洗手間
TS23 (被TS1覆蓋)	0	15 (單計上層面積)	6.4	2	金屬	寫字樓(上層)及洗手間(下層)
TS24 (被TS1覆蓋)	0	57 (單計上層面積)	6.4	2	金屬	寫字樓
TS25 (被TS1覆蓋)	0	0	3	1	金屬	寫字樓

餘下面積約 6799 平方米的土地，佔申請地點約 29.33%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。

場地位於元朗廈村臨近天水圍區。出入口（閘門）設於場地西邊。出入口位置寬敞明確，可供消防車之類的緊急車輛進入，場地位於屏廈路沿線，透過屏廈路貫通新界道路網絡，方便往來各處。

行車通道平坦寬廣且沒有彎位，已平整為混凝土地面，闊度近 12 米，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。此外，於較早前的規劃申請：A/YL-HT/962，場地已按路政署標準，提交並落實附帶條件(j)(k)項關設車輛出入口建議等工程。上述工程是按路政署的標準模式建造。

屏廈路實況照片



申請地點設有 3 個私家車泊車位，以供訪客泊車。另外設有 20 個重型貨車上落貨車位，以供所屬車輛輪候上落貨，作短暫停泊之用。由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點裝卸的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。此外，申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地。場地預留了 29.33% 的面積的土地作流動空間，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對廈村及附近交通構成壓力。

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

	星期一至六				
	重型貨車		私家車		
	入	出	入	出	每小時車輛出入次數
09:00 - 10:00	0	0	2	0	2
10:00 - 11:00	10	10	0	0	20
11:00 - 12:00	8	8	1	0	17
12:00 - 13:00	0	0	0	3	3
13:00 - 14:00	0	0	2	0	2
14:00 - 15:00	10	10	0	0	20
15:00 - 16:00	8	8	0	0	16
16:00 - 17:00	0	0	0	2	0
17:00 - 18:00	0	0	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。					

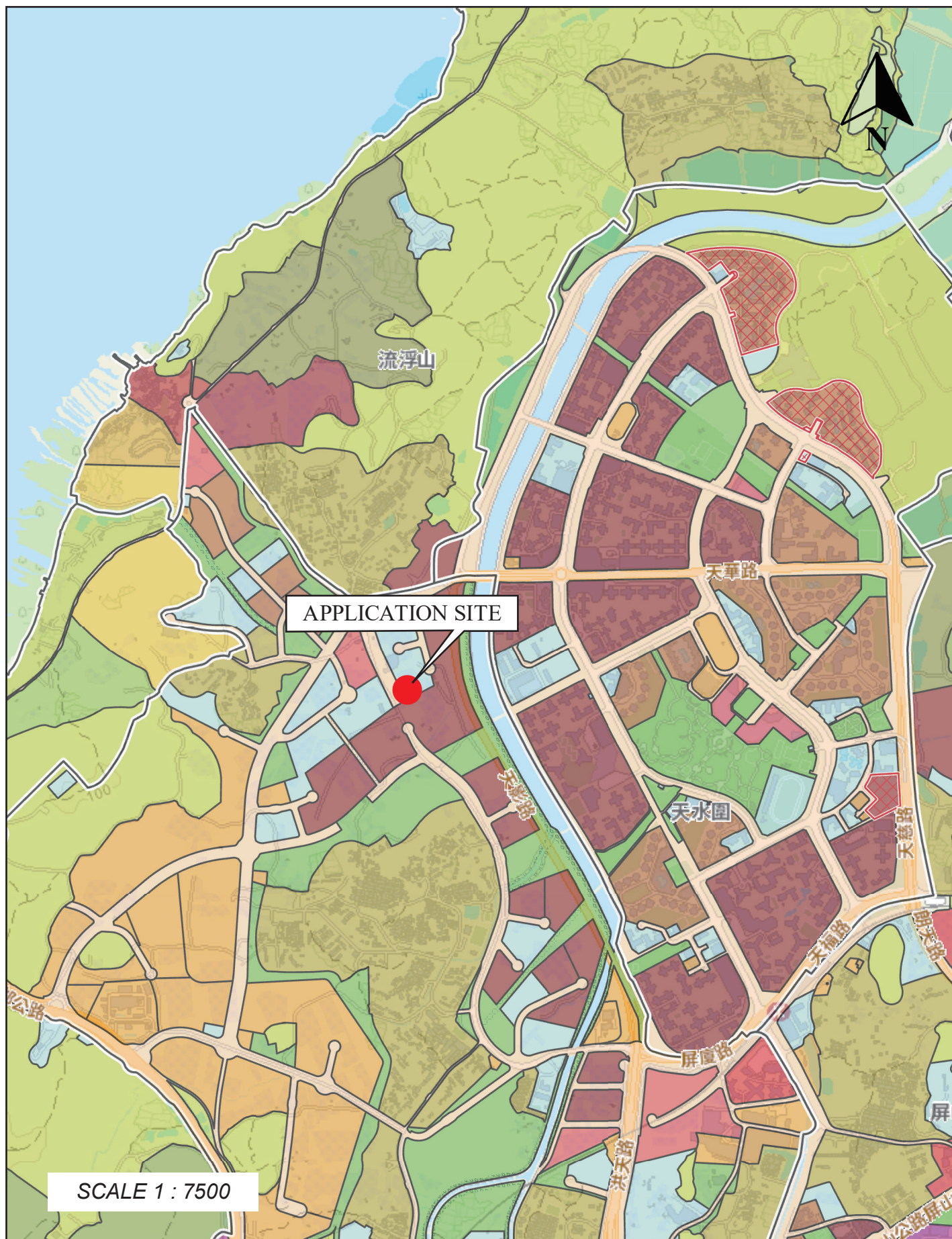
由於申請地點需預約上落貨，實際運作時一半上落貨車位（10個）只用作輪候用途，另外一半上落貨車位（10個）售進行裝卸。裝卸一個貨櫃需約45分鐘至1小時計算，預算上蓋倉庫每小時能處理10輛貨車的裝卸量。當裝卸完成便會有10輛貨車離開場地，換言之每小時等於有20輛貨車的汽車流量，不過以上只是最高用量的汽車流量。按實際情況及交收發票估計，每小時大約會裝卸8-10輛貨車。以裝卸一出一入來回計算，8-10輛貨車離開亦會有8-10駕次貨車進場準備裝貨，即每小時實際會有16-20駕次貨車的汽車流量。

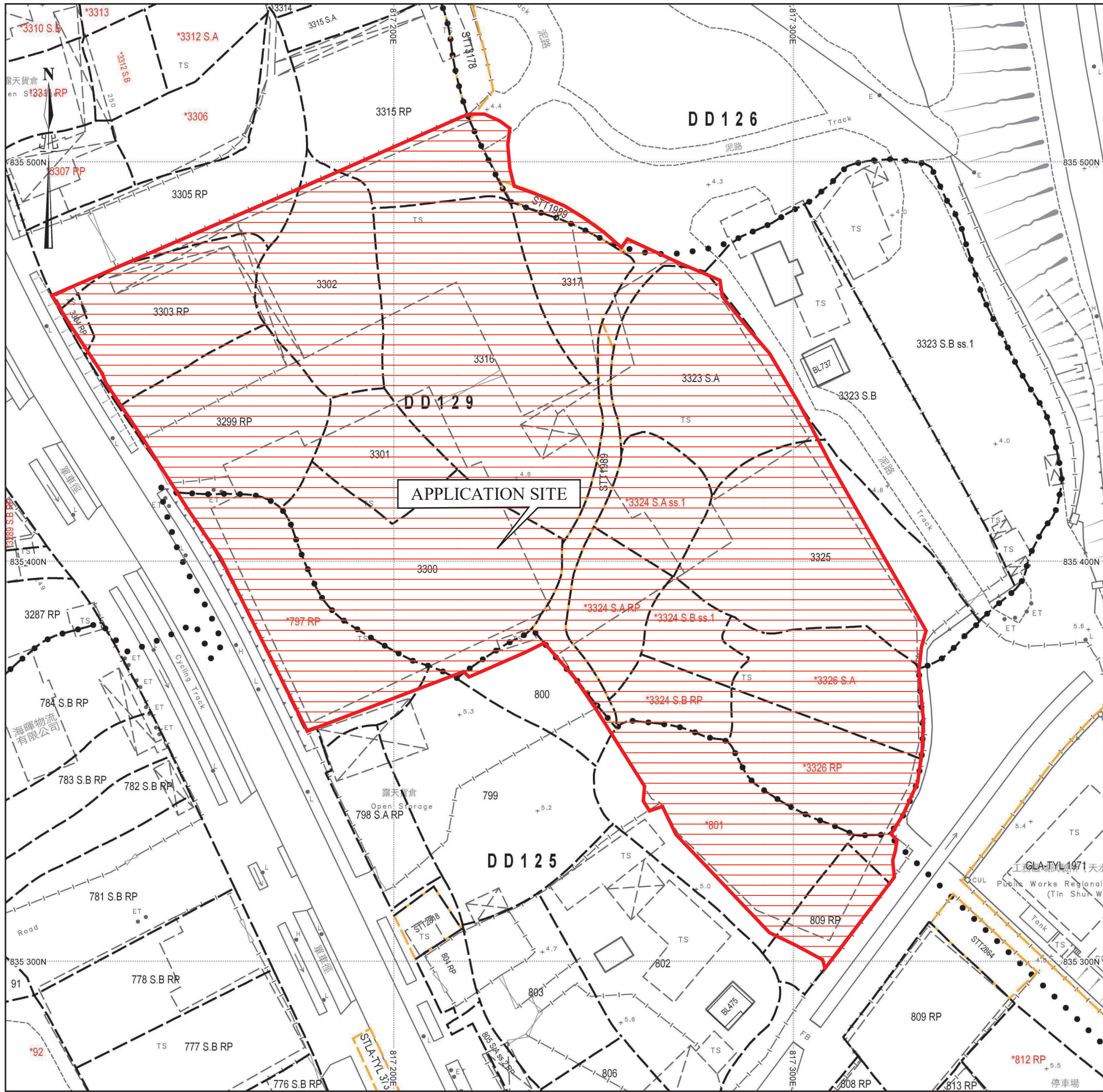
申請地點的運輸工作並無迫切性，可以完全控制貨物交收時間。運輸工作可按交通情況靈活調配，必要的交收運輸工作，會安排在日間非繁忙時間進行。按實際經驗，每天早上九時至十時（場地開放後）及下午四時至六時（場地關門前），屬繁忙時間。加上上午十二時下午至二時為午膳時間，不會有裝卸貨櫃工作。而晚上六時以後，亦不會進行任何運輸工作。故此，上述每小時16-20輛貨車的汽車流量，只會出現在每天早上十時至上午十二時及下午二時至四時的非繁忙時間進行。

此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。另外，申請地點位於物流業及貨櫃場雲集地區，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。

場地大綱圖

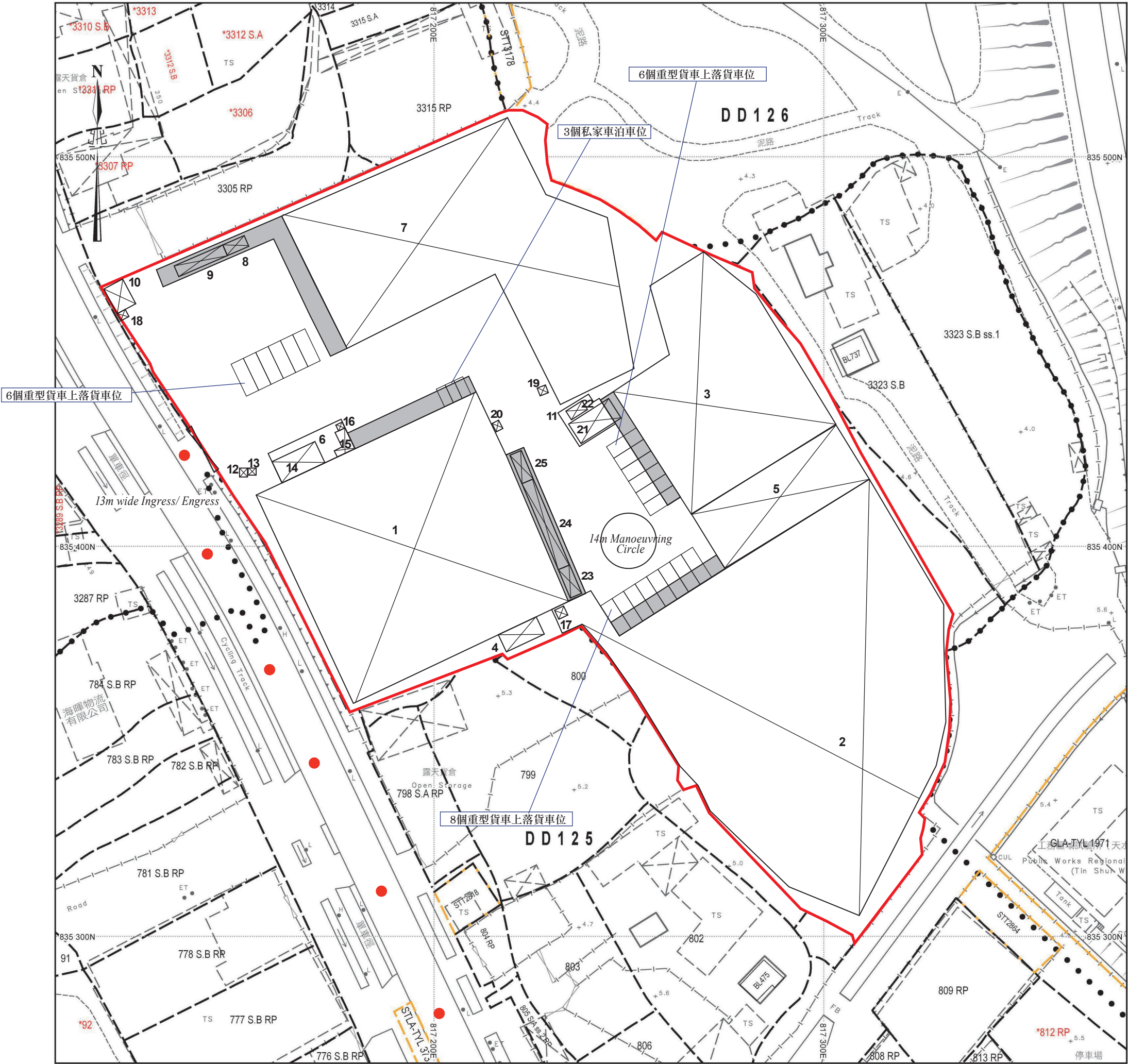




場地位置圖

SCALE 1 : 1000

場地設計圖



Legend:

- 簷篷 (Canopy)
- 行車路線 (Traffic Route)

SCALE 1 : 1000

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	3853 (已包括簷蓬約 287平方米)	3853	8.5	1	金屬	貯物倉庫、寫字樓及洗手間
TS2	6092 (已包括簷蓬約 148平方米)	6092	12	1	金屬	貯物倉庫
TS3	2065 (已包括簷蓬約 120平方米)	2065	8.5	1	金屬	貯物倉庫
TS4	40	40	2.6	1	金屬及混凝土	消防水缸及泵房
TS5	825	825	12	1	金屬	貯物倉庫
TS6	172	172	6.4	1	金屬	上蓋涼棚
TS7	3138 (已包括簷蓬約 361平方米)	3138	12	1	金屬	貯物倉庫
TS8 (被TS7覆蓋)	0	0	2.6	1	金屬	洗手間
TS9 (被TS7覆蓋)	0	41 (單計上層面積)	6	2	金屬	寫字樓(上層)及保安室(下層)
TS10	29	46	6.4	2	金屬	員工休息室(上層)及 儲物室(下層)
TS11	144	144	3.7	1	金屬	上蓋涼棚
TS12	4.5	4.5	2.7	1	混凝土	電錶房
TS13	3.4	3.4	2.8	1	金屬	保安室
TS14 (被TS6覆蓋)	0	60 (單計上層面積)	5.2	2	金屬	寫字樓
TS15 (被TS6覆蓋)	0	0	2.8	1	金屬	洗手間
TS16 (被TS6覆蓋)	0	0	2.8	1	金屬	保安室
TS17 (被TS2覆蓋)	0	0	2.1	1	金屬	消防喉轆水缸及泵房
TS18	5	5	2.6	1	金屬	電錶房

TS19	4.6	4.6	2.5	1	金屬	電錶房
TS20	5.5	5.5	2.6	1	金屬	電錶房
TS21 (被TS11及TS3 覆蓋)	0	0	2.6	1	金屬	寫字樓
TS22 (被TS11覆蓋)	0	0	2.6	1	金屬	洗手間
TS23 (被TS1覆蓋)	0	15 (單計上層面積)	6.4	2	金屬	寫字樓(上層)及洗手間(下層)
TS24 (被TS1覆蓋)	0	57 (單計上層面積)	6.4	2	金屬	寫字樓
TS25 (被TS1覆蓋)	0	0	3	1	金屬	寫字樓

(C) 5KG CO2 FIRE EXTINGUISHER
 (9L) 9L W/ CO2 FIRE EXTINGUISHER
 (B) (SB) 1 NO. OF 5KG CO2 FIRE EXTINGUISHER AND
 2 NOS. OF SAND BUCKET



FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART),
809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301,
3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART),
3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART),
3324ASs1, 3324SARP, 3324SBs1, 3324SBRP, 3325(PART),
3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND
ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW
TERRITORIES.

TITLE:
PART PLAN

(EXTENSION OF APPLICATION FOR
RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSU
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DATE:	DESIGNED BY:
29-05-2024	HILLMAN LAU

DWG. NO: ES/02	CHECKED BY: HILLMAN LAU
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CONTRACT NO.:	SHEET
	10

REVISION:								
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☐ 5KG CO2 FIRE EXTINGUISHER
☐ 9L 9L W/ CO2 FIRE EXTINGUISHER
☐ 1 NO. OF 5KG CO2 FIRE EXTINGUISHER AND
☐ 2 NOS. OF SAND BUCKET



FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

PROJECT:

LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323BS(PART), 3324ASs1, 3324SARP, 3324SBss1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GEORGINA LAND ADJOINING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
PART PLAN

(EXTENSION OF APPLICATION FOR
RNTPC PAPER NO.A/HSK/316)

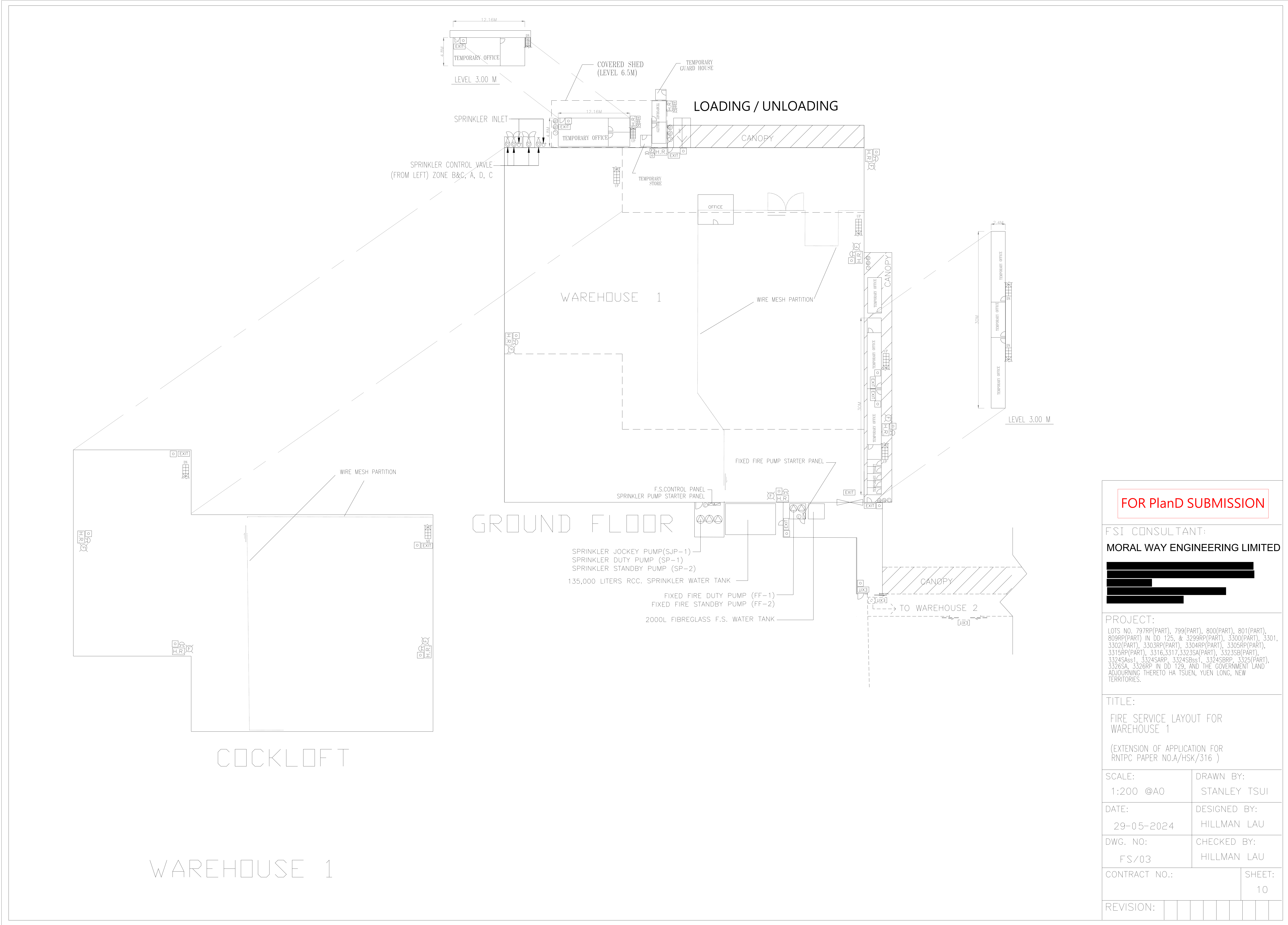
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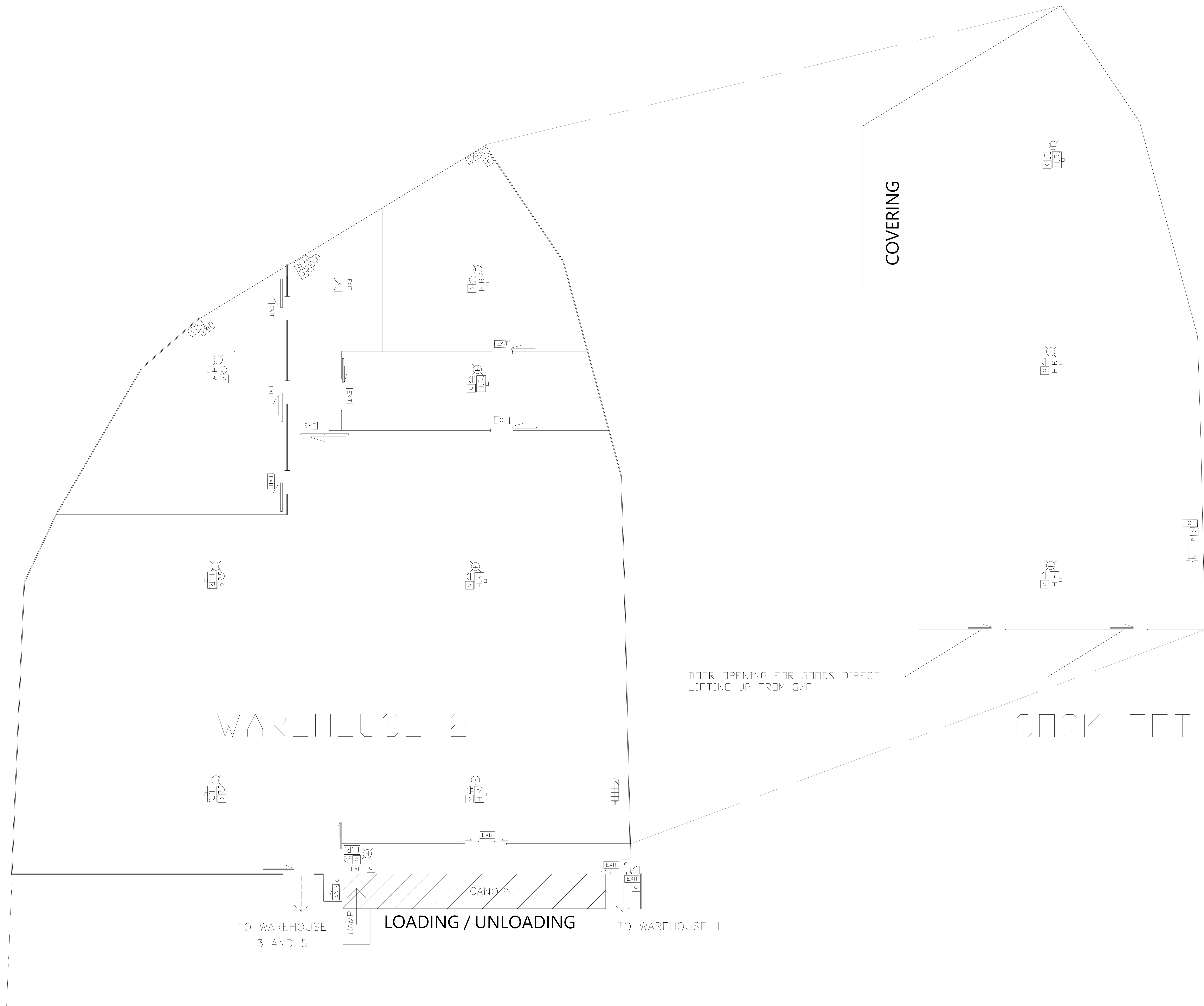
DATE:	DESIGNED BY:
29-05-2024	HILLMAN LAU

DWG. NO:	CHECKED BY:
FS/02	HILLMAN LAU

CONTRACT NO.:	SHEET:
	10

REVISION:									
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FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED
[Redacted]
[Redacted]
[Redacted]

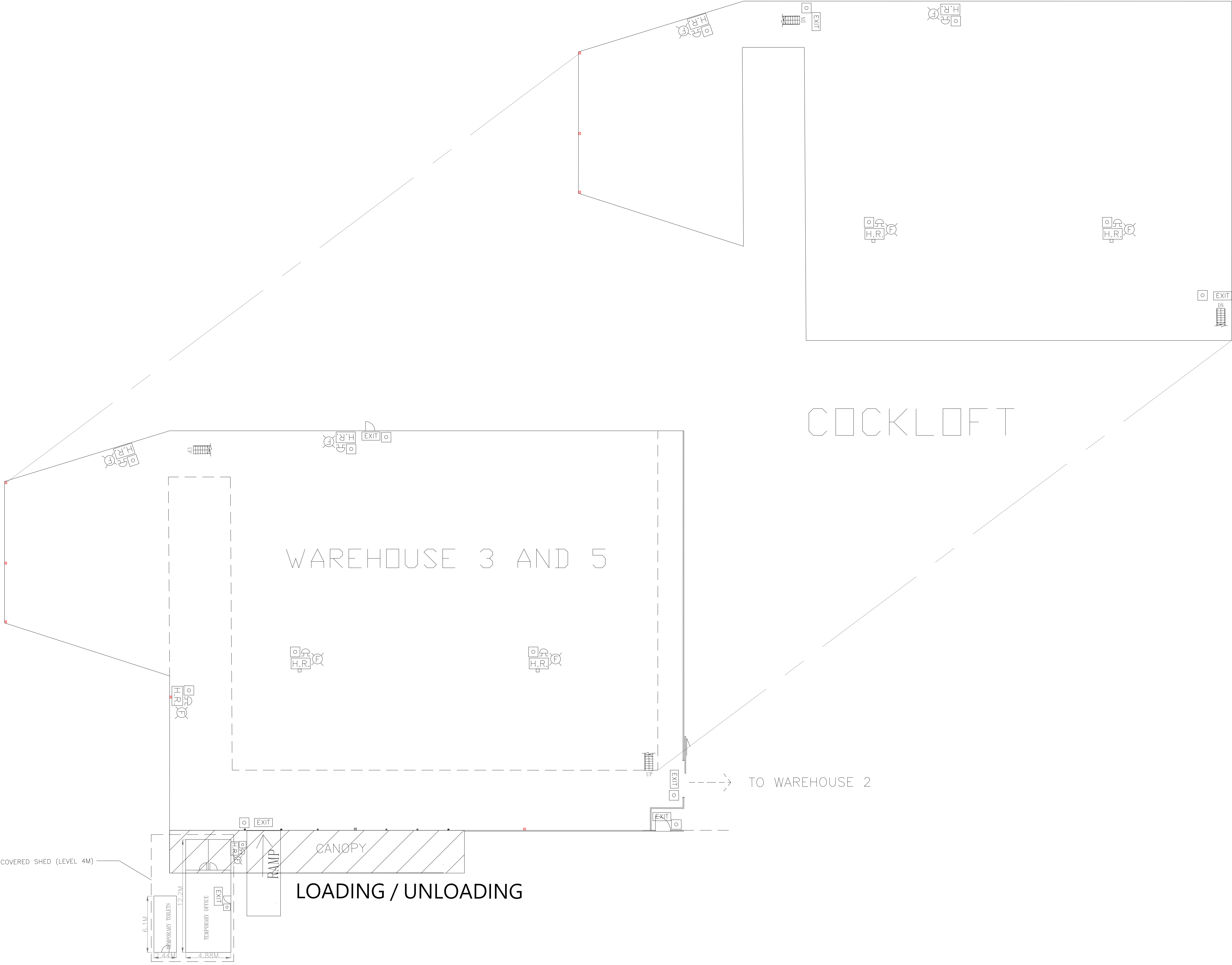
PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SBss1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
FIIRE SERVICE LAYOUT FOR WAREHOUSE 2

(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/04	CHECKED BY: HILLMAN LAU

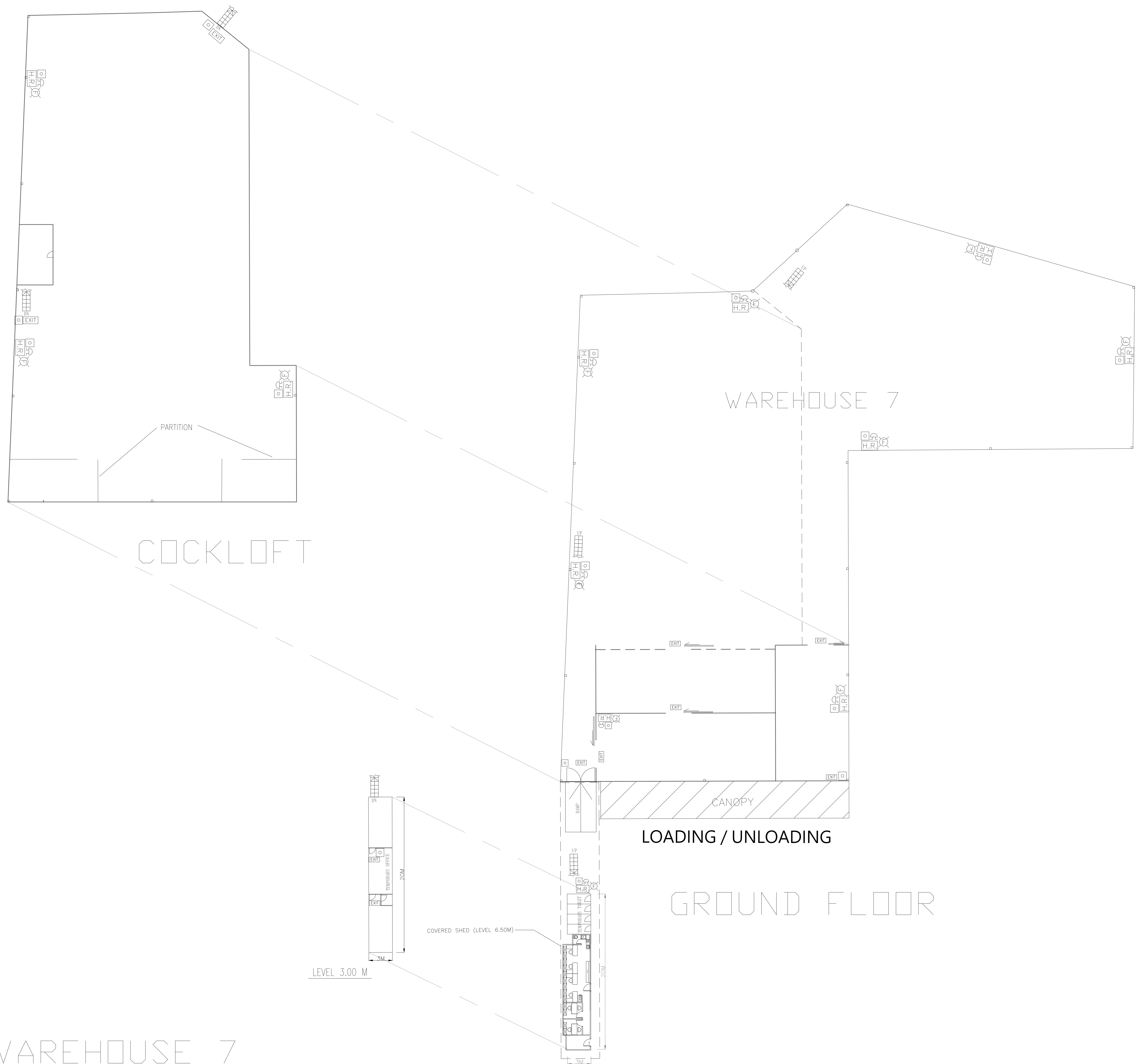
		SHEET: 10
REVISION:		



GROUND FLOOR

WAREHOUSE 3 AND 5

FOR PlanD SUBMISSION	
FSI CONSULTANT: MORAL WAY ENGINEERING LIMITED [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
PROJECT: LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SBss1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.	
TITLE: FIRE SERVICE LAYOUT FOR WAREHOUSE 3 AND 5 (EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)	
SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/05	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	
10	
REVISION:	



FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED
[Redacted]
[Redacted]
[Redacted]

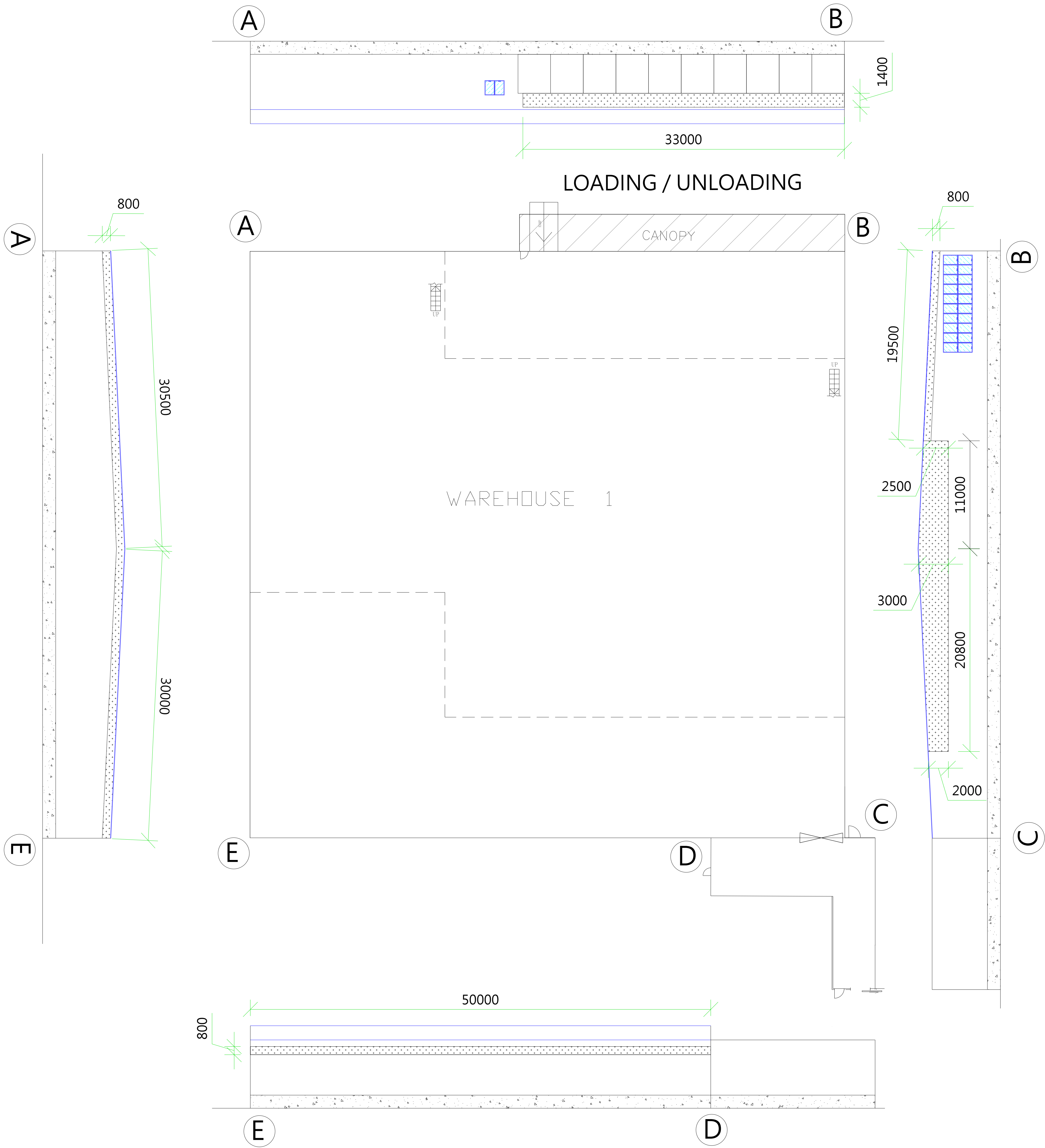
PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SBSs1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
FIRE SERVICE LAYOUT FOR
WAREHOUSE 7
(EXTENSION OF APPLICATION FOR
RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2022	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/06	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	

WAREHOUSE 1

FLOOR AREA		REQUIRED OPENABLE WINDOWS	OPENABLE WINDOWS		VENTILATION OPENING		PROVIDED OPENABLE WINDOWS
AREA	3796 M ²	X 6.25% = 237.25 M ²	1 M X 1.5 M = 1.5 M ²	X 22 Nos. = 33 M ²	+	0.8 M X 130 M = 104 M ²	= 265.45 M ²
						1.4 M X 33 M = 46.2 M ²	
						(3+2.5) M X 11 M /2 = 30.25 M ²	
						(3+2) M X 20.8 M /2 = 52 M ²	



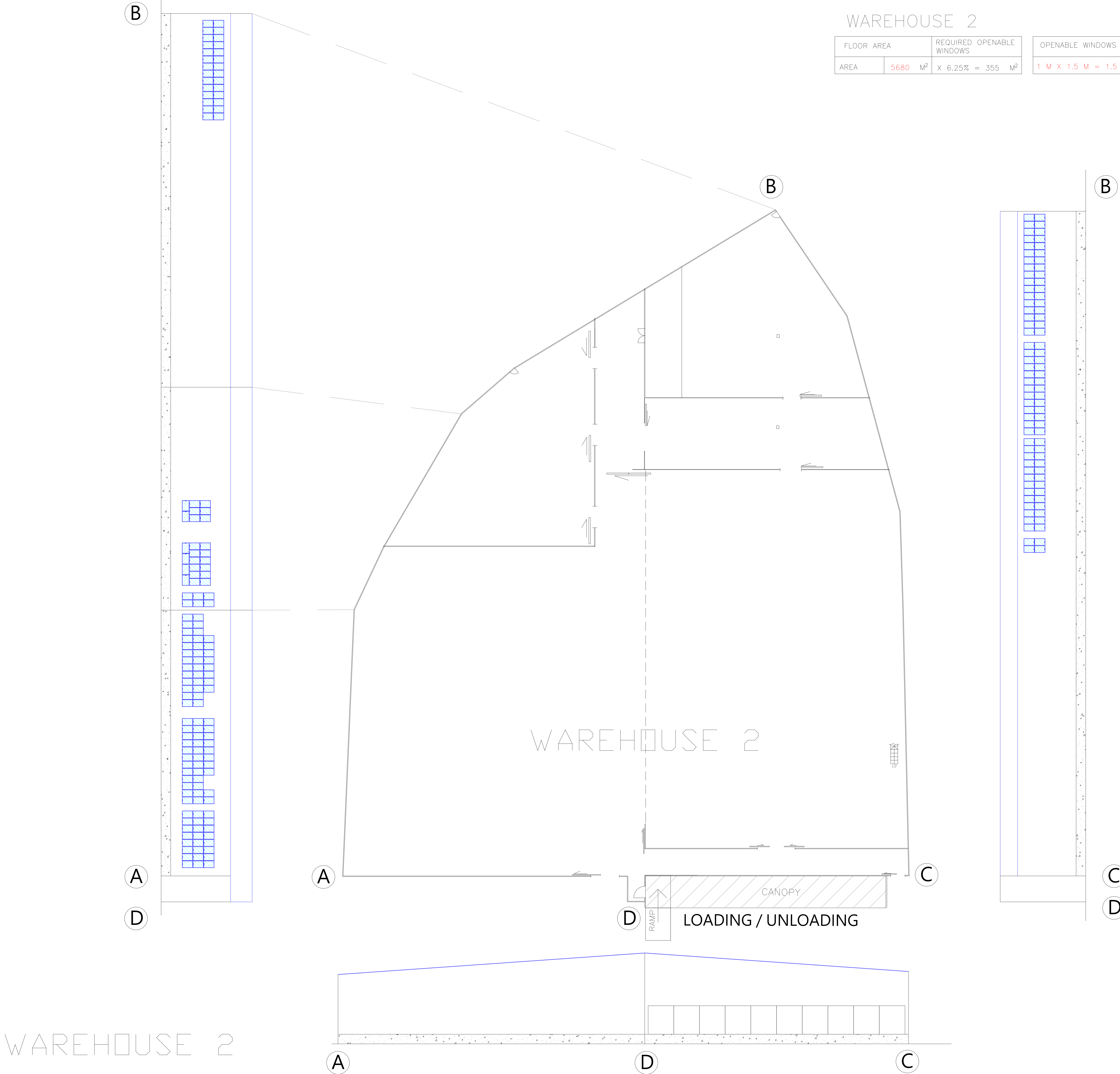
FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED
[Redacted]
[Redacted]
[Redacted]

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324Sbs1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION
(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2022	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/07	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	



WAREHOUSE 2

FLOOR AREA		REQUIRED OPENABLE WINDOWS	OPENABLE WINDOWS	PROVIDED OPENABLE WINDOWS
AREA	5680 M ²	X 6.25% = 355 M ²	1 M X 1.5 M = 1.5 M ² X 240 Nos. = 360 M ²	= 360 M ²

FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

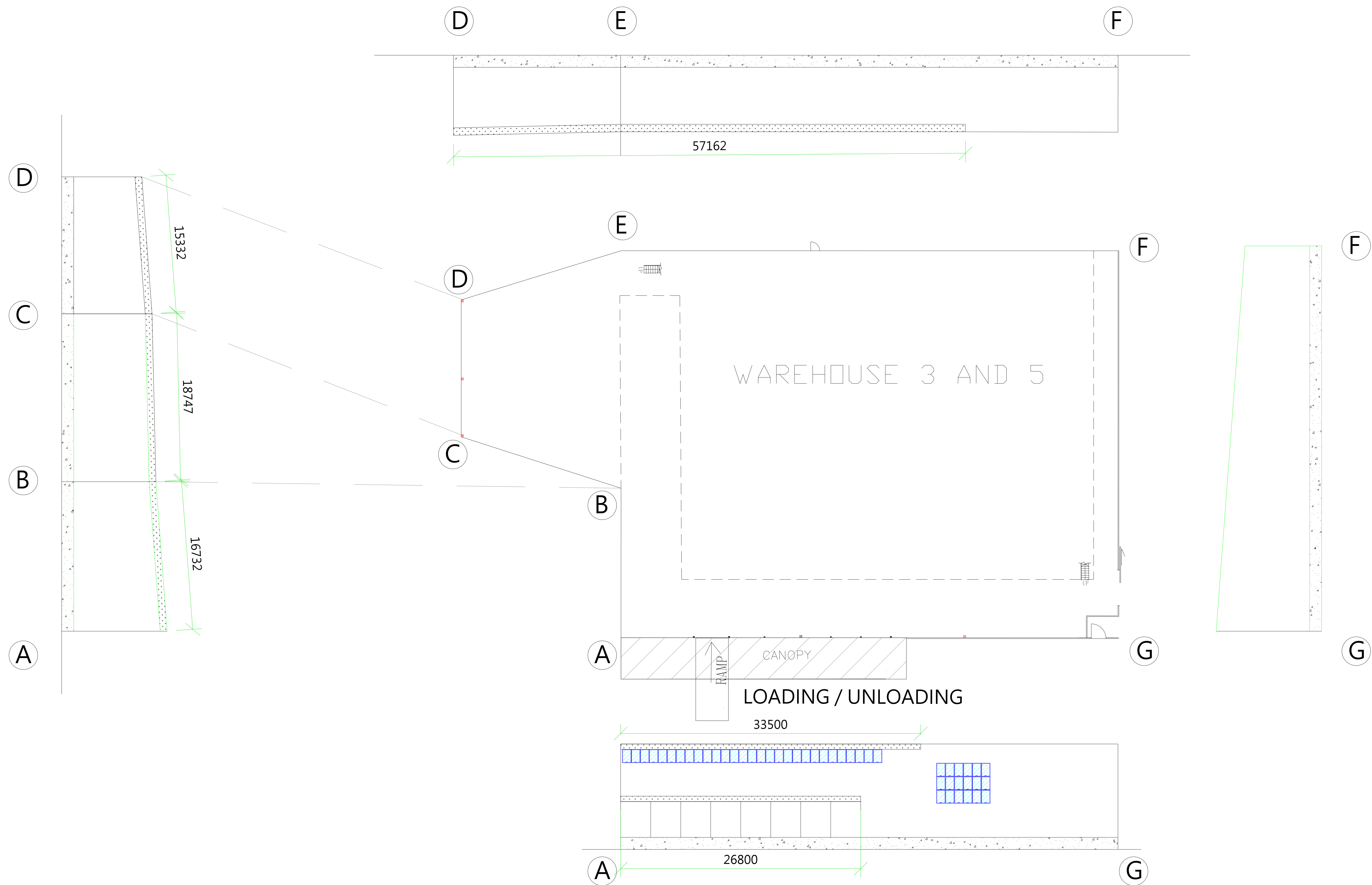
PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SBss1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION
(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/08	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	

WAREHOUSE 3 AND 5

FLOOR AREA		REQUIRED OPENABLE WINDOWS		OPENABLE WINDOWS	VENTILATION OPENING	PROVIDED OPENABLE WINDOWS
AREA	2759 M ²	X	6.25% = 172.5 M ²	1 M X 1.5 M = 1.5 M ² X 47 Nos. = 70.5 M ²	+ 0.74 M X 168.273 M =124.522 M ²	= 195.022 M ²



FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED
[Redacted Name]
[Redacted Address]
[Redacted Phone]

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316,3317,3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SBss1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

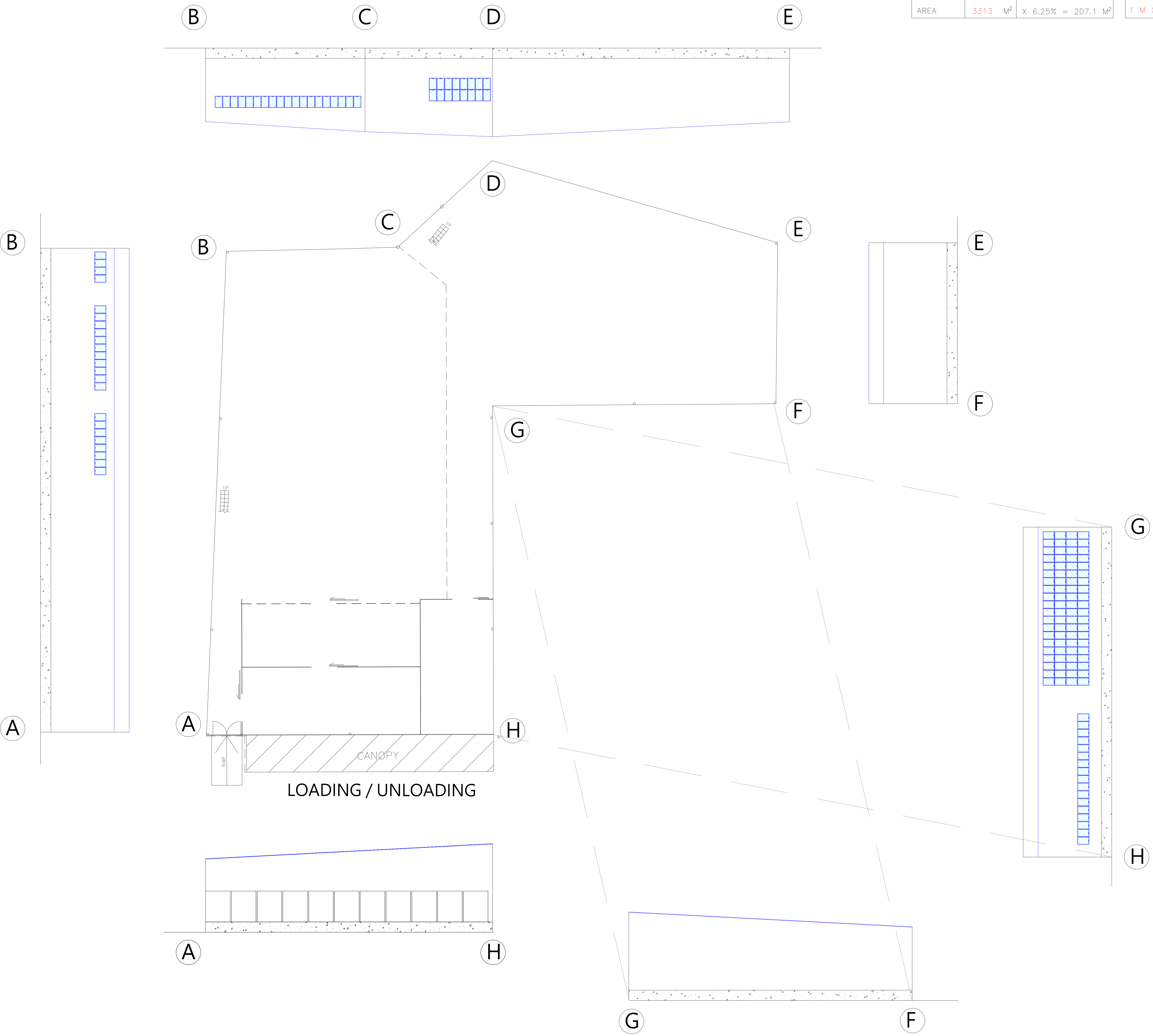
TITLE:
PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION
(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/09	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	

WAREHOUSE 3 AND 5

WAREHOUSE 7

FLOOR AREA		REQUIRED OPENABLE WINDOWS	OPENABLE WINDOWS	PROVIDED OPENABLE WINDOWS
AREA	3313 M ²	X 6.25% = 207.1 M ²	1 M X 1.5 M = 1.5 M ² X 155 Nos. = 232.5M ²	232.5 M ²



FOR PlanD SUBMISSION

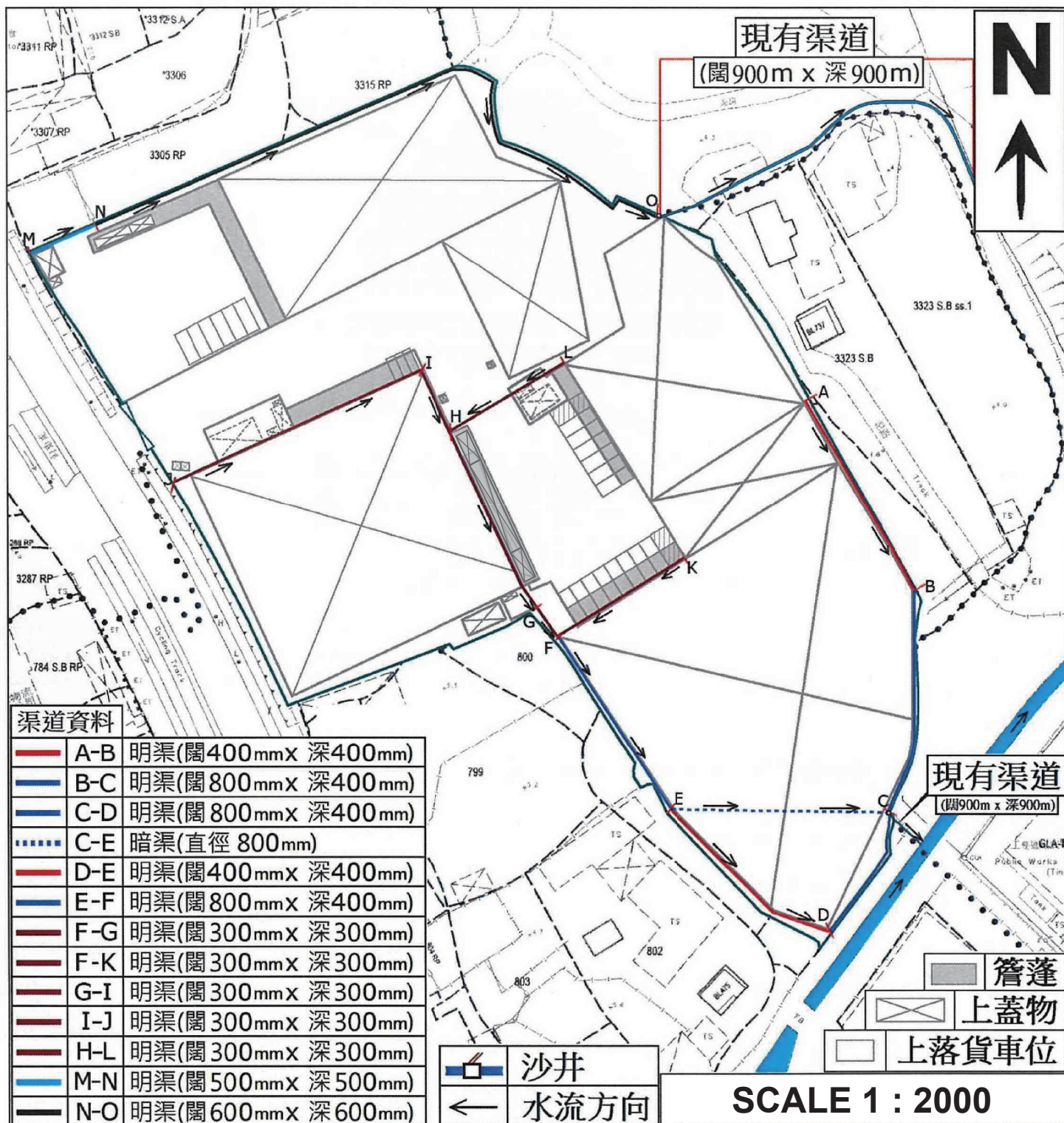
FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED
[Redacted]
[Redacted]
[Redacted]

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SAss1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

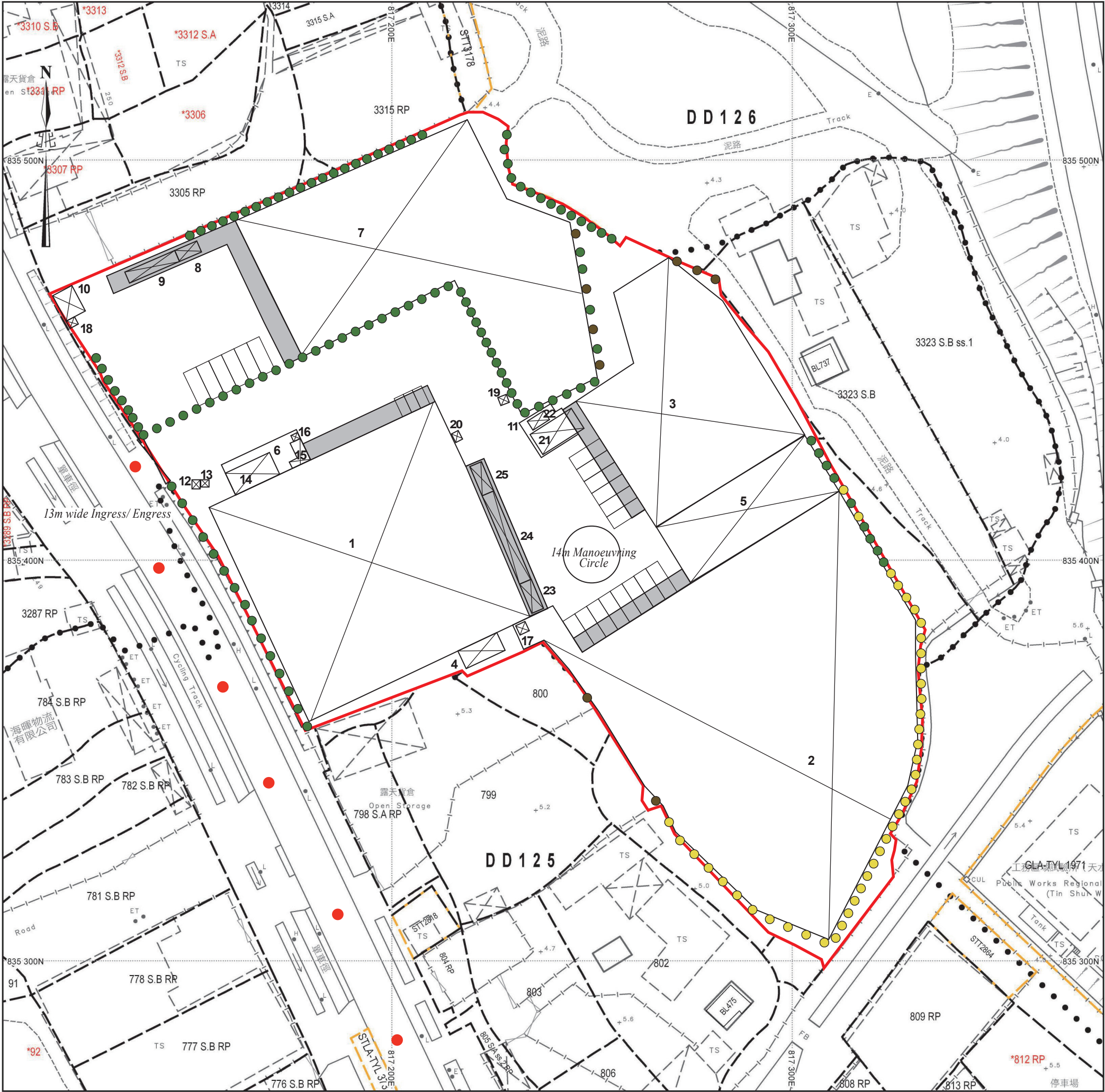
TITLE:
PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION
(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/10	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	

渠務建議計劃圖



美化環境及保護樹木建議圖



- 細葉榕樹(119棵)
- 白千層樹(41棵)
- 雜樹(9棵)
- 簷篷
- ● ● 行車路線

SCALE 1 : 1000

Moon Leong KOK/PLAND

寄件者: 陳灝然 [REDACTED] >
寄件日期: 2024年07月19日星期五 18:10
收件者: tpbpd/PLAND
副本: Moon Leong KOK/PLAND
主旨: A/HSK/532資料
附件: Form No. S.16-III_Sep 2023.pdf; 消防建議計劃.pdf; 場地設計圖.pdf; 申請理由.pdf
類別: Internet Email

敬啟者

此電郵取代 7 月 17 日 16:21 及 7 月 19 日 14:45 發出的電郵。

(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	16571 ☒ 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		
(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	12 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		3
	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) _____ _____		3
(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		20
	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) _____ _____		20

申請理由

申請地點位於新界元朗廈村丈量約份第125約地段第797號餘段(部分)、第799號(部分)、第800號(部分)、第801號(部分)、第809號餘段(部分)及丈量約份第129約地段第3299號餘段(部分)、第3300號(部分)、第3301號、第3302號(部分)、第3303號餘段(部分)、第3304號餘段(部分)、第3305號餘段(部分)、第3315號餘段(部分)、第3316號、第3317號、第3323號A分段(部分)、第3323號B分段(部分)、第3324號A分段第1小分段、第3324號A分段餘段、第3324號B分段第1小分段、第3324號B分段餘段、第3325號(部分)、第3326號A分段、第3326號餘段和毗連政府土地，申請場地面積約23180平方米，包括約935平方米政府土地。由思信停車場有限公司提出申請，作為期三年的擬議臨時物流中心及貨倉，申請地點位於洪水橋及廈村分區計劃大綱圖(S/HSK/2)的「住宅(甲類)3」、「政府、機構或社區」及顯示為「道路」的地方。

申請地點由二十四幅相連的土地組成，涉及部分政府土地。申請地點地型不規則，近似長方型。按規劃署記錄，在申請地點所在的同一地帶內，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/HSK/316，臨時物流中心及貨倉（為期3年），於23/07/2021在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/94，臨時物流中心及貨倉（為期3年），於21/09/2018在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/962，臨時物流中心及貨倉（存放紙張）（為期3年），於03/07/2015在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/345，臨時物流中心（為期3年），於14/01/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/307，臨時物流中心及附屬輪胎維修工場（為期3年），於25/06/2021在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/227，臨時物流中心及附屬泊車位（為期3年），於26/06/2020在有條件下批給臨時性質的許可；

由於場地早年已發展作臨時物流中心及貨倉，已進行地基平整，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。地面鋪築成硬地表，容易去水。場地於前規劃申請已履行了渠務工程，且排水設施都有專人定期保養，其狀況良好。有關美化環境方面，前規劃申請也履行了美化環境及保護樹木建議，申請人至今一直都有保育場內樹木，是次規劃申請亦願意保留場內樹木。因此有關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。

申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。申請人會委託專業管理公司進行管理，對已實施的附帶條件工程設備提供維修及保養，包括現有樹木、渠道系統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。

在營運性質方面，場地會由外國知名電器品牌租用作貯存高價家庭電器。所存放的高價家庭電器主要轉口到外地，部分會在香港出售。由於有部分貨物會在香港出售，所以發展包括物流中心連貯物貨倉，不過物流用途比例偏低。物流工作主要將部份貨物由貨車運走，分發予港九大型百貨公司。申請地點開放時間，為星期一至星期六，早上九時至晚上六時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作。

場內共設 25 個構築物，構築物序號：TS1 至 TS25，上蓋面積共約 16381 平方米，佔場地約70.67% 的土地，樓面面積約 16571 平方米。以下為構築物的詳細資料：

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	3853 (已包括簷蓬約 287平方米)	3853	8.5	1	金屬	貯物倉庫、寫字樓及洗手間
TS2	6092 (已包括簷蓬約 148平方米)	6092	12	1	金屬	貯物倉庫
TS3	2065 (已包括簷蓬約 120平方米)	2065	8.5	1	金屬	貯物倉庫
TS4	40	40	2.6	1	金屬及混凝土	消防水缸及泵房
TS5	825	825	12	1	金屬	貯物倉庫
TS6	172	172	6.4	1	金屬	上蓋涼棚
TS7	3138 (已包括簷蓬約 361平方米)	3138	12	1	金屬	貯物倉庫

TS8	18.5 (被TS7覆蓋)	18.5 (被TS7覆蓋)	2.6	1	金屬	洗手間
TS9	41 (被TS7覆蓋)	82 (被TS7覆蓋， 單計上層面積)	6	2	金屬	寫字樓(上層)及保安室(下層)
TS10	29	46	6.4	2	金屬	員工休息室(上層)及 儲物室(下層)
TS11	144	144	3.7	1	金屬	上蓋涼棚
TS12	4.5	4.5	2.7	1	混凝土	電錶房
TS13	3.4	3.4	2.8	1	金屬	保安室
TS14	60 (被TS6覆蓋)	120 (被TS6覆蓋， 單計上層面積)	5.2	2	金屬	寫字樓
TS15	17 (被TS6覆蓋)	17 (被TS6覆蓋)	2.8	1	金屬	洗手間
TS16	4.5 (被TS6覆蓋)	4.5 (被TS6覆蓋)	2.8	1	金屬	保安室
TS17	5 (被TS2覆蓋)	5 (被TS2覆蓋)	2.1	1	金屬	消防喉轆水缸及泵房
TS18	5	5	2.6	1	金屬	電錶房
TS19	4.6	4.6	2.5	1	金屬	電錶房
TS20	5.5	5.5	2.6	1	金屬	電錶房
TS21	60 (被TS11及TS3 覆蓋)	60 (被TS11及TS3 覆蓋)	2.6	1	金屬	寫字樓
TS22	15 (被TS11覆蓋)	15 (被TS11覆蓋)	2.6	1	金屬	洗手間
TS23	15 (被TS1覆蓋)	30 (被TS1覆蓋， 單計上層面積)	6.4	2	金屬	寫字樓(上層)及洗手間(下層)
TS24	57 (被TS1覆蓋)	114 (被TS1覆蓋， 單計上層面積)	6.4	2	金屬	寫字樓
TS25	15 (被TS1覆蓋)	15 (被TS1覆蓋)	3	1	金屬	寫字樓

餘下面積約 6799 平方米的土地，佔申請地點約 29.33%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。

場地位於元朗廈村臨近天水圍區。出入口（閘門）設於場地西邊。出入口位置寬敞明確，可供消防車之類的緊急車輛進入，場地位於屏廈路沿線，透過屏廈路貫通新界道路網絡，方便往來各處。

行車通道平坦寬廣且沒有彎位，已平整為混凝土地面，闊度近 12 米，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。此外，於較早前的規劃申請：A/YL-HT/962，場地已按路政署標準，提交並落實附帶條件(j)(k)項關設車輛出入口建議等工程。上述工程是按路政署的標準模式建造。

屏廈路實況照片



申請地點設有 3 個私家車泊車位，以供訪客泊車。另外設有 20 個重型貨車上落貨車位，以供所屬車輛輪候上落貨，作短暫停泊之用。由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點裝卸的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。此外，申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地。場地預留了 29.33% 的面積的土地作流動空間，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對廈村及附近交通構成壓力。

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

	星期一至六				
	重型貨車		私家車		
	入	出	入	出	每小時車輛出入次數
09:00 - 10:00	0	0	2	0	2
10:00 - 11:00	10	10	0	0	20
11:00 - 12:00	8	8	1	0	17
12:00 - 13:00	0	0	0	3	3
13:00 - 14:00	0	0	2	0	2
14:00 - 15:00	10	10	0	0	20
15:00 - 16:00	8	8	0	0	16
16:00 - 17:00	0	0	0	2	0
17:00 - 18:00	0	0	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。					

由於申請地點需預約上落貨，實際運作時一半上落貨車位（10個）只用作輪候用途，另外一半上落貨車位（10個）售進行裝卸。裝卸一個貨櫃需約 45 分鐘至 1 小時計算，預算上蓋倉庫每小時能處理 10 輛貨車的裝卸量。當裝卸完成便會有 10 輛貨車離開場地，換言之每小時等於有 20 輛貨車的汽車流量，不過以上只是最高用量的汽車流量。按實際情況及交收發票估計，每小時大約會裝卸 8-10 輛貨車。以裝卸一出一入來回計算，8-10 輛貨車離開亦會有 8-10 駕次貨車進場準備裝貨，即每小時實際會有 16-20 駕次貨車的汽車流量。

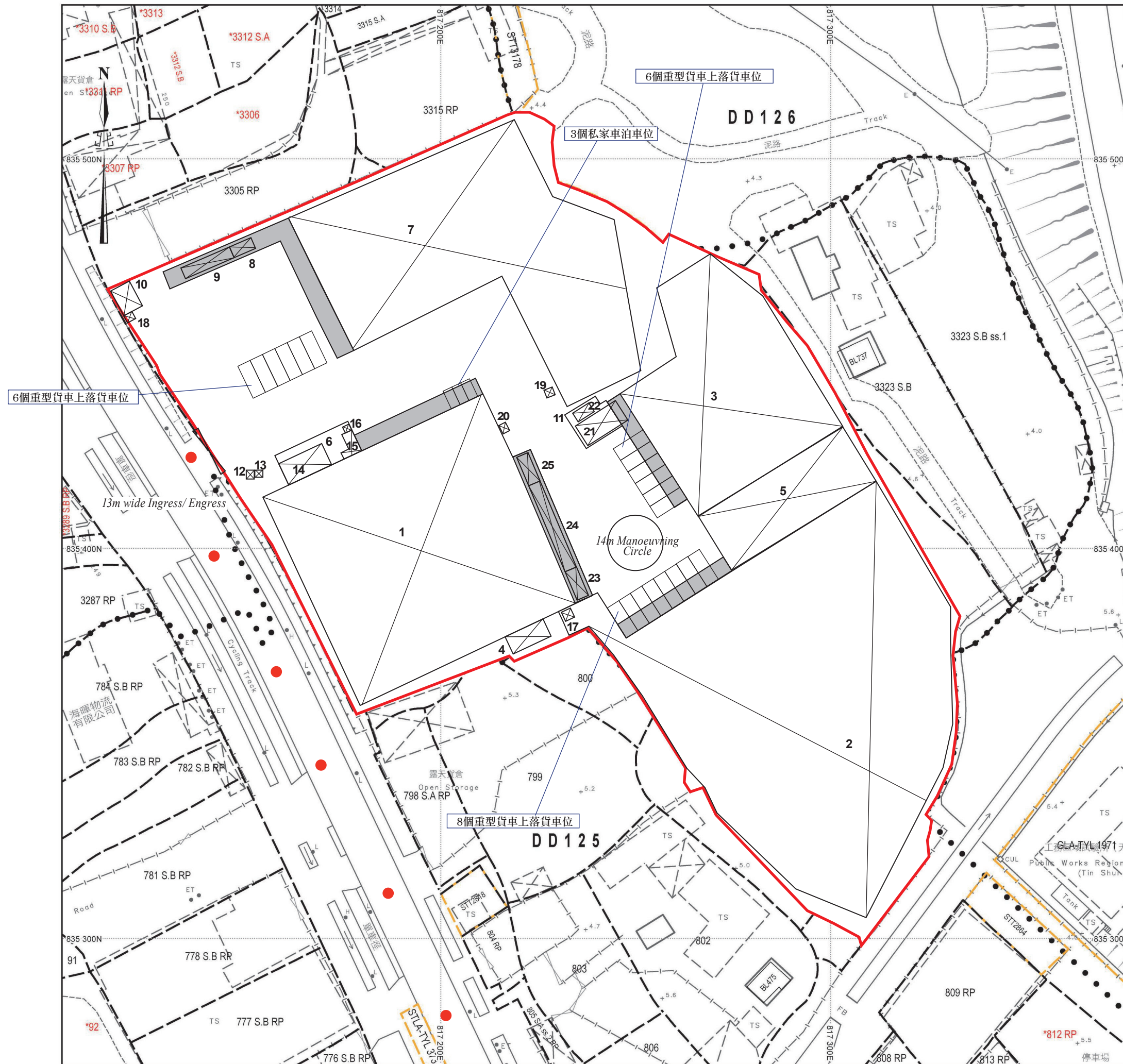
申請地點的運輸工作並無迫切性，可以完全控制貨物交收時間。運輸工作可按交通情況靈活調配，必要的交收運輸工作，會安排在日間非繁忙時間進行。按實際經驗，每天早上九時至十時（場地開放後）及下午四時至六時（場地關門前），屬繁忙時間。

加上上午十二時下午至二時為午膳時間，不會有裝卸貨櫃工作。而晚上六時以後，亦不會進行任何運輸工作。故此，上述每小時 16-20 輛貨車的汽車流量，只會出現在每天早上十時至上午十二時及下午二時至四時的非繁忙時間進行。

此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。另外，申請地點位於物流業及貨櫃場雲集地區，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。

場地設計圖



 簷篷
   行車路線
SCALE 1 : 1000

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	3853 (已包括簷蓬約 287平方米)	3853	8.5	1	金屬	貯物倉庫、寫字樓及洗手間
TS2	6092 (已包括簷蓬約 148平方米)	6092	12	1	金屬	貯物倉庫
TS3	2065 (已包括簷蓬約 120平方米)	2065	8.5	1	金屬	貯物倉庫
TS4	40	40	2.6	1	金屬及混凝土	消防水缸及泵房
TS5	825	825	12	1	金屬	貯物倉庫
TS6	172	172	6.4	1	金屬	上蓋涼棚
TS7	3138 (已包括簷蓬約 361平方米)	3138	12	1	金屬	貯物倉庫
TS8	18.5 (被TS7覆蓋)	18.5 (被TS7覆蓋)	2.6	1	金屬	洗手間
TS9	41 (被TS7覆蓋)	82 (被TS7覆蓋， 單計上層面積)	6	2	金屬	寫字樓(上層)及保安室(下層)
TS10	29	46	6.4	2	金屬	員工休息室(上層)及 儲物室(下層)
TS11	144	144	3.7	1	金屬	上蓋涼棚
TS12	4.5	4.5	2.7	1	混凝土	電錶房
TS13	3.4	3.4	2.8	1	金屬	保安室
TS14	60 (被TS6覆蓋)	120 (被TS6覆蓋， 單計上層面積)	5.2	2	金屬	寫字樓
TS15	17 (被TS6覆蓋)	17 (被TS6覆蓋)	2.8	1	金屬	洗手間
TS16	4.5 (被TS6覆蓋)	4.5 (被TS6覆蓋)	2.8	1	金屬	保安室
TS17	5 (被TS2覆蓋)	5 (被TS2覆蓋)	2.1	1	金屬	消防喉轆水缸及泵房

TS18	5	5	2.6	1	金屬	電錶房
TS19	4.6	4.6	2.5	1	金屬	電錶房
TS20	5.5	5.5	2.6	1	金屬	電錶房
TS21	60 (被TS11及TS3 覆蓋)	60 (被TS11及TS3 覆蓋)	2.6	1	金屬	寫字樓
TS22	15 (被TS11覆蓋)	15 (被TS11覆蓋)	2.6	1	金屬	洗手間
TS23	15 (被TS1覆蓋)	30 (被TS1覆蓋， 單計上層面積)	6.4	2	金屬	寫字樓(上層)及洗手間(下層)
TS24	57 (被TS1覆蓋)	114 (被TS1覆蓋， 單計上層面積)	6.4	2	金屬	寫字樓
TS25	15 (被TS1覆蓋)	15 (被TS1覆蓋)	3	1	金屬	寫字樓

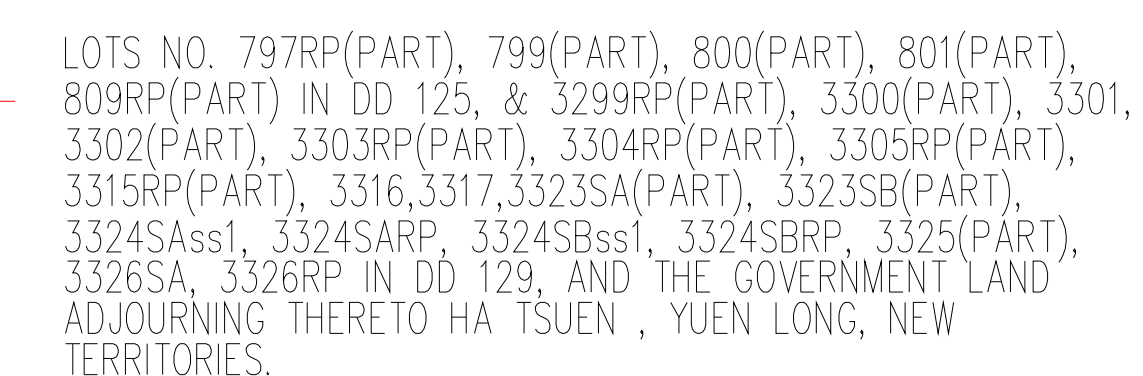
1. A MODIFIED HOSE REEL SYSTEM WITH A 2,000 L.F.S. TANK SHALL BE PROVIDED TO THE SUBJECT BUILDINGS IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012. HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDINGS WHERE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.

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

3. SUFFICIENT EMERGENCY LIGHTING WITH 2 HOURS BACK UP BATTERY TO BE PROVIDED TO THE BUILDINGS IN ACCORDANCE WITH BS 5266 : PART 1 AND BS EN 1838.

6. WHEN A VENTILATION/AIR CONDITIONING CONTROL SYSTEM TO THE AREAS/BUILDING IS REQUIRED TO BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

9. SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED WHEREAS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT IN WAREHOUSES.



(NOT TO SCALE)

	COVERED SHED		SPRINKLER INLET
	METAL GATE		5KG CO2 FIRE EXTINGUISHER
	FIRE ALARM BELL		9L W/ CO2 FIRE EXTINGUISHER
	VISUAL FIRE ALARM		SAND BUCKET
	MANUAL FIRE ALARM CALL POINT (BREAK GLASS TYPE)		F.S.CONTROL PANEL
	EXIT SIGN		
	SLIDING DOOR		
	HOSE REEL SET		
	FIXED FIRE PUMP/SPRINKLER PUMP		
	SPRINKLER CONTROL VALVE		

FOR PlanD SUBMISSION									
FSI CONSULTANT: MORAL WAY ENGINEERING LIMITED 									
PROJECT: LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3298RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316,3317,3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SBSs1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.									
TITLE: FS NOTES, BLOCK PLAN,LEGEND AND SITE LOCATION PLAN (EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)									
SCALE: 1:400 @A0					DRAWN BY: STANLEY TSUI				
DATE: 29-05-2024					DESIGNED BY: HILLMAN LAU				
DWG. NO: FS/01					CHECKED BY: HILLMAN LAU				
CONTRACT NO.:							SHEET: 10		
REVISION:									

☐ 5KG CO2 FIRE EXTINGUISHER
☐ 9L 9L W/ CO2 FIRE EXTINGUISHER
☐ 1 NO. OF 5KG CO2 FIRE EXTINGUISHER AND
☐ 2 NOS. OF SAND BUCKET



FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

PROJECT:
LOTS NO. 7979R(PART), 799(PART), 800(PART), 801(PART),
809R(PART) IN DD 125, & 3299R(PART), 3300(PART), 3301,
3302(PART), 3303R(PART), 3304R(PART), 3305R(PART),
3315R(PART), 3316, 3317, 3323A(PART), 3323S(PART),
3324SAss1, 3324SARP, 3324SBss1, 3324SBRR, 3325(PART),
3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND
ADJOINING THERETO HA TSUEN, YUEN LONG, NEW
TERRORIES.

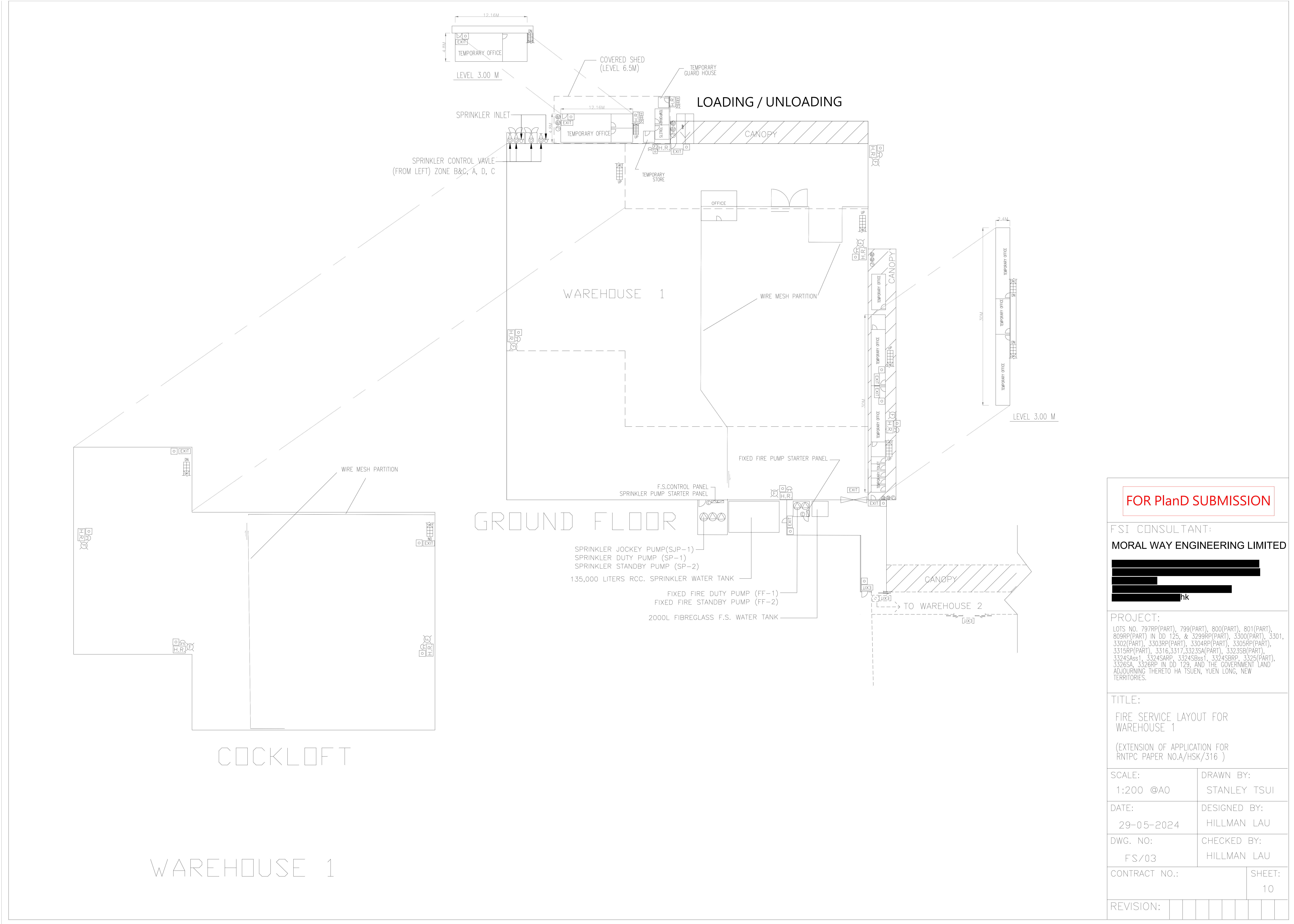
TITLE:
PART PLAN

(EXTENSION OF APPLICATION FOR
RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/02	CHECKED BY: HILLMAN LAU

CONTRACT NO.:	SHEET:
	10

REVISION:									
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FOR PlanD SUBMISSION

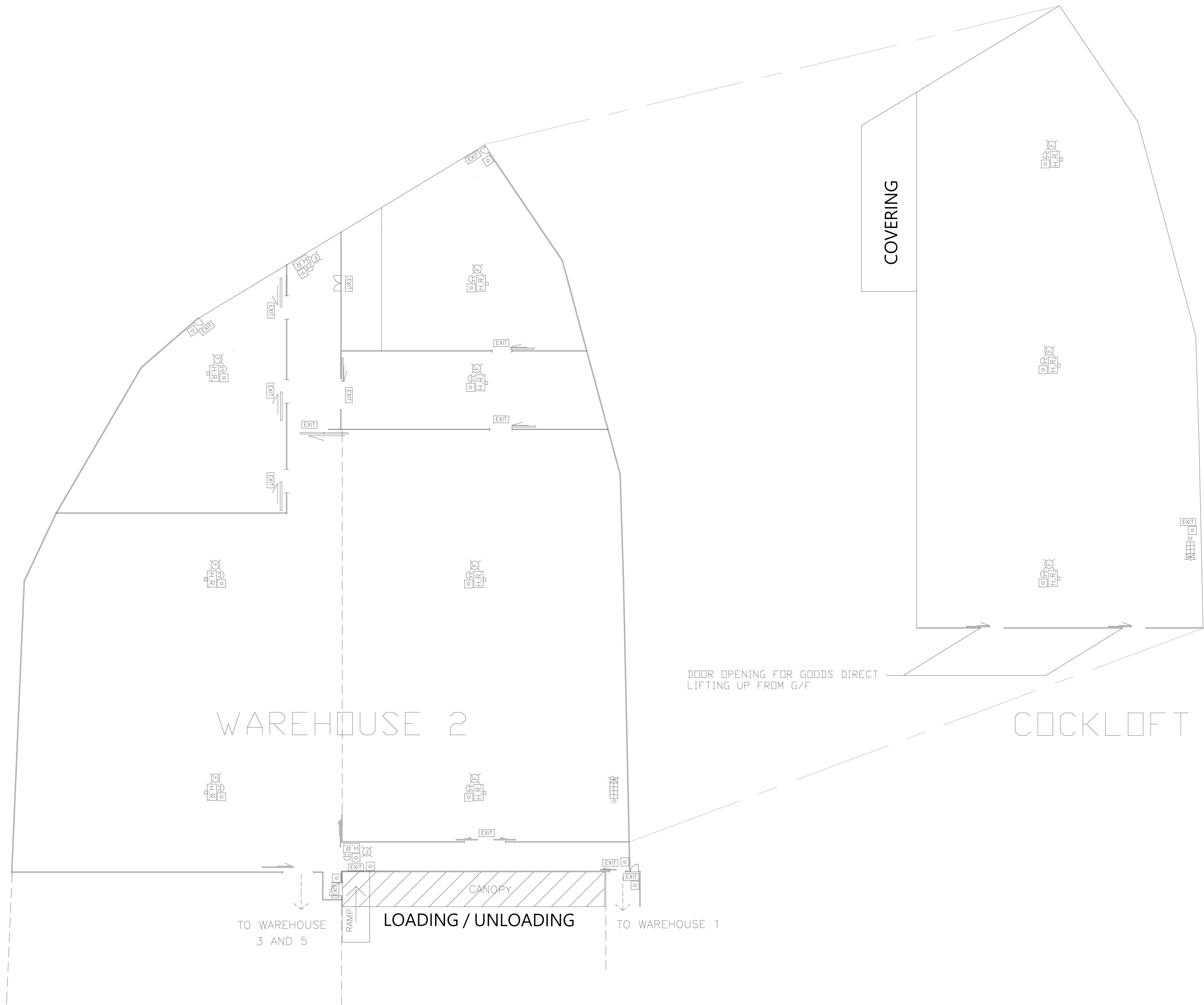
FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED
[Redacted]
[Redacted]
[Redacted]hk

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316,3317,3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SBss1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
FIRE SERVICE LAYOUT FOR
WAREHOUSE 1

(EXTENSION OF APPLICATION FOR
RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/03	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	



FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED
[Redacted]
[Redacted]
[Redacted]

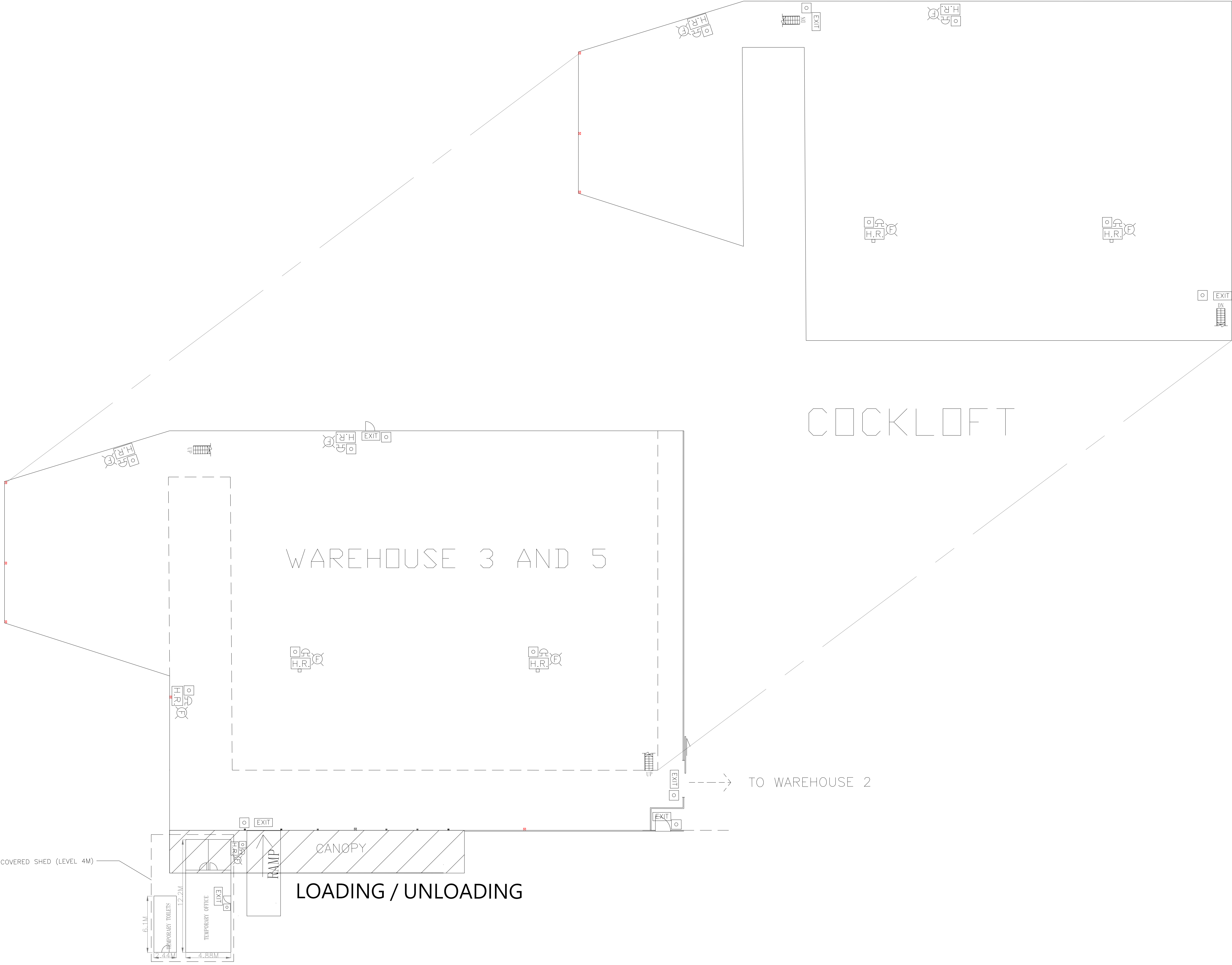
PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SA, 3324SARP, 3324SBss1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
FIIRE SERVICE LAYOUT FOR WAREHOUSE 2

(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/04	CHECKED BY: HILLMAN LAU

		SHEET: 10
REVISION:		



GROUND FLOOR

WAREHOUSE 3 AND 5

FOR PlanD SUBMISSION

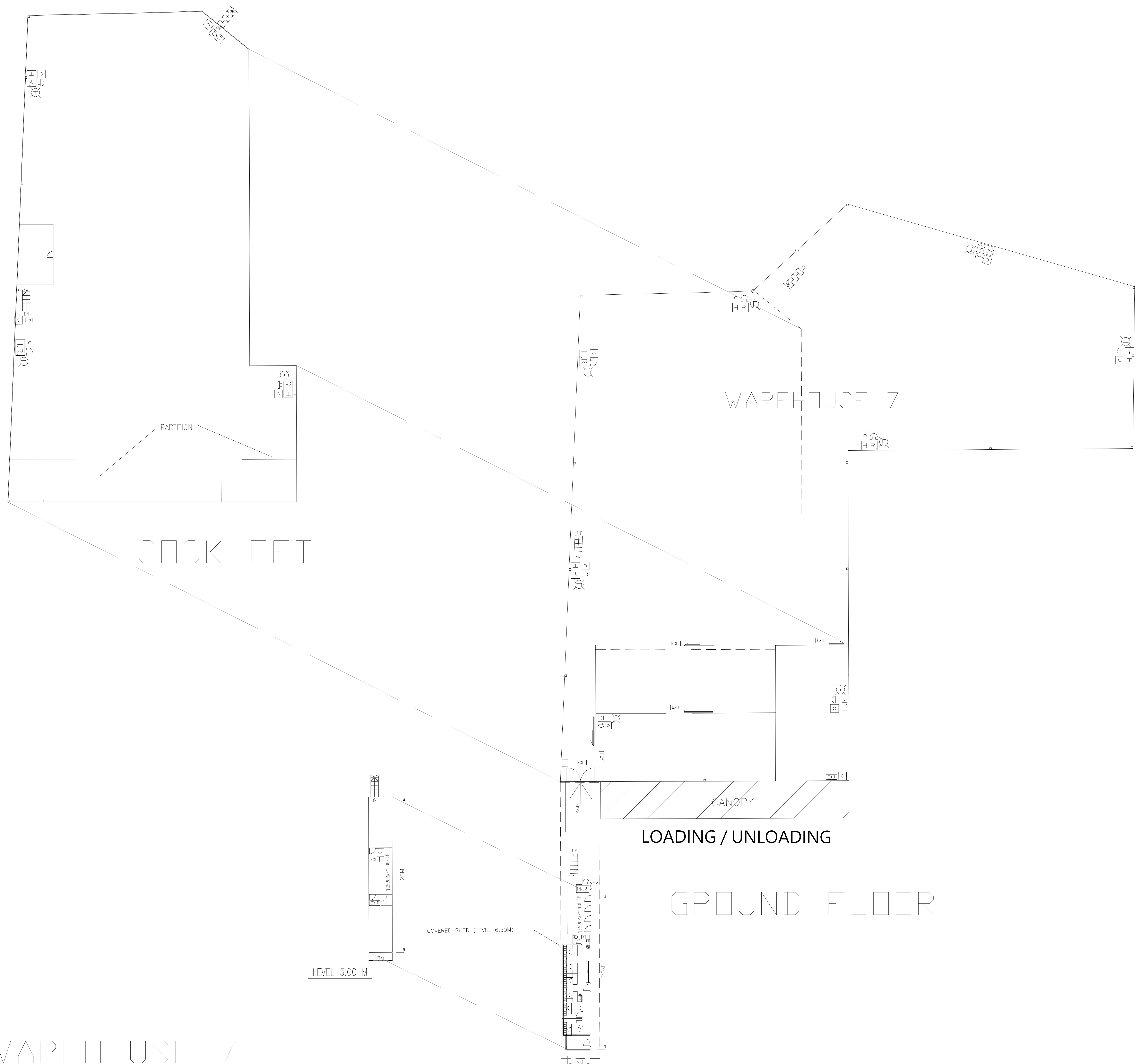
FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

[Redacted Contact Information]

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SBss1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
FIRE SERVICE LAYOUT FOR WAREHOUSE 3 AND 5
(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/05	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	10
REVISION:	



FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED
[Redacted]
[Redacted]
[Redacted]

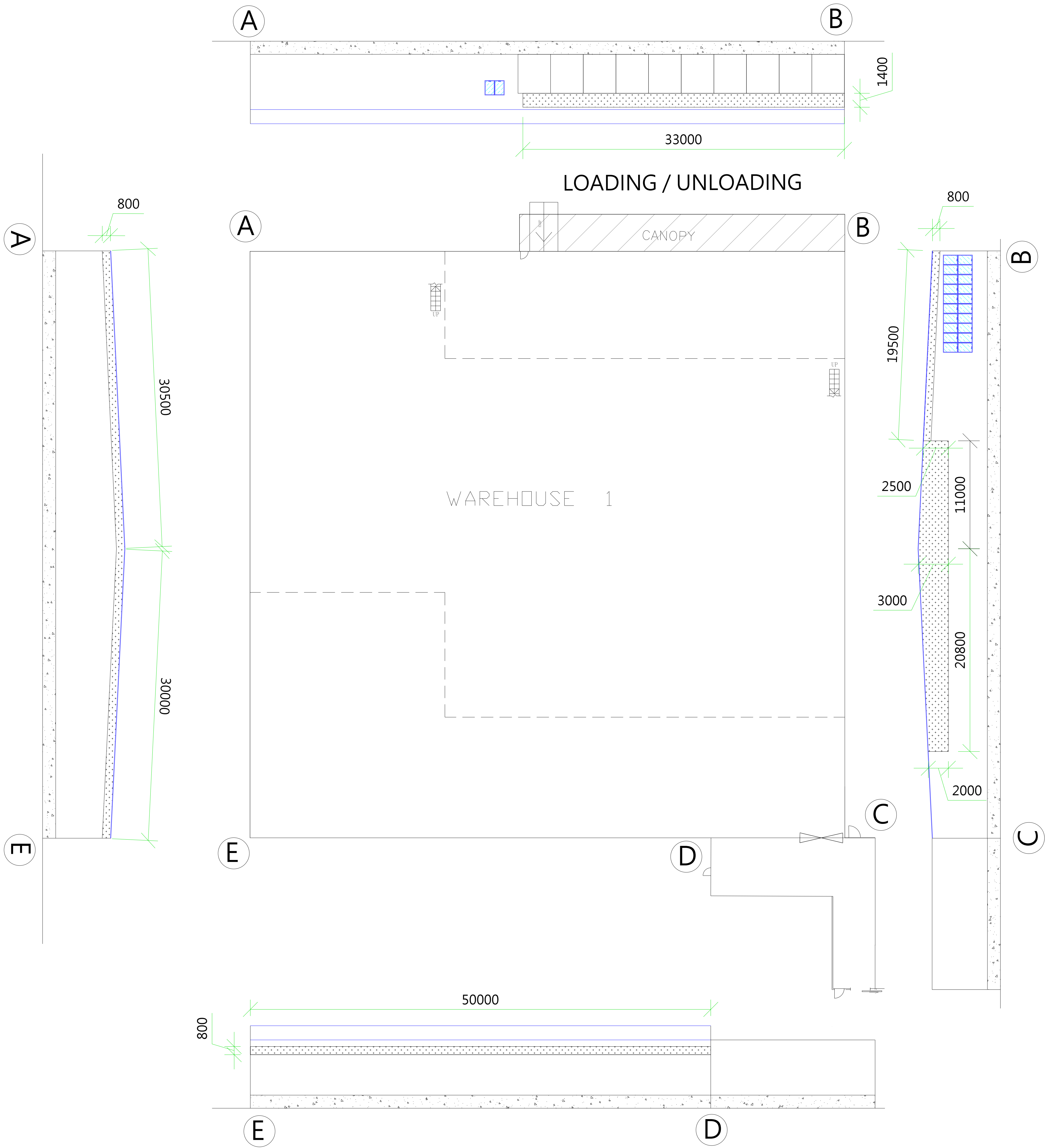
PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SBss1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
FIRE SERVICE LAYOUT FOR
WAREHOUSE 7
(EXTENSION OF APPLICATION FOR
RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2022	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/06	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	

WAREHOUSE 1

FLOOR AREA		REQUIRED OPENABLE WINDOWS	OPENABLE WINDOWS	VENTILATION OPENING	PROVIDED OPENABLE WINDOWS
AREA	3796 M ²	X 6.25% = 237.25 M ²	1 M X 1.5 M = 1.5 M ² X 22 Nos. = 33 M ²	0.8 M X 130 M = 104 M ² 1.4 M X 33 M = 46.2 M ² (3+2.5) M X 11 M /2 = 30.25 M ² (3+2) M X 20.8 M /2 = 52 M ²	265.45 M ²



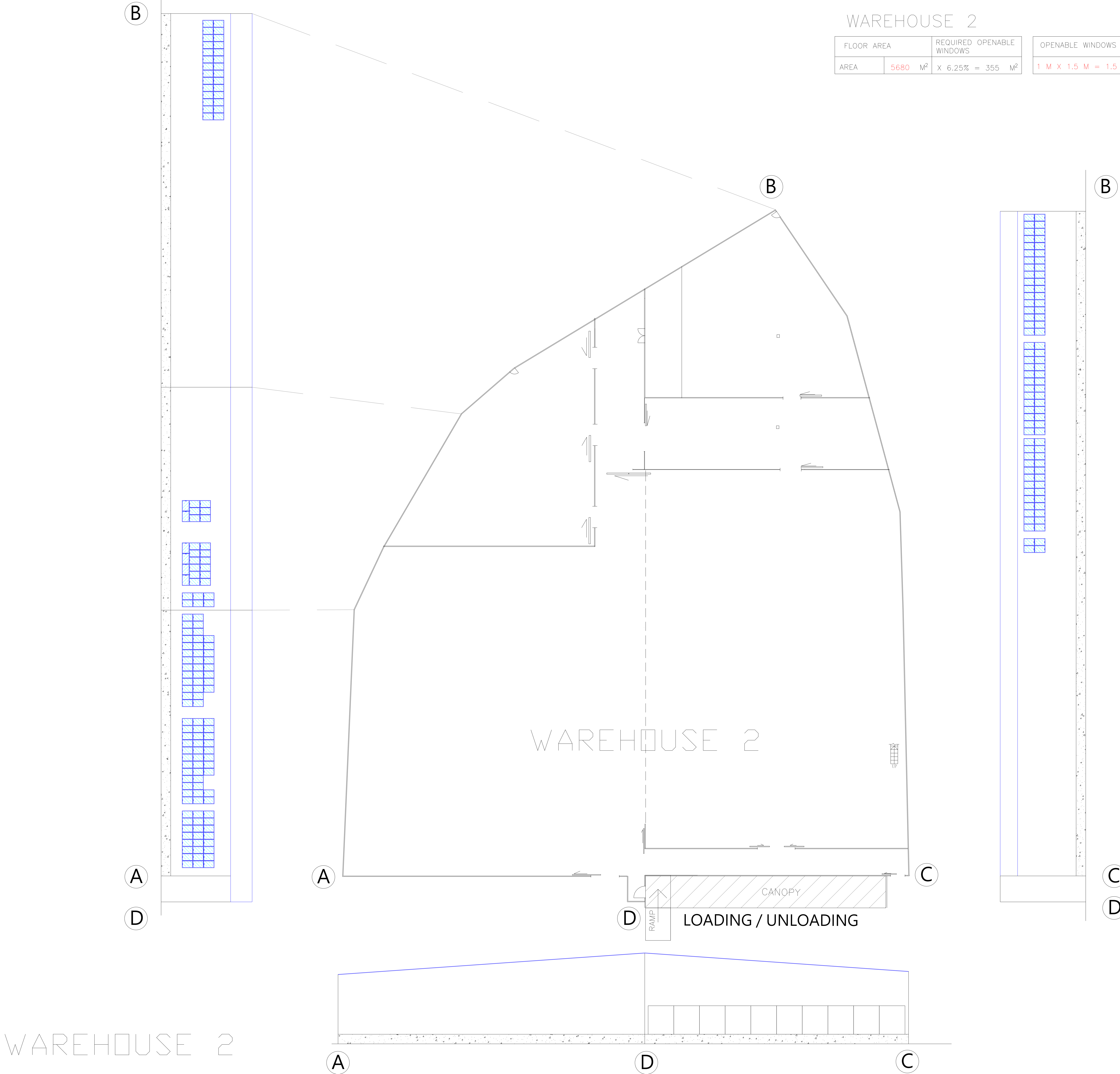
FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED
[Redacted]
[Redacted]
[Redacted]
[Redacted]

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324Sbs1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION
(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2022	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/07	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	



WAREHOUSE 2

FLOOR AREA		REQUIRED OPENABLE WINDOWS	OPENABLE WINDOWS	PROVIDED OPENABLE WINDOWS
AREA	5680 M ²	X 6.25% = 355 M ²	1 M X 1.5 M = 1.5 M ² X 240 Nos. = 360 M ²	= 360 M ²

FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED
[Redacted Address]

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SBss1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

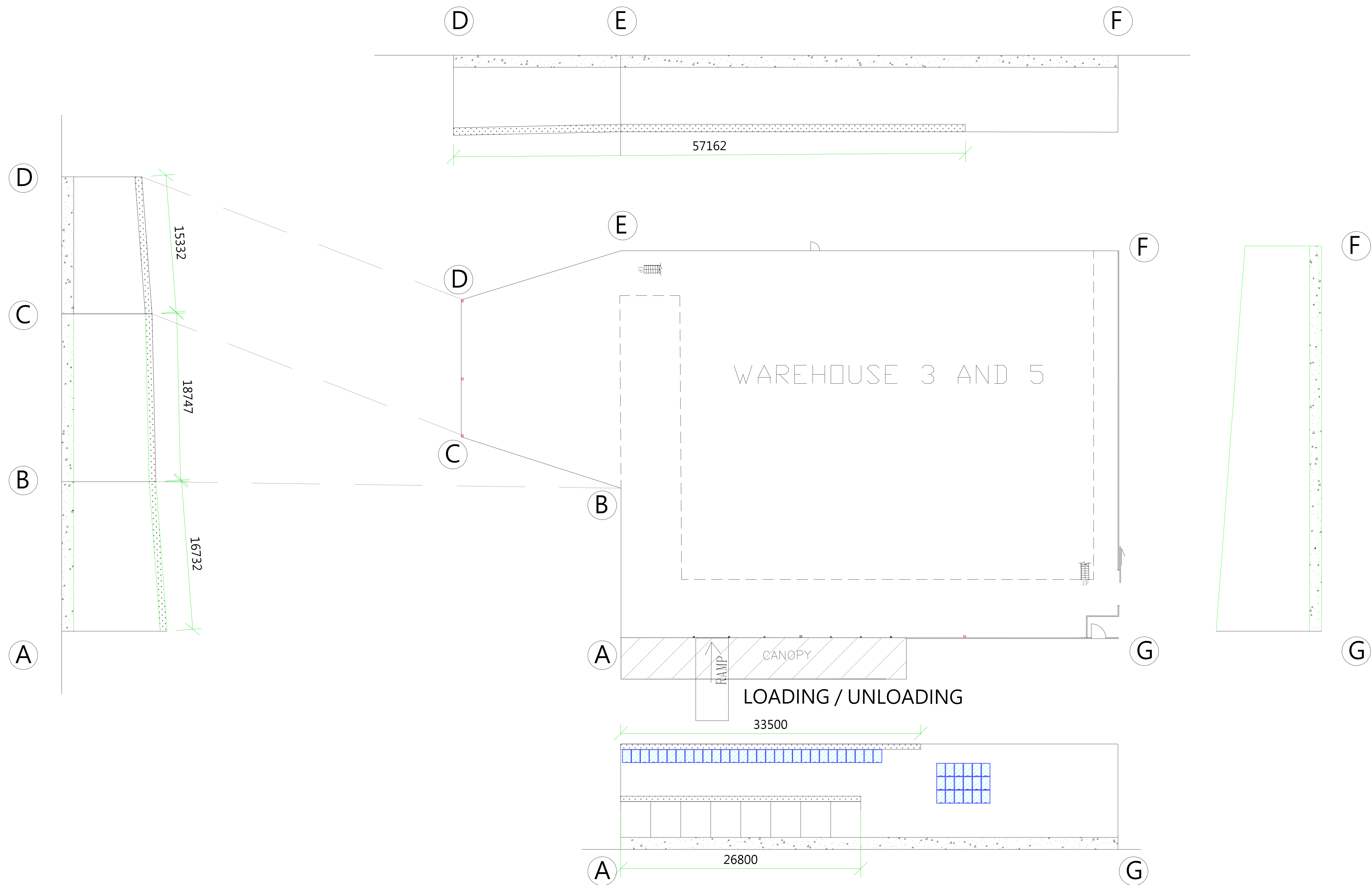
TITLE:
PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION

(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/08	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	

WAREHOUSE 3 AND 5

FLOOR AREA		REQUIRED OPENABLE WINDOWS		OPENABLE WINDOWS	VENTILATION OPENING	PROVIDED OPENABLE WINDOWS
AREA	2759 M ²	X 6.25%	= 172.5 M ²	1 M X 1.5 M = 1.5 M ² X 47 Nos. = 70.5 M ²	+ 0.74 M X 168.273 M =124.522 M ²	= 195.022 M ²



FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED
[Redacted Name]
[Redacted Address]
[Redacted Phone]

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316,3317,3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324Sbs1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

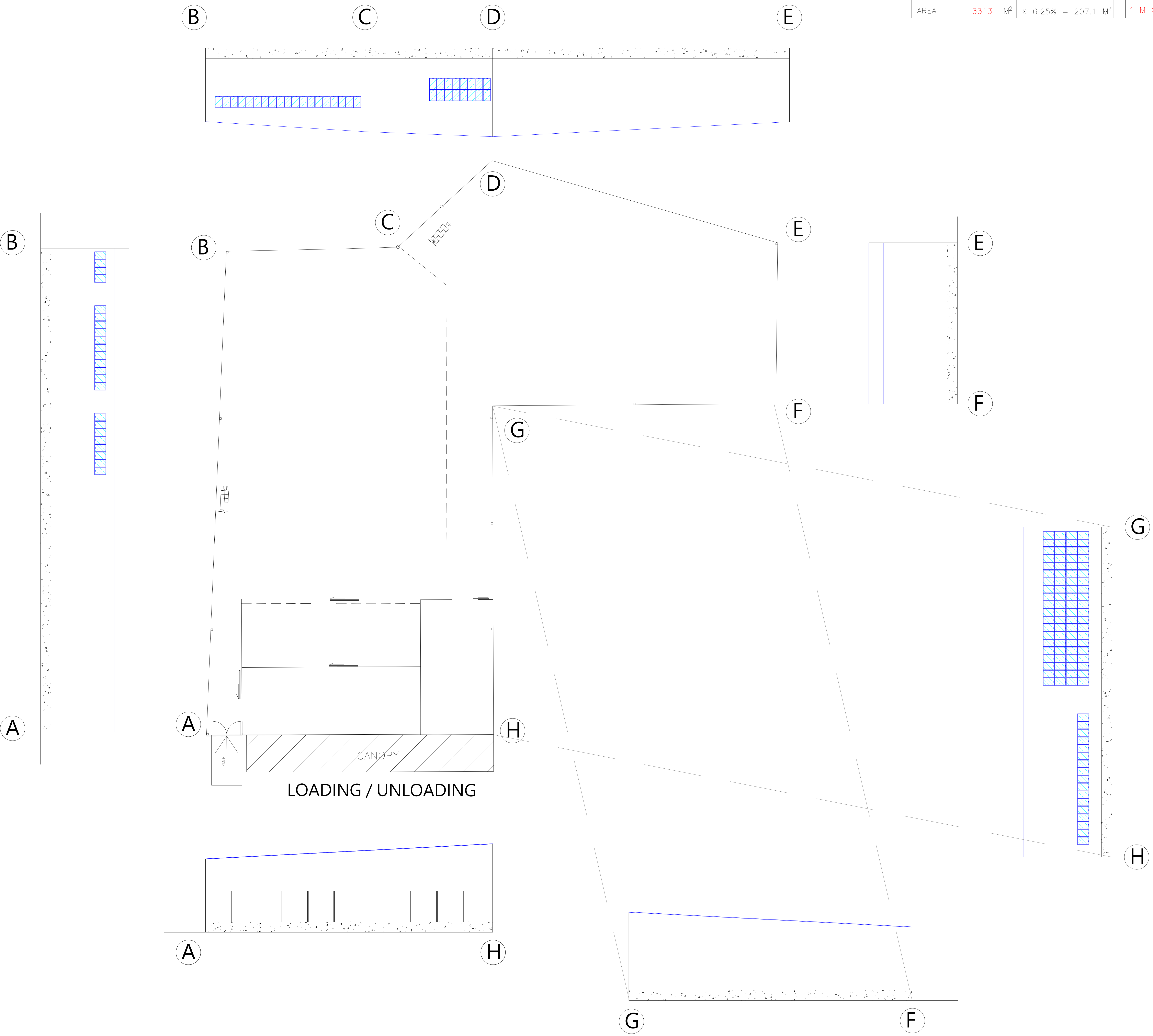
TITLE:
PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION
(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/09	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	

WAREHOUSE 3 AND 5

WAREHOUSE 7

FLOOR AREA		REQUIRED OPENABLE WINDOWS	OPENABLE WINDOWS	PROVIDED OPENABLE WINDOWS
AREA	3313 M ²	X 6.25% = 207.1 M ²	1 M X 1.5 M = 1.5 M ² X 155 Nos. = 232.5M ²	232.5 M ²



FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED
[Redacted]
[Redacted]
[Redacted]

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SAss1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION
(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 29-05-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/10	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	

WAREHOUSE 7

Sherry Man Wa KONG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年11月01日星期五 15:48
收件者: Sherry Man Wa KONG/PLAND
副本: Simon PH CHAN/PLAND
主旨: 轉寄: A/HSK/532進一步資料
附件: Form No. S.16-III_Sep 2023.pdf; 申請理由.pdf; 渠務建議計劃圖.pdf; A_HSK_532- FS
PLAN_Proposal R4.pdf; 美化環境及保護樹木建議圖.pdf; 場地設計圖.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Friday, November 1, 2024 3:45 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>
Subject: Fw: A/HSK/532進一步資料

From: 陳灝然 [REDACTED]
Sent: Friday, November 1, 2024 3:43 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Sherry Man Wa KONG/PLAND <smwkong@pland.gov.hk>
Subject: A/HSK/532進一步資料

敬啟者

此電郵取代10月31日的電郵。

申請人現提交進一步資料回應部門意見。

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

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

1. Name of Applicant 申請人姓名/名稱

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

思信停車場有限公司

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)	新界元朗廈村丈量約份第125約地段第797號餘段(部分)、第799號(部分)、第800號(部分)、第801號(部分)、第809號餘段(部分)及丈量約份第129約地段第3299號餘段(部分)、第3300號(部分)、第3301號、第3302號(部分)、第3303號餘段(部分)、第3304號餘段(部分)、第3305號餘段(部分)、第3315號餘段(部分)、第3316號、第3317號、第3323號A分段(部分)、第3323號B分段(部分)、第3324號A分段第1小分段、第3324號A分段餘段、第3324號B分段第1小分段、第3324號B分段餘段、第3325號(部分)、第3326號A分段、第3326號餘段和毗連政府土地
(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 23180 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 16142 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)	 935 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	臨時物流中心及貨倉 (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	 5781 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 17399 .....sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	 24
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	 16142 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 16142 .....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) 詳情可參考附頁	
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	 3
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	 20
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	16142 ☒ 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	24	
(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	2.6-12 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		3
	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) _____ _____		3
(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		20
	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) _____ _____		20

申請理由

申請地點位於新界元朗廈村丈量約份第125約地段第797號餘段(部分)、第799號(部分)、第800號(部分)、第801號(部分)、第809號餘段(部分)及丈量約份第129約地段第3299號餘段(部分)、第3300號(部分)、第3301號、第3302號(部分)、第3303號餘段(部分)、第3304號餘段(部分)、第3305號餘段(部分)、第3315號餘段(部分)、第3316號、第3317號、第3323號A分段(部分)、第3323號B分段(部分)、第3324號A分段第1小分段、第3324號A分段餘段、第3324號B分段第1小分段、第3324號B分段餘段、第3325號(部分)、第3326號A分段、第3326號餘段和毗連政府土地，申請場地面積約23180平方米，包括約935平方米政府土地。由思信停車場有限公司提出申請，作為期三年的擬議臨時物流中心及貨倉，申請地點位於洪水橋及廈村分區計劃大綱圖(S/HSK/2)的「住宅(甲類)3」、「政府、機構或社區」及顯示為「道路」的地方。

申請地點由二十四幅相連的土地組成，涉及部分政府土地。申請地點地型不規則，近似長方型。按規劃署記錄，在申請地點所在的同一地帶內，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/HSK/316，臨時物流中心及貨倉（為期3年），於23/07/2021在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/94，臨時物流中心及貨倉（為期3年），於21/09/2018在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/962，臨時物流中心及貨倉（存放紙張）（為期3年），於03/07/2015在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/345，臨時物流中心（為期3年），於14/01/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/307，臨時物流中心及附屬輪胎維修工場（為期3年），於25/06/2021在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/227，臨時物流中心及附屬泊車位（為期3年），於26/06/2020在有條件下批給臨時性質的許可；

由於場地早年已發展作臨時物流中心及貨倉，已進行地基平整，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。地面鋪築成硬地表，容易去水。場地於前規劃申請已履行了渠務工程，且排水設施都有專人定期保養，其狀況良好。有關美化環境方面，前規劃申請也履行了美化環境及保護樹木建議，申請人至今一直都有保育場內樹木。因此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。

申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。申請人會委託專業管理公司進行管理，對已實施的附帶條件工程設備提供維修及保養，包括現有樹木、渠道系統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。

在營運性質方面，場地會由外國知名電器品牌租用作貯存高價家庭電器。所存放的高價家庭電器主要轉口到外地，部分會在香港出售。由於有部分貨物會在香港出售，所以發展包括物流中心連貯物貨倉，不過物流用途比例偏低。物流工作主要將部份貨物由貨車運走，分發予港九大型百貨公司。申請地點開放時間，為星期一至星期六，早上九時至晚上六時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作。

場內共設 24 個構築物，構築物序號：TS1 至 TS25 (不包括TS5)，上蓋面積共約 17399 平方米，佔場地約75.06% 的土地。以下為構築物的詳細資料：

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	4252 (已包括簷蓬約 456平方米)	3796	8.5	1	金屬	貯物倉庫、寫字樓及洗手間
TS2	6092 (已包括簷蓬約 412平方米)	5680	12	1	金屬	貯物倉庫
TS3	3016 (已包括簷蓬約 257平方米)	2759	12	1	金屬	貯物倉庫
TS4	40	40	2.6	1	金屬及混凝土	消防水缸及泵房
TS6	156	156	6.4	1	金屬	上蓋涼棚
TS7	3647 (已包括簷蓬約 334平方米)	3313	12	1	金屬	貯物倉庫
TS8	15 (被TS7覆蓋)	15 (被TS7覆蓋)	2.6	1	金屬	洗手間

TS9	53 (被TS7覆蓋)	106 (被TS7覆蓋， 單計上層面積)	6	2	金屬	寫字樓(上層) 寫字樓及保安室(下層)
TS10	29 (已包括簷蓬約6 平方米)	46	6.4	2	金屬	員工休息室(上層)及 儲物室(下層)
TS11	144	144	3.7	1	金屬	上蓋涼棚
TS12	4.5	4.5	2.7	1	混凝土	電錶房
TS13	3.4	3.4	2.8	1	金屬	保安室
TS14	60 (被TS6覆蓋)	120 (被TS6覆蓋， 單計上層面積)	5.2	2	金屬	寫字樓
TS15	17 (被TS6覆蓋)	17 (被TS6覆蓋)	2.8	1	金屬	洗手間
TS16	4.5 (被TS6覆蓋)	4.5 (被TS6覆蓋)	2.8	1	金屬	保安室
TS17	5 (被TS2覆蓋)	5 (被TS2覆蓋)	2.1	1	金屬	消防喉轆水缸及泵房
TS18	5	5	2.6	1	金屬	電錶房
TS19	4.6	4.6	2.5	1	金屬	電錶房
TS20	5.5	5.5	2.6	1	金屬	電錶房
TS21	60 (被TS11及TS3 覆蓋)	60 (被TS11及TS3 覆蓋)	2.6	1	金屬	寫字樓
TS22	15 (被TS11覆蓋)	15 (被TS11覆蓋)	2.6	1	金屬	洗手間
TS23	15 (被TS1覆蓋)	30 (被TS1覆蓋， 單計上層面積)	6.4	2	金屬	寫字樓(上層)及洗手間(下層)
TS24	57 (被TS1覆蓋)	114 (被TS1覆蓋， 單計上層面積)	6.4	2	金屬	寫字樓
TS25	15 (被TS1覆蓋)	15 (被TS1覆蓋)	3	1	金屬	寫字樓

餘下面積約 5781 平方米的土地，佔申請地點約 24.94%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。

場地位於元朗廈村臨近天水圍區。出入口（閘門）設於場地西邊。出入口位置寬敞明確，可供消防車之類的緊急車輛進入，場地位於屏廈路沿線，透過屏廈路貫通新界道路網絡，方便往來各處。

行車通道平坦寬廣且沒有彎位，已平整為混凝土地面，闊度近 12 米，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。此外，於較早前的規劃申請：A/YL-HT/962，場地已按路政署標準，提交並落實附帶條件(j)(k)項關設車輛出入口建議等工程。上述工程是按路政署的標準模式建造。

屏廈路實況照片



申請地點設有 3 個私家車泊車位，以供訪客泊車。另外設有 20 個重型貨車上落貨車位，以供所屬車輛輪候上落貨，作短暫停泊之用。由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點裝卸的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。此外，申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地。場地預留了 24.94% 的面積的土地作流動空間，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對廈村及附近交通構成壓力。

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

	星期一至六				
	重型貨車		私家車		
	入	出	入	出	每小時車輛出入次數
09:00 - 10:00	0	0	2	0	2
10:00 - 11:00	10	10	0	0	20
11:00 - 12:00	8	8	1	0	17
12:00 - 13:00	0	0	0	3	3
13:00 - 14:00	0	0	2	0	2
14:00 - 15:00	10	10	0	0	20
15:00 - 16:00	8	8	0	0	16
16:00 - 17:00	0	0	0	2	0
17:00 - 18:00	0	0	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。					

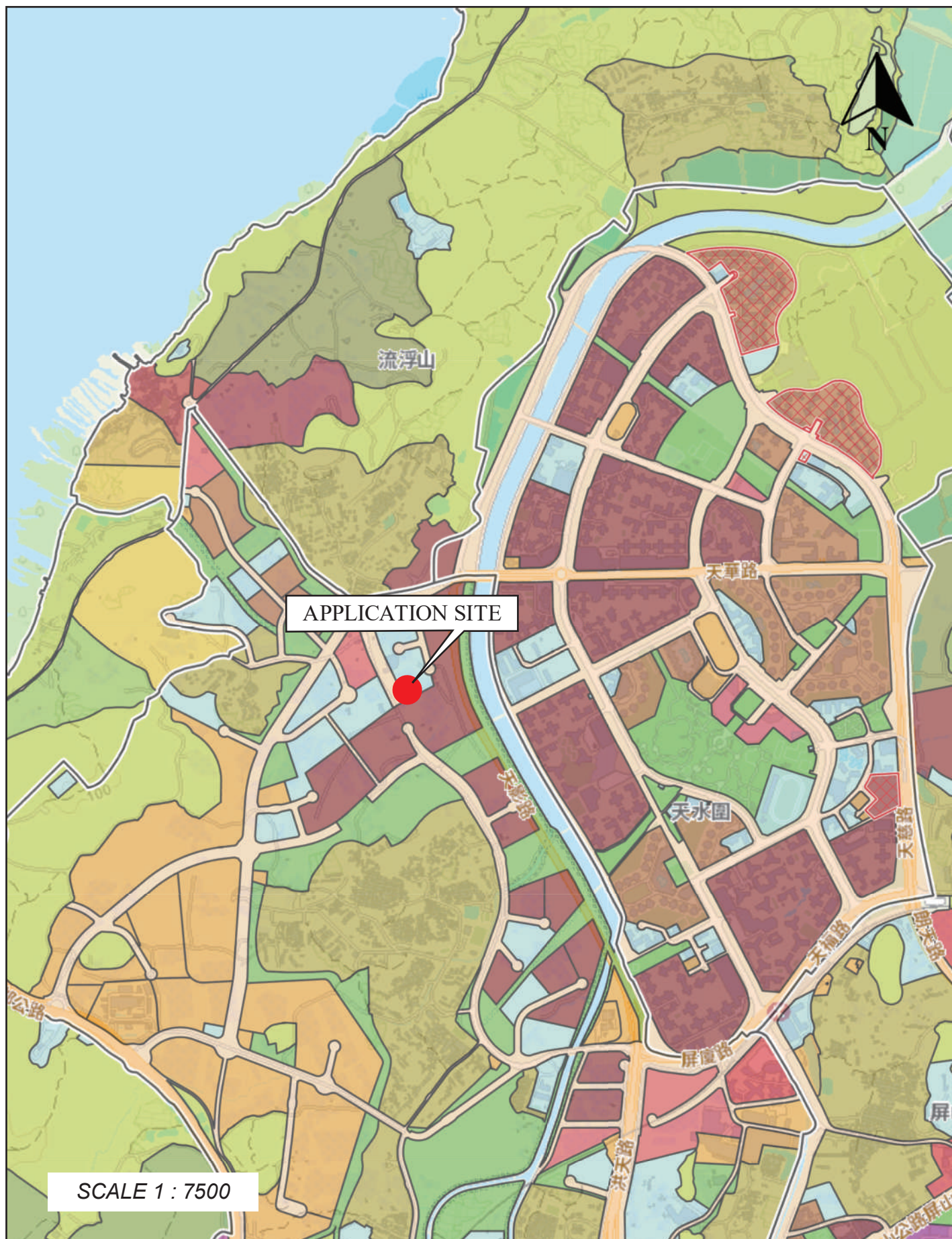
由於申請地點需預約上落貨，實際運作時一半上落貨車位（10個）只用作輪候用途，另外一半上落貨車位（10個）售進行裝卸。裝卸一個貨櫃需約 45 分鐘至 1 小時計算，預算上蓋倉庫每小時能處理 10 輛貨車的裝卸量。當裝卸完成便會有 10 輛貨車離開場地，換言之每小時等於有 20 輛貨車的汽車流量，不過以上只是最高用量的汽車流量。按實際情況及交收發票估計，每小時大約會裝卸 8-10 輛貨車。以裝卸一出一入來回計算，8-10 輛貨車離開亦會有 8-10 駕次貨車進場準備裝貨，即每小時實際會有 16-20 駕次貨車的汽車流量。

申請地點的運輸工作並無迫切性，可以完全控制貨物交收時間。運輸工作可按交通情況靈活調配，必要的交收運輸工作，會安排在日間非繁忙時間進行。按實際經驗，每天早上九時至十時（場地開放後）及下午四時至六時（場地關門前），屬繁忙時間。加上上午十二時下午至二時為午膳時間，不會有裝卸貨櫃工作。而晚上六時以後，亦不會進行任何運輸工作。故此，上述每小時 16-20 輛貨車的汽車流量，只會出現在每天早上十時至上午十二時及下午二時至四時的非繁忙時間進行。

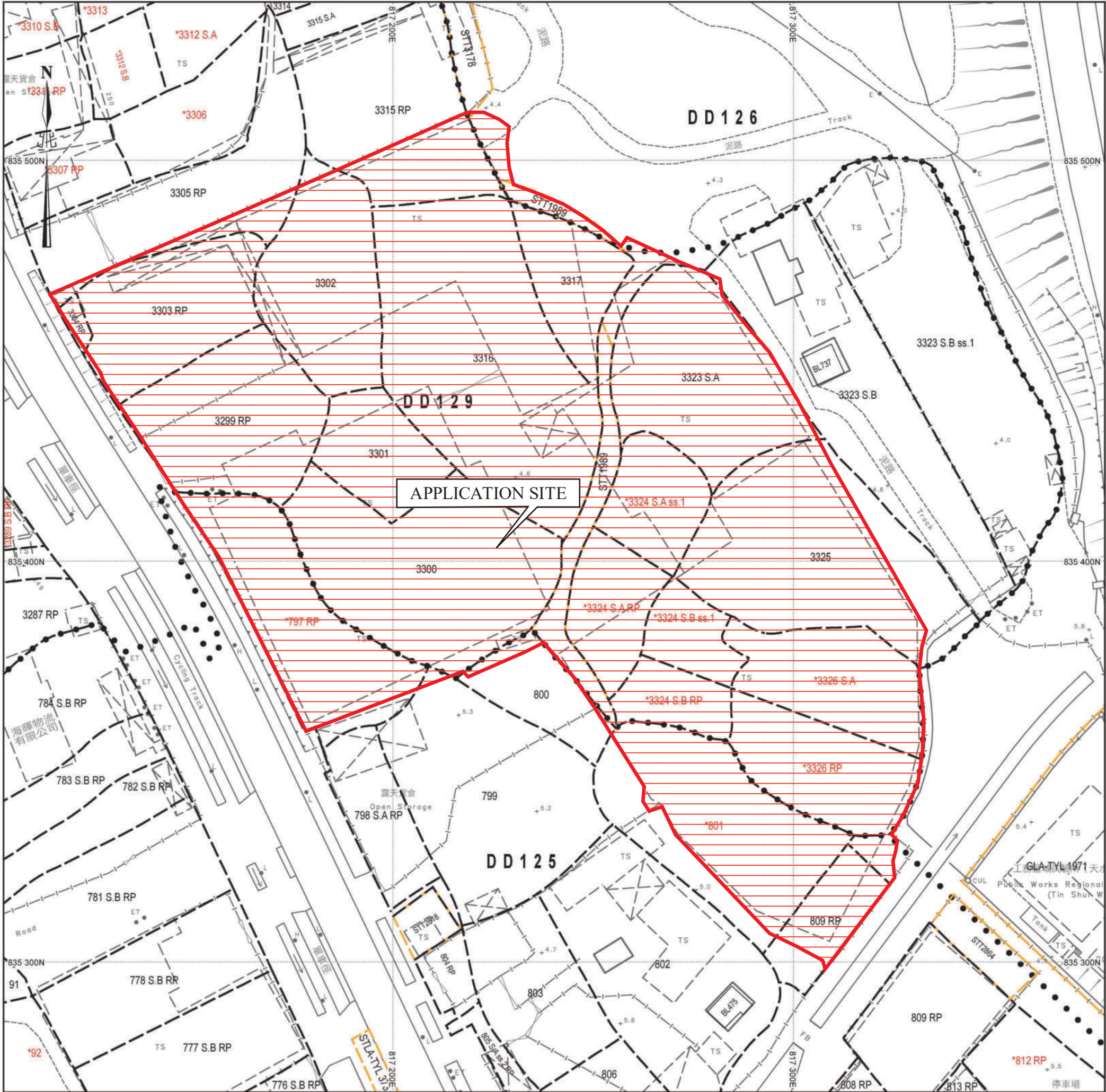
此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。另外，申請地點位於物流業及貨櫃場雲集地區，周圍多屬露天倉地或貨櫃場地，加上業界對物流貨運用地有一定需求，申請能製造就業機會外，還能紓緩其需求。於提交申請前，申請人已徵詢過區內人士，並沒收到任何反對意見。

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。

場地大綱圖



場地位置圖



SCALE 1 : 1000

場地設計圖



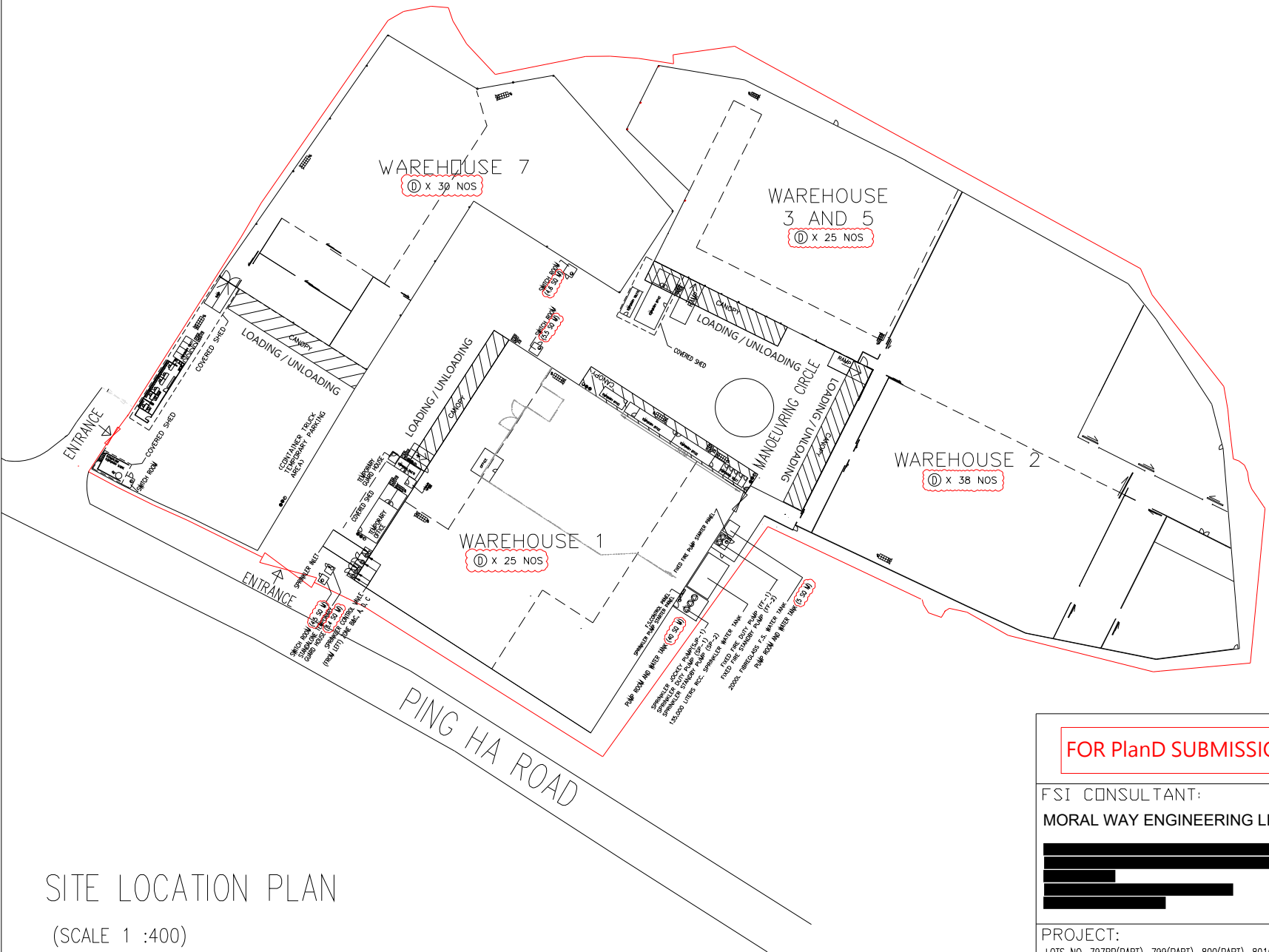
 簷篷
 行車路線
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構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	4252 (已包括簷蓬約 456平方米)	3796	8.5	1	金屬	貯物倉庫、寫字樓及洗手間
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TS4	40	40	2.6	1	金屬及混凝土	消防水缸及泵房
TS6	156	156	6.4	1	金屬	上蓋涼棚
TS7	3647 (已包括簷蓬約 334平方米)	3313	12	1	金屬	貯物倉庫
TS8	15 (被TS7覆蓋)	15 (被TS7覆蓋)	2.6	1	金屬	洗手間
TS9	53 (被TS7覆蓋)	106 (被TS7覆蓋， 單計上層面積)	6	2	金屬	寫字樓(上層) 寫字樓及保安室(下層)
TS10	29 (已包括簷蓬約6 平方米)	46	6.4	2	金屬	員工休息室(上層)及 儲物室(下層)
TS11	144	144	3.7	1	金屬	上蓋涼棚
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TS15	17 (被TS6覆蓋)	17 (被TS6覆蓋)	2.8	1	金屬	洗手間
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TS17	5 (被TS2覆蓋)	5 (被TS2覆蓋)	2.1	1	金屬	消防喉轆水缸及泵房

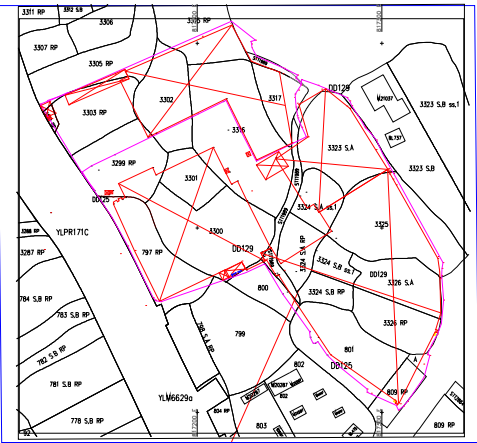
TS18	5	5	2.6	1	金屬	電錶房
TS19	4.6	4.6	2.5	1	金屬	電錶房
TS20	5.5	5.5	2.6	1	金屬	電錶房
TS21	60 (被TS11及TS3 覆蓋)	60 (被TS11及TS3 覆蓋)	2.6	1	金屬	寫字樓
TS22	15 (被TS11覆蓋)	15 (被TS11覆蓋)	2.6	1	金屬	洗手間
TS23	15 (被TS1覆蓋)	30 (被TS1覆蓋， 單計上層面積)	6.4	2	金屬	寫字樓(上層)及洗手間(下層)
TS24	57 (被TS1覆蓋)	114 (被TS1覆蓋， 單計上層面積)	6.4	2	金屬	寫字樓
TS25	15 (被TS1覆蓋)	15 (被TS1覆蓋)	3	1	金屬	寫字樓

FIRE SERVICE NOTES :

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



SITE LOCATION PLAN
(SCALE 1 :400)



LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316,3317,3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SBSs1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN , YUEN LONG, NEW TERRITORIES.

BLOCK PLAN
(NOT TO SCALE)

LEGEND

- | | | | |
|--|---|--|----------------------------------|
| | COVERED SHED | | SPRINKLER INLET |
| | METAL GATE | | 5KG CO2 FIRE EXTINGUISHER |
| | FIRE ALARM BELL | | 9L W/ CO2 FIRE EXTINGUISHER |
| | VISUAL FIRE ALARM | | SAND BUCKET |
| | MANUAL FIRE ALARM CALL POINT (BREAK GLASS TYPE) | | F.S.CONTROL PANEL |
| | EXIT SIGN | | 5KG DRY POWDER FIRE EXTINGUISHER |
| | SLIDING DOOR | | HOSE REEL SET |
| | DOUBLE SLIDING DOOR | | |
| | FIXED FIRE PUMP/SPRINKLER PUMP | | |
| | SPRINKLER CONTROL VALVE | | |

FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316,3317,3323SA(PART), 3323SB(PART), 3324SAss1, 3324SARP, 3324SBSs1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN , YUEN LONG, NEW TERRITORIES.

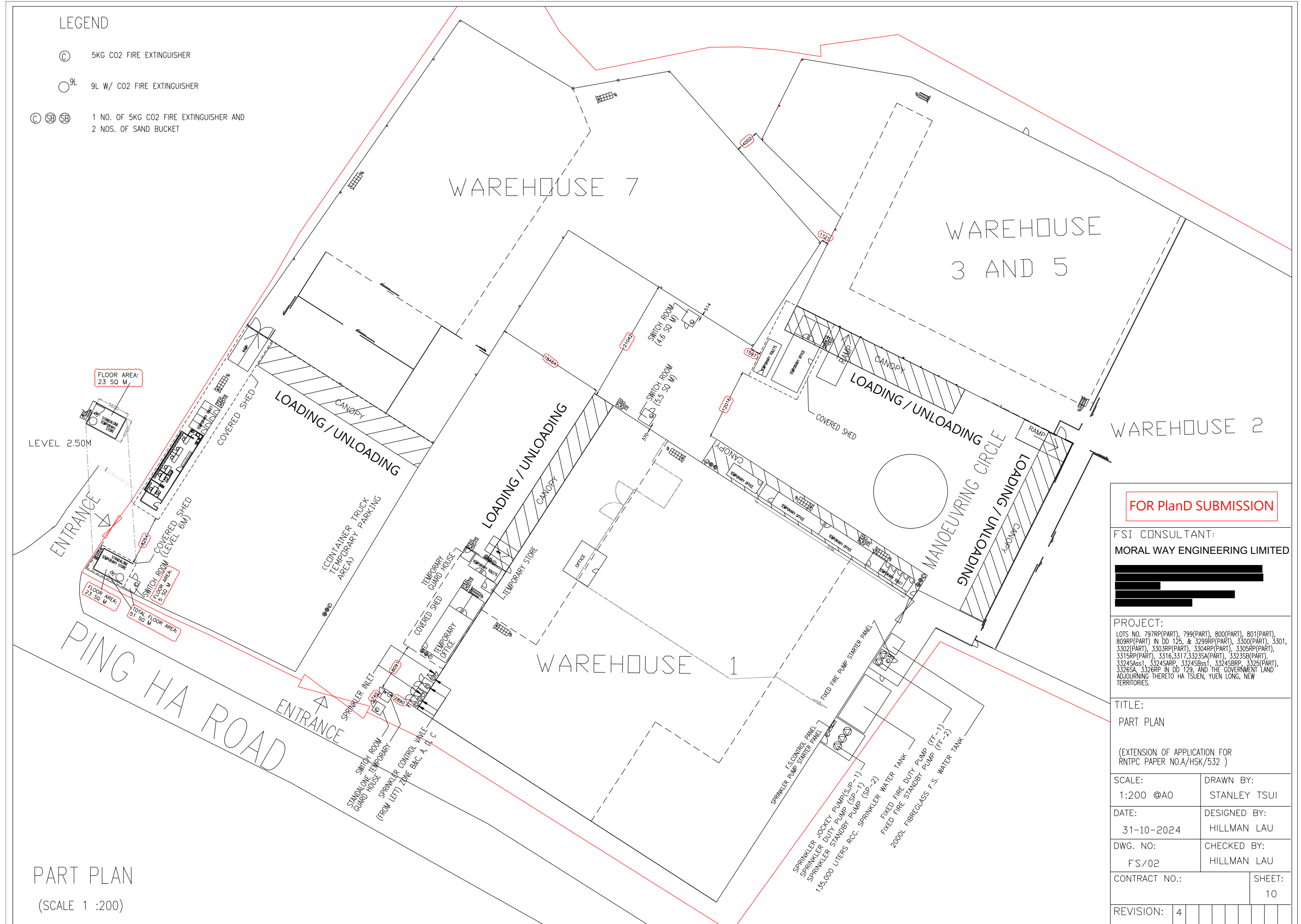
TITLE:
FS NOTES, BLOCK PLAN,LEGEND AND SITE LOCATION PLAN
(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/532)

SCALE: 1:400 @A0	DRAWN BY: STANLEY TSUI
DATE: 31-10-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/01	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	4

☐ (C) 5KG CO2 FIRE EXTINGUISHER

☐ (9L) 9L W/ CO2 FIRE EXTINGUISHER

☒ (B) (SB) 1 NO. OF 5KG CO2 FIRE EXTINGUISHER AND
2 NOS. OF SAND BUCKET



FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART),
809RP(PART) IN DD 125, & 3299RP(PART), 3300(PART), 3301,
3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART),
3315RP(PART), 3316, 3317, 3325SA(PART), 3325SB(PART),
3324Sass1, 3324SARP, 3324SBss1, 3324SBRP, 3325(PART),
3326SA, 3326RP in DD 129, AND THE GOVERNMENT LAND
ADJOINING THERETO HA TSUEN, YUEN LONG, NEW
TERRITORIES.

TITLE:
PART PLAN

(EXTENSION OF APPLICATION FOR
RNTPC PAPER NO.A/HSK/532)

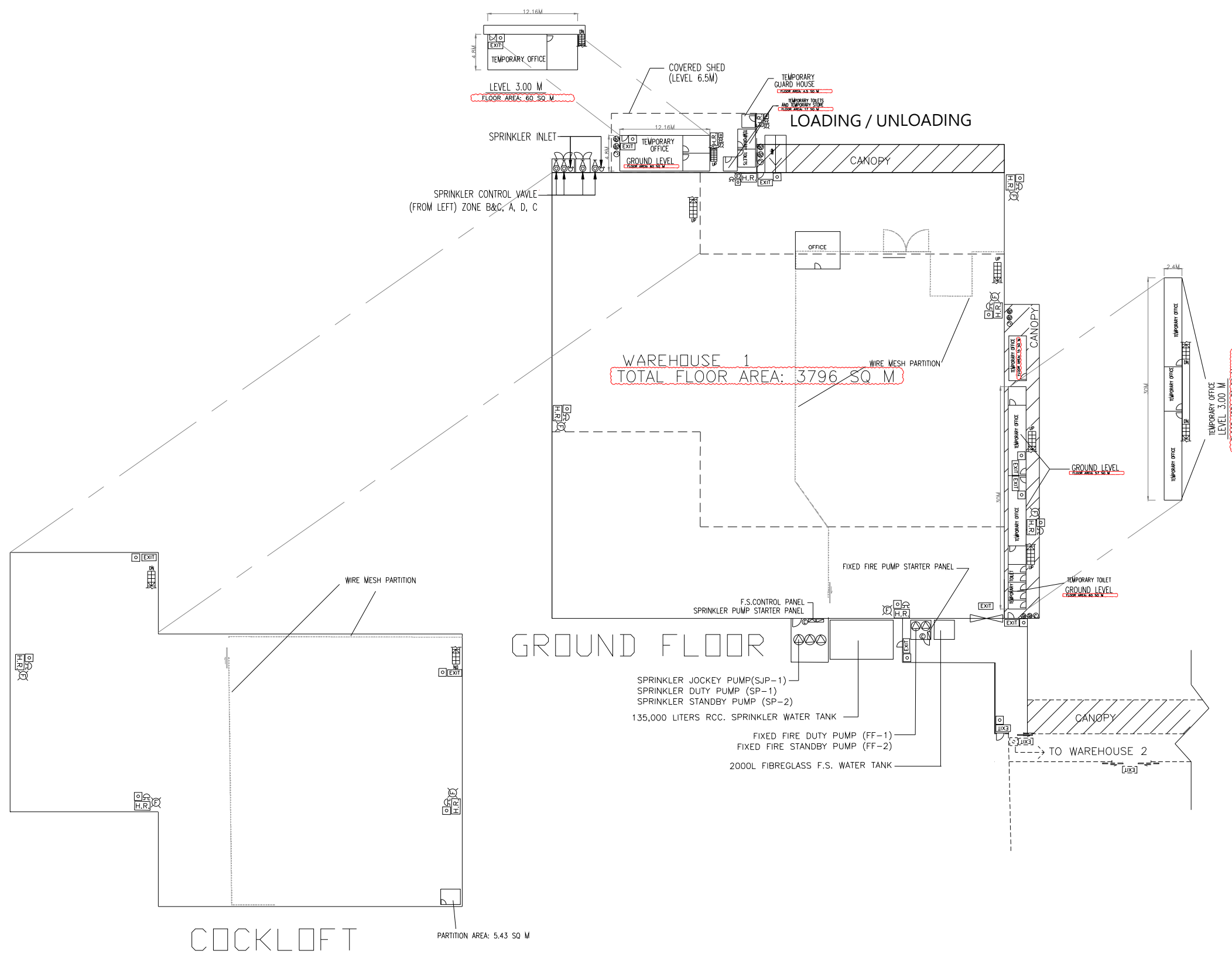
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DATE:	DESIGNED BY:
31-10-2024	HILLMAN LAU

DWG. NO:	CHECKED BY:
FS/02	HILLMAN LAU

CONTRACT NO.:	SHEET: 10
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REVISION:	4							
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FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

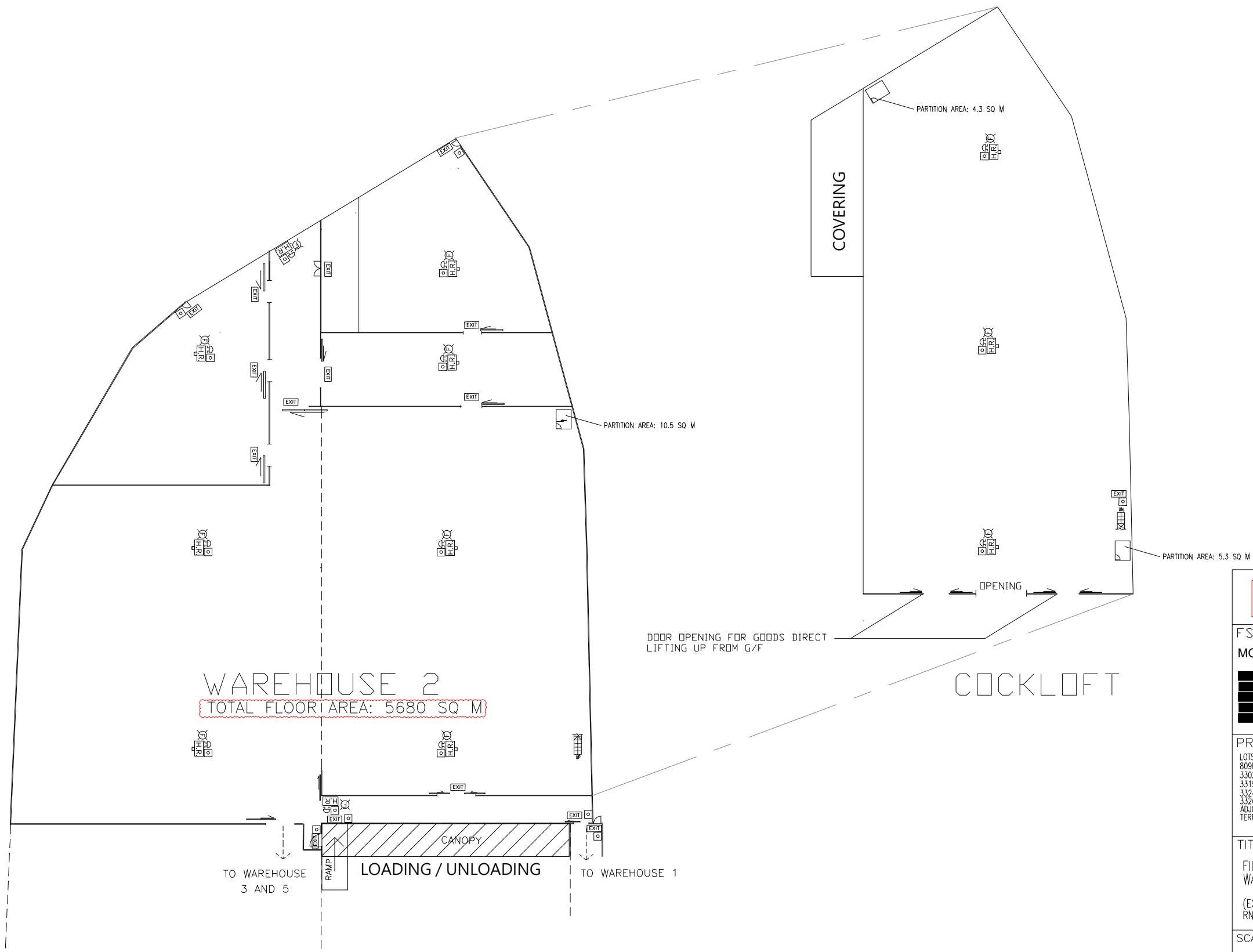
[Redacted Name]

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 126, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAs1, 3324SARP, 3324SBs1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
FIRE SERVICE LAYOUT FOR
WAREHOUSE 1

(EXTENSION OF APPLICATION FOR
RNTPC PAPER NO.A/HSK/532)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 31-10-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/03	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	4



GROUND FLOOR

WAREHOUSE 2

FOR PlanD SUBMISSION

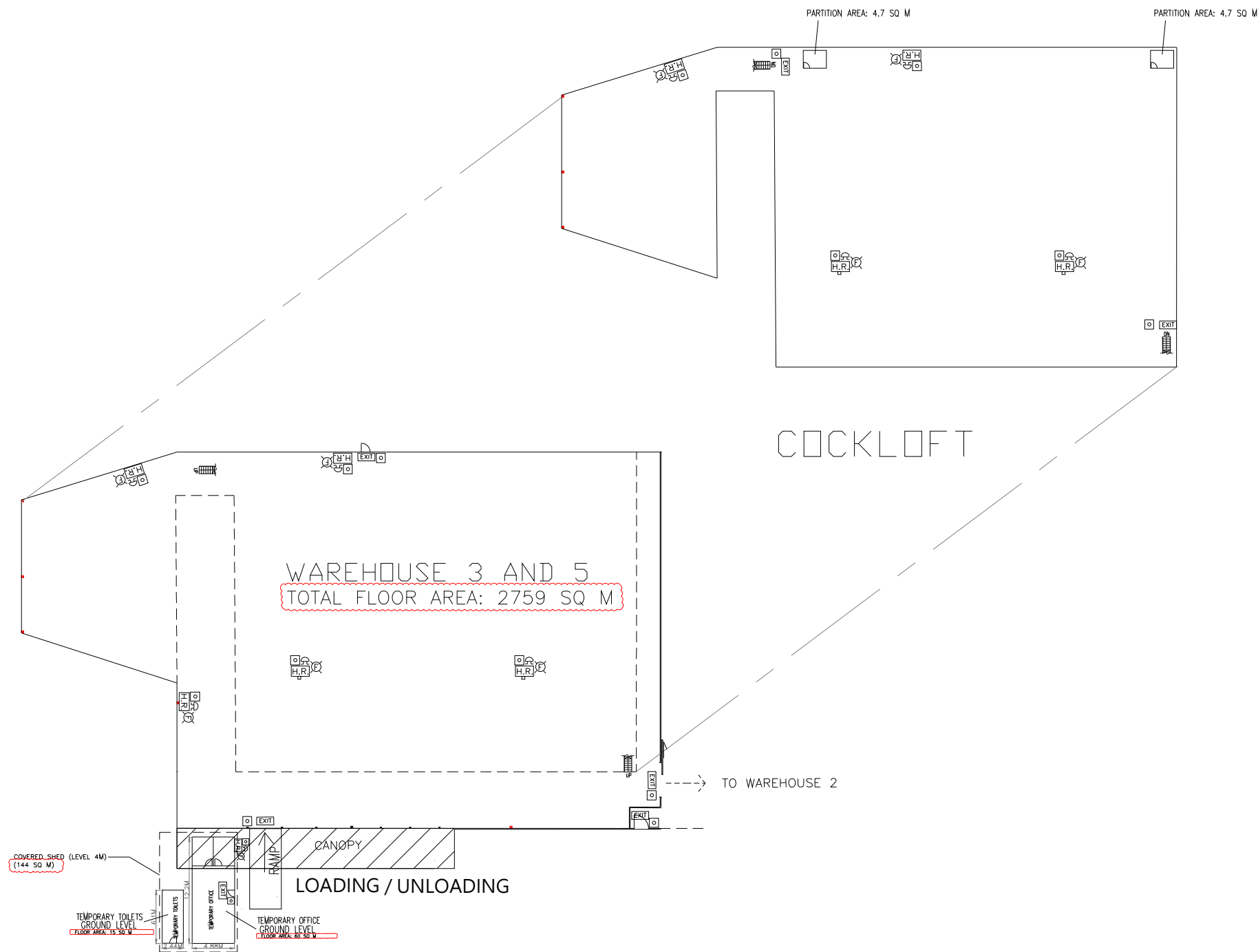
FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED
[Redacted]
[Redacted]
[Redacted]

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 126, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAs1, 3324SAPP, 3324SBes1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
FIIRE SERVICE LAYOUT FOR WAREHOUSE 2

(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/532)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 31-10-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/04	CHECKED BY: HILLMAN LAU
SHEET: 10	
REVISION:	4



GROUND FLOOR

WAREHOUSE 3 AND 5

FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

[REDACTED]

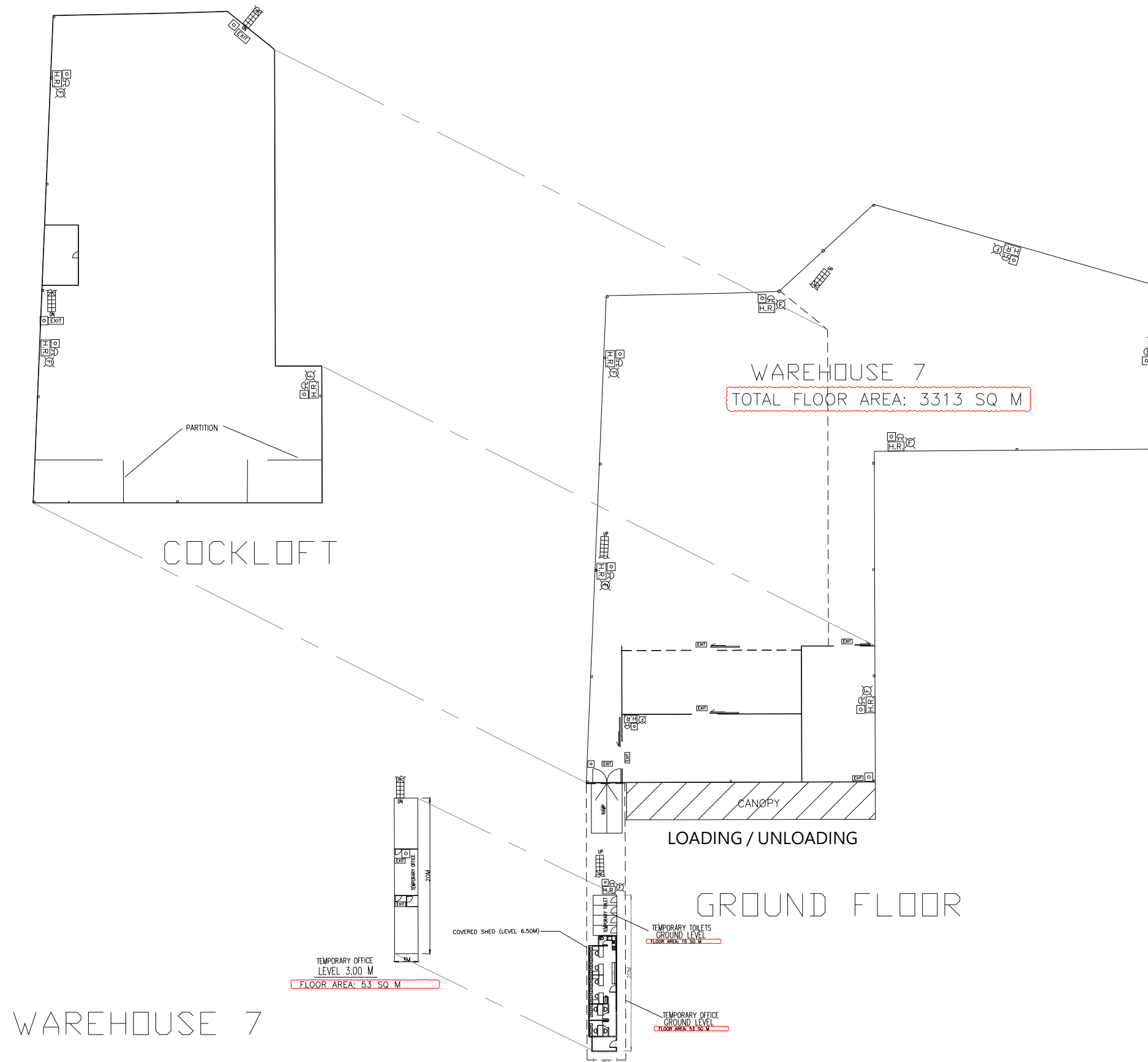
PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 126, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAs1, 3324SARP, 3324SBS1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
FIRE SERVICE LAYOUT FOR WAREHOUSE 3 AND 5
(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/532)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 31-10-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/05	CHECKED BY: HILLMAN LAU

CONTRACT NO.:	10
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REVISION:	4								
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FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

[REDACTED]

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 126, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAs1, 3324SAPP, 3324SBes1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
FIRE SERVICE LAYOUT FOR
WAREHOUSE 7
(EXTENSION OF APPLICATION FOR
RNTPC PAPER NO.A/HSK/532)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 31-10-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/06	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	4

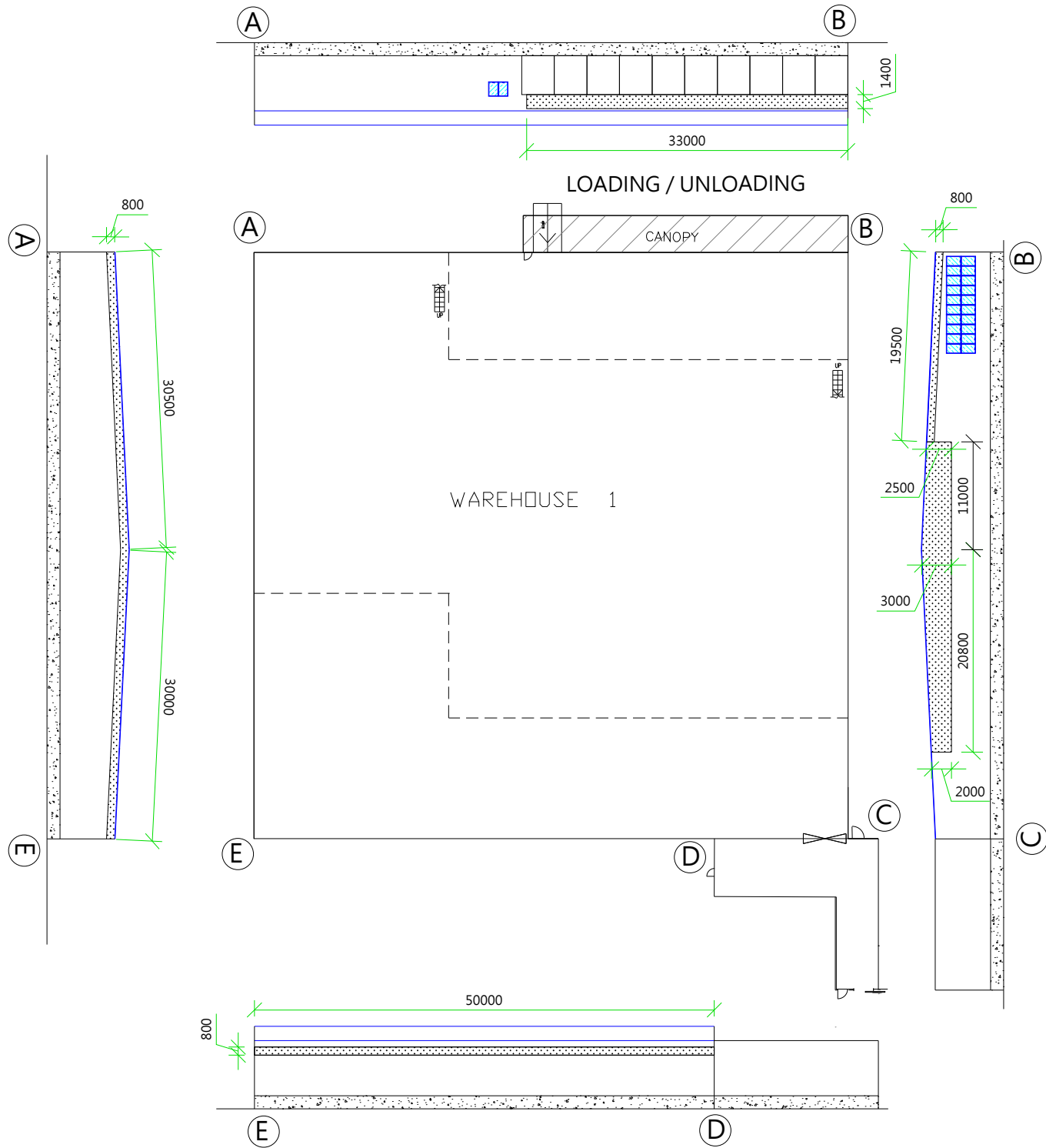
WAREHOUSE 1

TOTAL FLOOR AREA		REQUIRED OPENABLE WINDOWS
AREA	3796 M ²	X 6.25% = 237.25 M ²

OPENABLE WINDOWS	
1 M X 1.5 M = 1.5 M ²	X 22 Nos. = 33 M ²

VENTILATION OPENING	
0.8 M X 130 M = 104 M ²	
1.4 M X 33 M = 46.2 M ²	
(3+2.5) M X 11 M / 2 = 30.25 M ²	
(3+2) M X 20.8 M / 2 = 52 M ²	

PROVIDED OPENABLE WINDOWS
265.45 M ²



FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

[Redacted]

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 126, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAs1, 3324SAPP, 3324SBS1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION
(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0
DRAWN BY: STANLEY TSUI

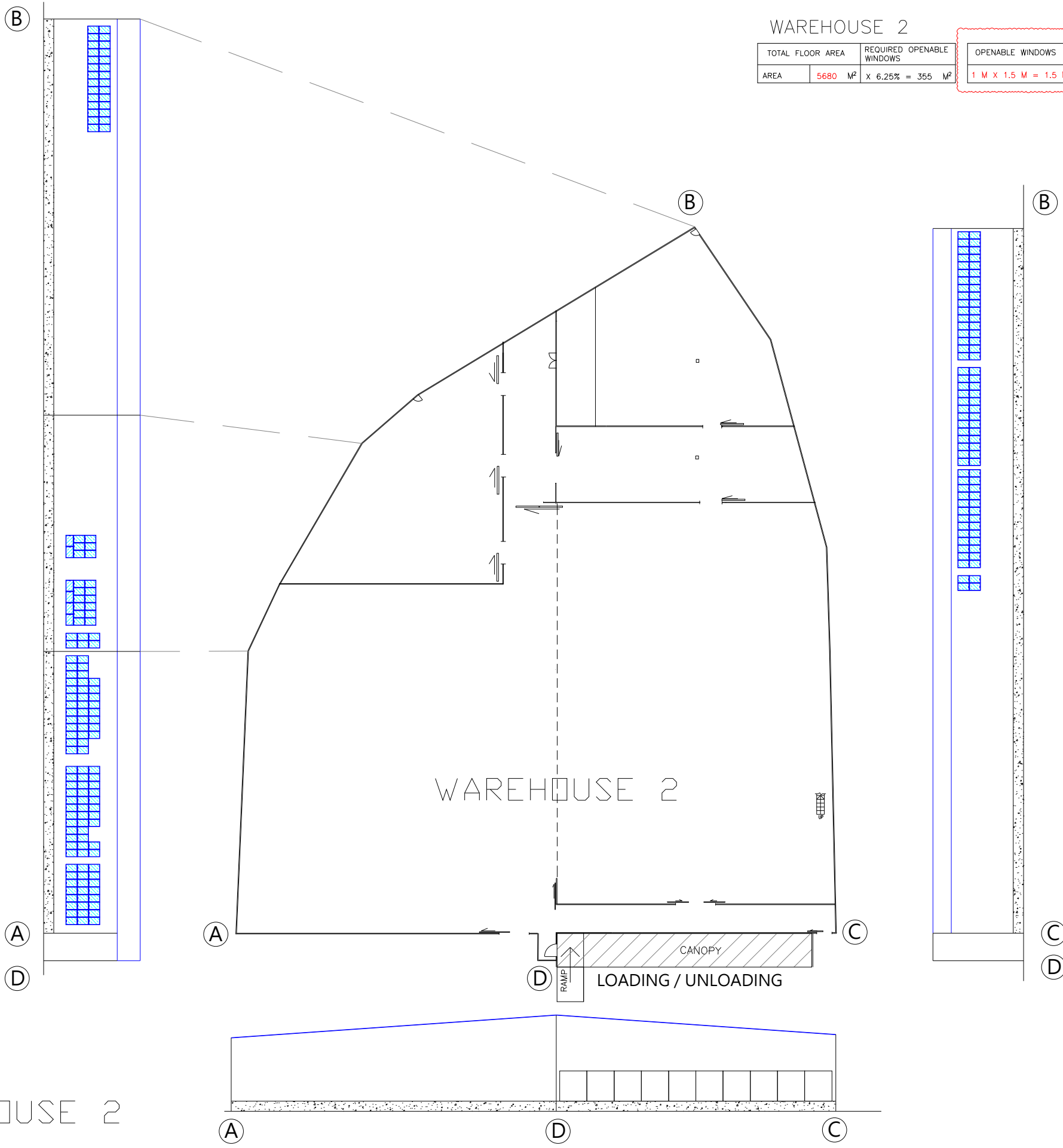
DATE: 31-10-2024
DESIGNED BY: HILLMAN LAU

DWG. NO: FS/07
CHECKED BY: HILLMAN LAU

CONTRACT NO.:
SHEET: 10

REVISION: 4

WAREHOUSE 1



WAREHOUSE 2

TOTAL FLOOR AREA		REQUIRED OPENABLE WINDOWS
AREA	5680 M ²	X 6.25% = 355 M ²

OPENABLE WINDOWS	
1 M X 1.5 M = 1.5 M ² X 240 Nos. = 360 M ²	

PROVIDED OPENABLE WINDOWS	
	360 M ²

FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

[Redacted]

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 126, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAs1, 3324SAPP, 3324SBes1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION

(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 31-10-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/08	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	4

WAREHOUSE 2

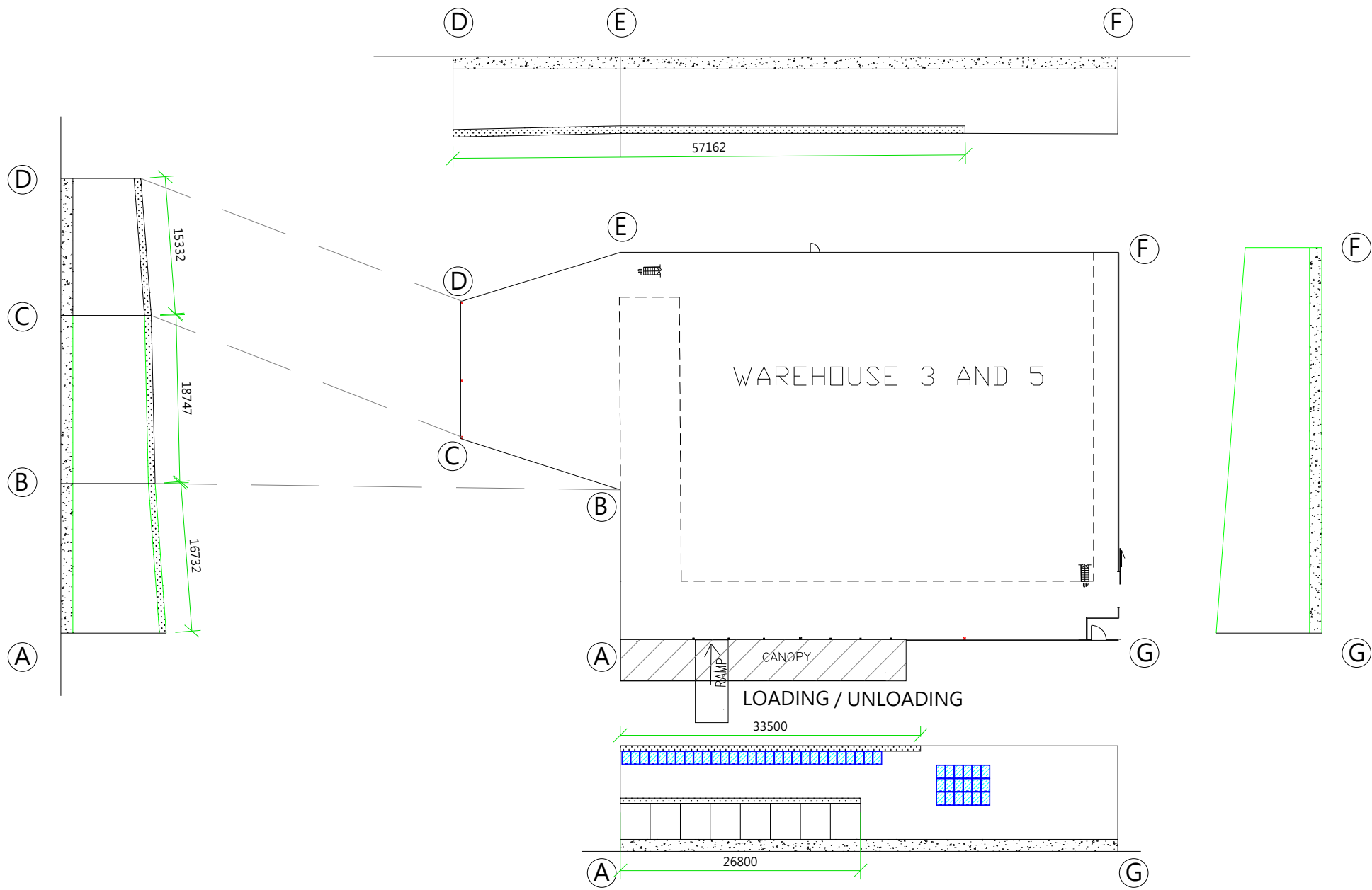
WAREHOUSE 3 AND 5

TOTAL FLOOR AREA		REQUIRED OPENABLE WINDOWS
AREA	2759 M ²	X 6.25% = 172.5 M ²

OPENABLE WINDOWS
1 M X 1.5 M = 1.5 M ² X 47 Nos. = 70.5 M ²

VENTILATION OPENING
0.74 M X 168.273 M = 124.522 M ²

PROVIDED OPENABLE WINDOWS
195.022 M ²



FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

[Redacted Name]

PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 126, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAs1, 3324SAPP, 3324SBs1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION

(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 31-10-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/09	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	4

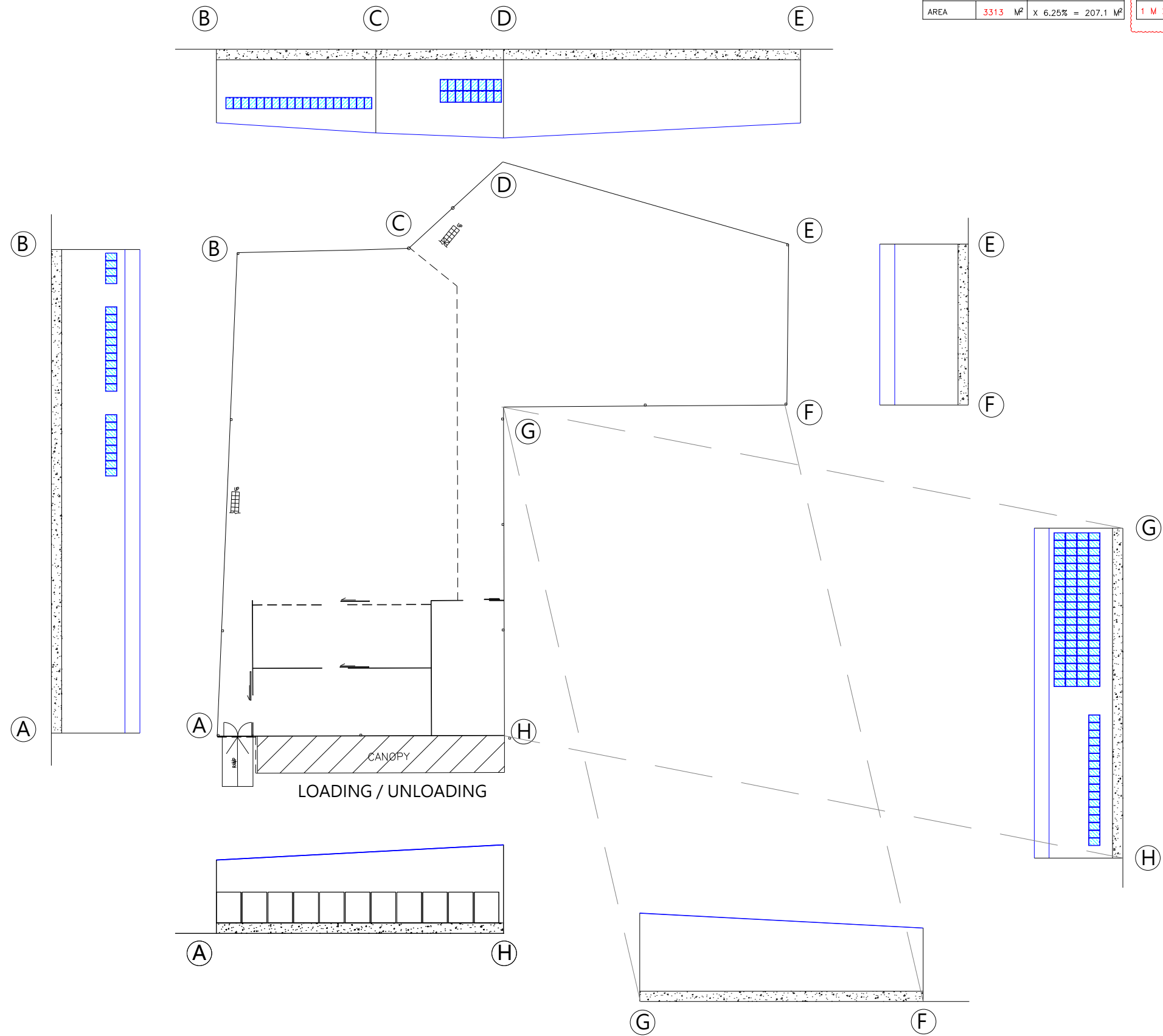
WAREHOUSE 3 AND 5

WAREHOUSE 7

TOTAL FLOOR AREA		REQUIRED OPENABLE WINDOWS
AREA	3313 M ²	X 6.25% = 207.1 M ²

OPENABLE WINDOWS
1 M X 1.5 M = 1.5 M ² X 155 Nos. = 232.5M ²

PROVIDED OPENABLE WINDOWS
232.5 M ²



FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

[Redacted Name]

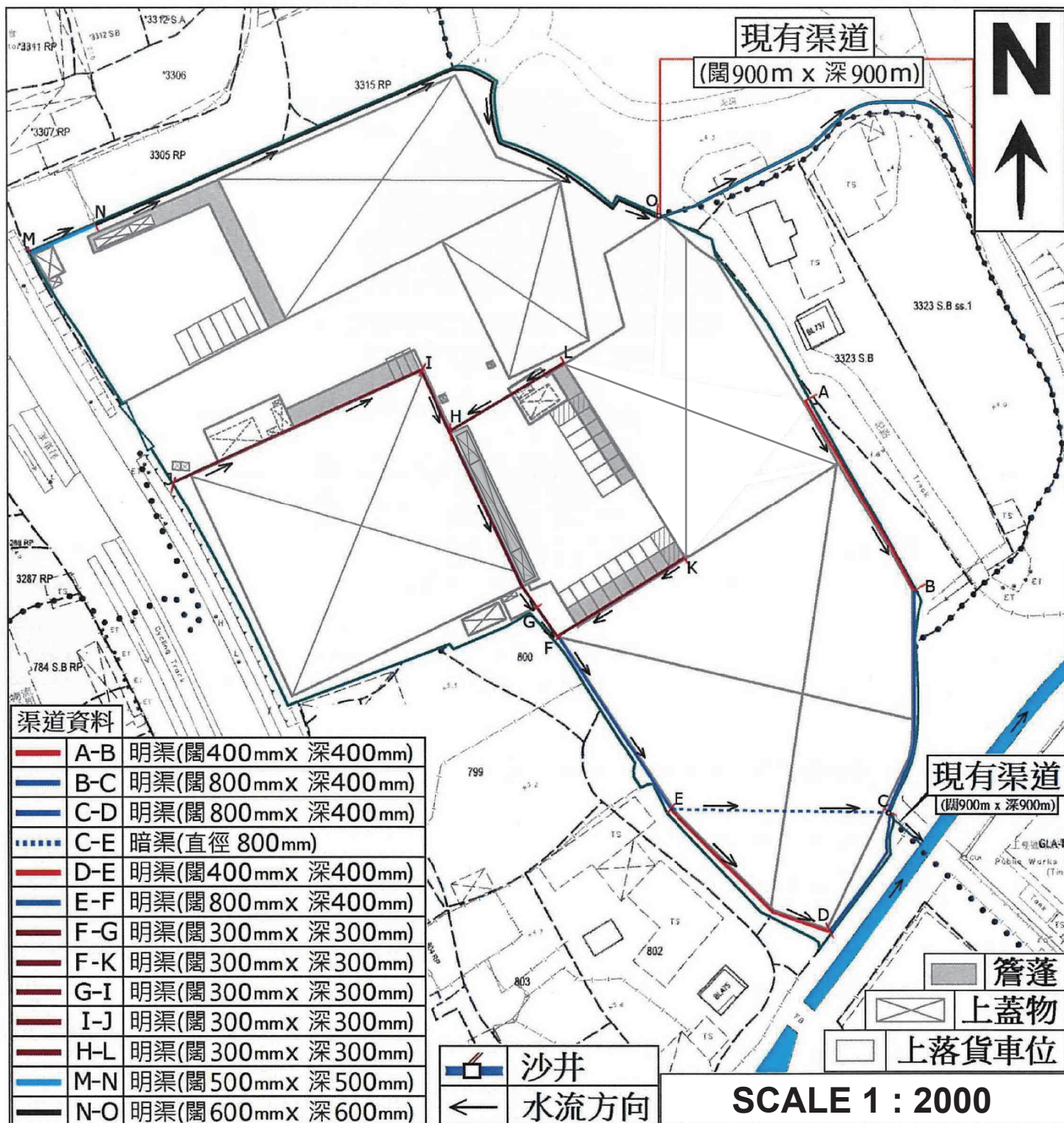
PROJECT:
LOTS NO. 797RP(PART), 799(PART), 800(PART), 801(PART), 809RP(PART) IN DD 126, & 3299RP(PART), 3300(PART), 3301, 3302(PART), 3303RP(PART), 3304RP(PART), 3305RP(PART), 3315RP(PART), 3316, 3317, 3323SA(PART), 3323SB(PART), 3324SAs1, 3324SAPP, 3324SBes1, 3324SBRP, 3325(PART), 3326SA, 3326RP IN DD 129, AND THE GOVERNMENT LAND ADJOURNING THERETO HA TSUEN, YUEN LONG, NEW TERRITORIES.

TITLE:
PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION
(EXTENSION OF APPLICATION FOR RNTPC PAPER NO.A/HSK/316)

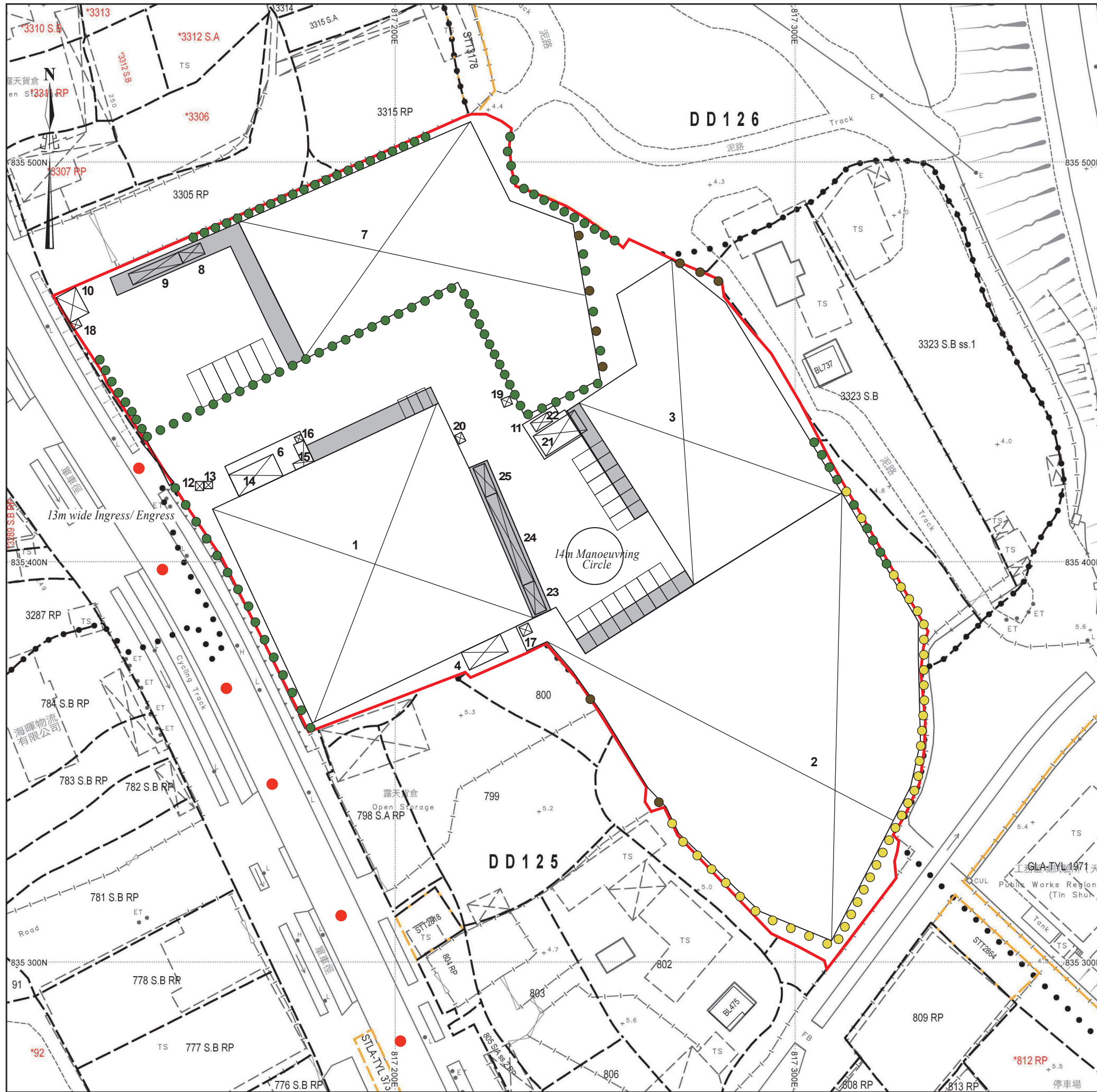
SCALE: 1:200 @A0	DRAWN BY: STANLEY TSUI
DATE: 31-10-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/10	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 10
REVISION:	4

WAREHOUSE 7

渠務建議計劃圖



美化環境及保護樹木建議圖



-  細葉榕樹(119棵)(現有樹木)
 白千層樹(41棵)(現有樹木)
 雜樹(9棵)(現有樹木)
 簷篷
   行車路線

SCALE 1 : 1000

Sherry Man Wa KONG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年11月22日星期五 8:58
收件者: Sherry Man Wa KONG/PLAND
副本: Simon PH CHAN/PLAND
主旨: 轉寄: A/HSK/532補充資料
附件: 美化環境及保護樹木建議圖.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Friday, November 22, 2024 8:53 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>
Subject: Fw: A/HSK/532補充資料

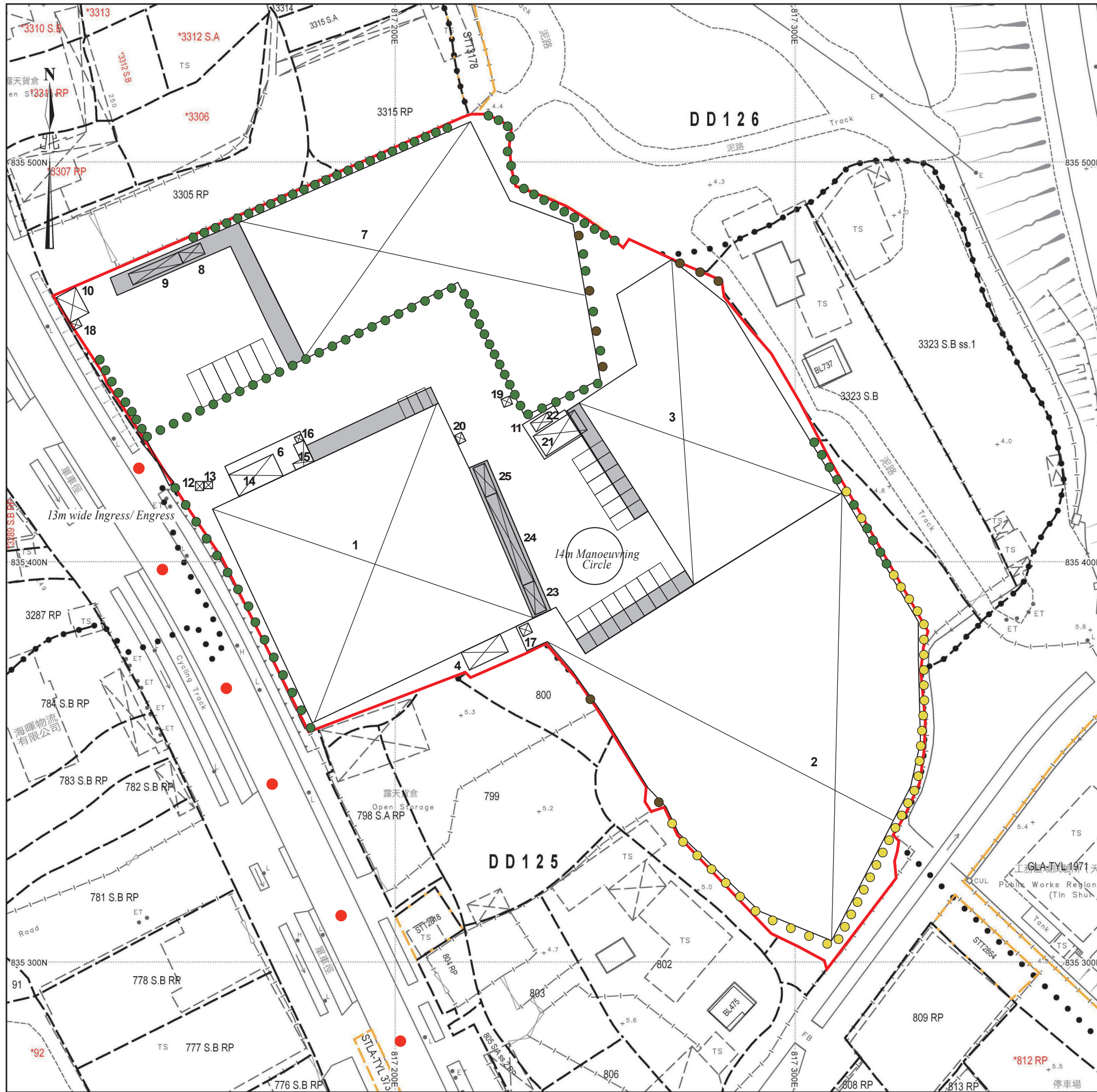
From: 陳灝然 <[REDACTED]>
Sent: Friday, November 22, 2024 8:19 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Sherry Man Wa KONG/PLAND <smwkong@pland.gov.hk>
Subject: A/HSK/532補充資料

敬啟者

申請人現提交補充資料及作進一步澄清。

場內的細葉榕樹一共有119棵，圖紙上也更正為119棵。

美化環境及保護樹木建議圖



-  細葉榕樹(119棵)(現有樹木)
 白千層樹(41棵)(現有樹木)
 雜樹(9棵)(現有樹木)
 簷篷
   行車路線

SCALE 1 : 1000

**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/563	Temporary Warehouses (Storage of Paper) for a Period of 3 years	5.9.2008
A/YL-HT/758	Temporary Warehouses (Storage of Paper) for a Period of 3 years	16.12.2011
A/YL-HT/962	Temporary Logistics Centre and Warehouse (Storage of Paper) for a Period of 3 years	3.7.2015
A/HSK/94	Temporary Logistics Centre and Warehouse for a Period of 3 years	21.9.2018 (revoked on 21.2.2021)
A/HSK/316	Temporary Logistics Centre and Warehouse for a Period of 3 years	23.7.2021 (revoked on 23.12.2023)

**Similar S.16 Applications within/straddling the subject “Residential Group (A) 3” and
“Government, Institution or Community” 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/219	Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	12.6.2020
A/HSK/227	Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years	26.6.2020
A/HSK/264	Temporary Open Storage of Scrap Metal and Logistics Centre for a Period of 3 Years	4.12.2020
A/HSK/295	Temporary Logistics Centre with Storage of Recyclable Materials (Plastics, Metal and Paper) for a Period of 3 Years	26.3.2021 (revoked on 26.8.2023)
A/HSK/307	Renewal of Planning Approval for Temporary Logistics Centre and Ancillary Tyre Repair Workshop for a Period of 3 Years	25.6.2021
A/HSK/312	Temporary Logistics Centre, Warehouse, Cold Storage, Open Storage of Containers and Container Vehicle Park with Ancillary Workshop (including Compacting, Unpacking and Tyre Repairing) and Canteen for a Period of 3 Years	9.7.2021 (revoked on 9.12.2023)
A/HSK/345	Temporary Logistics Centre for a Period of 3 Years	14.1.2022 (revoked on 14.7.2023)
A/HSK/385	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	12.8.2022
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/460	Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years	14.7.2023
A/HSK/461	Temporary Logistics Centre for a Period of 3 Years	8.12.2023
A/HSK/468	Temporary Logistics Centre and Storage of Exhibition Materials and Recyclable Materials (Plastic, Metal and Paper) with Ancillary Workshop for a Period of 3 Years	11.8.2023
A/HSK/502	Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	15.3.2024

Application No.	Uses/Development	Date of Consideration
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. 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. Fire Safety

Comments of the Director of Fire Services:

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

5. Building Matters

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

- no objection to the application under the Buildings Ordinance; and

- no building plan submission in relation to the development at the Site was approved or under processing.

6. Long-term Development

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

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

7. 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.

8. 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; Three portions of GL in the Site is covered by a Short Term Tenancy (STT) (STT No. 1989 and No. 3178) for the purposes of “Storage and Repair of Container Boxes” and “Temporary Logistic Centre” respectively. No permission is given for the occupation of the remaining GL (about 353.3m² subject to verification) included in the Site. The act of occupation of GL without Government’s prior approval is not allowed;
 - the private lots covered by Short Term Waivers (STW) are listed as below:

<u>Lot(s) No(s).</u> <u>(in D.D. 125)</u>	<u>STW No.</u>	<u>Purposes</u>
797 RP	2211	Vehicle Repair Workshop (Excluding Paint-spraying)
799	2213	
800	4581	Temporary Logistic Centre and Warehouse (Storage of Paper)
801	4582	
809 RP	5107	Temporary Logistic Centre with Ancillary Site Office

<u>Lot(s) No(s).</u> <u>(in D.D. 129)</u>	<u>STW No.</u>	<u>Purposes</u>
3301, 3323 S.A, 3325	4582	Temporary Logistics Centre and Warehouse (Storage of Paper)
3299 RP	4583	
3300	4584	
3302	4585	
3303 RP	4586	
3304 RP	4587	
3305 RP	4588	
3315 RP	4589	
3316	4590	
3317	4591	

- 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 and apply for modification of STW(s)/STT(s) conditions where appropriate. 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 rest 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;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
- the run-in/out, if approved by Transport Department, should be constructed and maintained by the applicant. Upon expiry of the application, the public road should be reinstated by the applicant to his satisfaction after removal of vehicular access; and
 - adequate drainage measures shall be provided at the site to prevent surface water running from the Site to the nearby public roads and drains;
- (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' to minimise the potential environmental nuisance on the surrounding areas;
- (i) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that the approval of the planning application does not imply approval of the tree works such as pruning, transplant and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval for any tree works, where appropriate;
- (j) to note the comments of the Director of Fire Services that the installation/ maintenance/ modification/ repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to him;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at 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 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 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: 2024-08-13 星期二 02:25:25
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-HSK/532 DD 125 & 129 Ha Tsuen GIC

Dear TPB Members,

316 - REVOKED ON 23.12.2023: As the applicant had failed to comply with condition (i) satisfactorily by 23.12.2023, the planning permission for the subject application had already been revoked on the same date. FIRE CONDITIONS AGAIN.

It is absolutely shocking that members continue to roll over approval for operations that fail to fulfill fire conditions. This despite the numerous fires that occur at these logistic centres.

Compare the manner in which the Fire Dept treats establishments in NT with the approach to residential units in urban districts:

12th August 2024 – (Hong Kong) The incident occurred at a 59-year-old composite building located on Junction Road in Kowloon City. The BD had issued a fire safety direction to the owner of a domestic flat, requiring the installation of a fire-rated door at the unit entrance leading to the escape staircase.

However, the owner failed to comply with the statutory direction, leading to the BD initiating prosecution proceedings. On 23rd July, the owner was convicted at the Kwun Tong Magistrates' Courts and fined \$14,175.

One Country, Two Systems indeed, and this is compounded by the manner in which PlanD recommends and TPB rubber stamps roll over of applications like this.

Disgraceful.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 28 June 2021 3:11 AM HKT
Subject: A/YL-HSK/316 DD 125 & 129 Ha Tsuen GIC

A/YL-HSK/316

Various Lots in D.D. 125 and D.D. 129, and Adjoining Government Land, Ha Tsuen
Site area : About 23,180sq.m Includes Government Land of about 935sq.m
Zoning : "Res (Group A) 3", "GIC" and d area shown as 'Road'
Applied use : Logistics Centre / 23 Vehicle Parking

Dear TPB Members,

This ongoing business has failed to fulfill the Fire condition. It is located at the heart of a node of Res and GIC intended to be a core section of the planned new town development.

CE has pledged full speed ahead with the provision of housing in this district. It is time for operations like this to move to appropriately zoned lots. The district was rezoned some time ago so there has been sufficient notice that a move is inevitable.

TPB can play its part in freeing up brownfield sites by terminating the auto roll over process to accelerate the redevelopment.

Mary Mulvihill