

This document is received on 21 AUG 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2401978 17/8 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / HSK / 534
	Date Received 收到日期	21 AUG 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

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

SEASON PARKING COMPANY LIMITED 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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOTS 80(PART), 89(PART), 90(PART), 91(PART), 92(PART) AND 93RP(PART) IN D.D. 125, HA TSUEN, YUEN LONG, NEW TERRITORIES.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,740 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,810.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NIL sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN (OZP) NO. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"R(A)3", "G/IC" AND "ROAD"
(f) Current use(s) 現時用途	TEMPORARY OPEN STORAGE OF CONTAINERS AND LOGISTICS CENTRE (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 12/8/2024 _____ (DD/MM/YYYY)*
於 _____ (日/月/年)在指定報章就申請刊登一次通知*(請見夾附的通知副本)
- ☐ 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 19/8/2024 _____ (DD/MM/YYYY)*
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會* (請見夾附由郵局發出的收條)。

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN), OPEN STORAGE OF CONTAINERS AND LOGISTICS CENTRE (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	2,929.9sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,810.1sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	NILsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,810.1sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,810.1sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) STRUCTURE 1: OFFICE, TOILET AND PUMP ROOM (3.5M IN HEIGHT) (SINGLE STOREY) STRUCTURE 2: WAREHOUSE (13M IN HEIGHT) (SINGLE STOREY)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	3
Motorcycle Parking Spaces 電單車車位	NIL
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL
Others (Please Specify) 其他 (請列明)	NIL
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NIL
Coach Spaces 旅遊巴車位	NIL
Light Goods Vehicle Spaces 輕型貨車車位	NIL
Medium Goods Vehicle Spaces 中型貨車車位	NIL
Heavy Goods Vehicle Spaces 重型貨車車位	3
Others (Please Specify) 其他 (請列明)	NIL

Proposed operating hours 擬議營運時間

8A.M. TO 8P.M.DAILY (FROM MONDAY TO SATURDAY) (NO OPERATION ON SUNDAYS AND PUBLIC HOLIDAYS)

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

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

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。

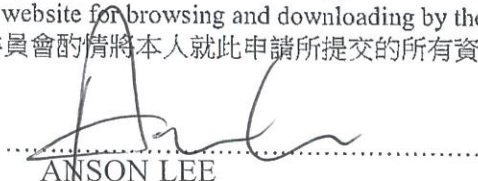
PLEASE REFER TO THE PLANNING STATEMENT

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


ANSON LEE

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

TOWN PLANNER

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

12 AUG 2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置／地址	LOTS 80(PART), 89(PART), 90(PART), 91(PART), 92(PART) AND 93RP(PART) IN D.D. 125, HA TSUEN, YUEN LONG, NEW TERRITORIES.	
Site area 地盤面積	4,740 sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN NO. S/HSK/2	
Zoning 地帶	"R(A)3", "G/IC" AND "ROAD"	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN), OPEN STORAGE OF CONTAINERS AND LOGISTICS CENTRE FOR A PERIOD OF THREE YEARS	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,810.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.38 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5 to 13 <div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		1 <div style="text-align: right;">Storeys(s) 層</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	38.19 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		3 3 NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		3 NIL NIL NIL NIL 3 NIL

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan (Lot Index Plan) and Extract of Approved HSK OZP		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

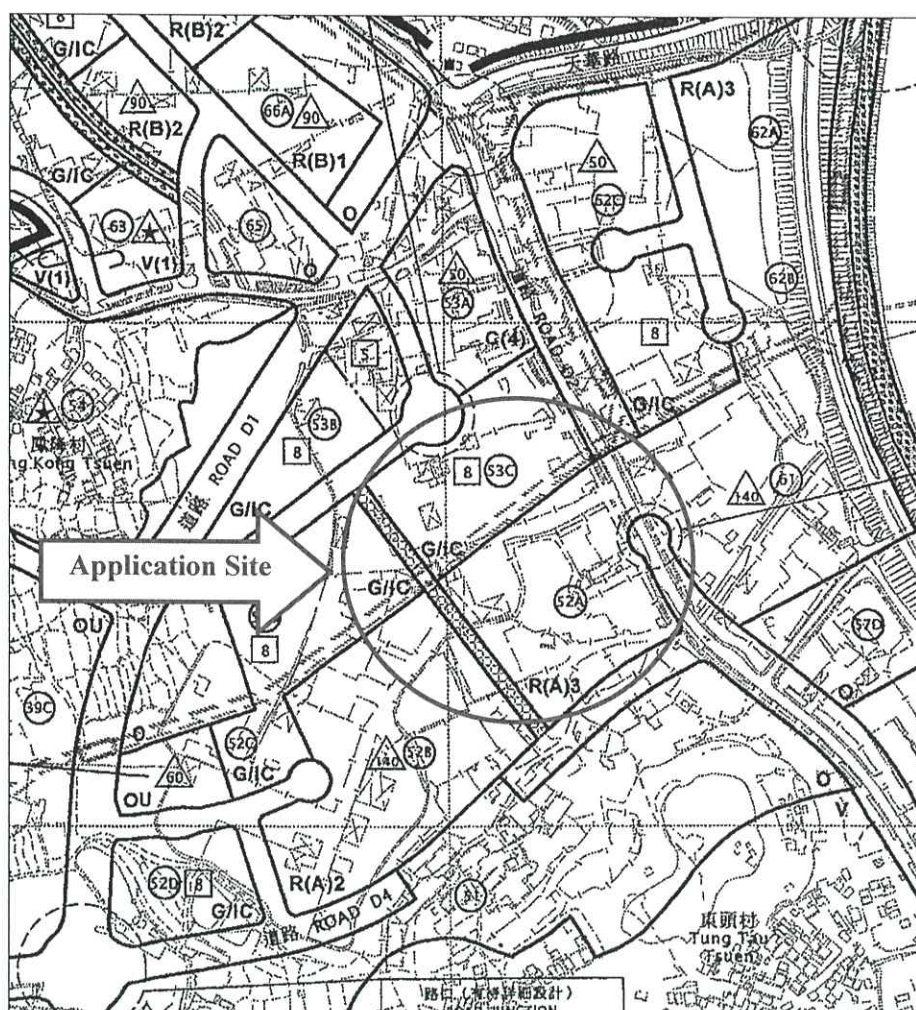
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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

Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
A Temporary Warehouse (excluding Dangerous Goods Godown),
Open Storage of Containers and Logistics Centre
for a Period of Three Years
at Lots 80(Part), 89(Part), 90(Part), 91(Part), 92(Part) and
93RP(Part) in D.D. 125
Ha Tsuen, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

August 2024

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lots 80(Part), 89(Part), 90(Part), 91(Part), 92(Part) and 93RP(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. It is located at about 100m west of Ping Ha Road. The Site is applied for a planning permission for “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” for a period of 3 years. The Site has an area of about 4,740m². In accordance with the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018, the Site falls within “Residential (Group A)3” (“R(A)3”), “Government, Institution or Community” (“G/IC”), and “Road” zones. According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as Category 1 area.

A planning permission is sought for the use of “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre”, which is similar to previous planning application No. A/HSK/385 approved on 12.8.2022.

Since the operation of the Site has been in existence for the many years, no additional traffic, drainage and landscape impacts would be newly generated. Existing landscape works and drainage facilities would be properly maintained and enhanced.

The subject application for planning permission is justified on the following grounds: 1) Previous Planning Permission for Similar Use; 2) Minor Amendment to Previous Planning Application; 3) In Line with TPB PG No. 13G; 4) Maintenance of Existing Facilities on the Site; 5) Fully Compliance with Previous Planning Approval Conditions; 6) Compatible with Surrounding Land Uses; 7) Existence of Planning Permissions for Similar Uses Near the Site; and 8) No Additional Traffic, Drainage and Environmental Impacts.

申請摘要

申請場地乃新界元朗厦村丈量約份第125約地段第80號(部分)、第89號(部分)、第90號(部分)、第91號(部分)、第92號(部分)及第93號餘段(部分)。申請場地位於屏厦路西面約100米。現作為期三年的規劃申請用作「臨時貨倉(危險品倉庫除外)、露天存放貨櫃及物流中心」用途。申請地段佔地共4,740平方米。是項申請地段位於洪水橋及厦村分區計劃大綱核准圖編號S/HSK/2(於2018年10月26日發表)內之「住宅(甲類)3」、「政府、機構或社區」及「道路」地帶。根據城市規劃委員會規劃指引編號13G「擬作露天貯物及港口後勤用途」，申請場地被列作第1類別。

是項臨時許可申請把場地申請用作「臨時貨倉(危險品倉庫除外)、露天存放貨櫃及物流中心」，與早前於2022年8月12日獲城規會批准的申請編號A/HSK/385用途相類同。

基於是項申請地段已營運多年，相信並不會引致新增的交通流量、不良的渠務及景觀影響。現有的已種樹木及渠務裝置會繼續保持維修及強化。

是項申請的理由如下：1) 跟以前獲批准的用途相類似； 2) 對早前的規劃申請作輕微改動； 3) 與城規會指引號碼13G相一致； 4) 維持場內現有設施； 5) 完全履行之前的規劃條款； 6) 與附近的土地用途相融； 7) 在附近已有相類似用途的規劃許可；及8) 沒有新增的交通、渠務及環境影響。

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Appendices

LIST OF APPENDICES

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Appendix 2	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/HSK/385 dated 26.8.2022
Appendix 3	Location Plan
Appendix 4	Site Plan (Lot Index Plan)
Appendix 5	Proposed Layout Plan
Appendix 6	The Approved Drainage Proposal and the Relevant Compliance Letter for Submission a Condition Record of the Existing Drainage Facilities on Site under Previous Planning Application No. A/HSK/385
Appendix 7	The Approved Fire Service Installations Proposal and the Relevant Compliance Letter for Implementation of the Approved Fire Service Installations Proposal under Previous Planning Application No. A/HSK/385
Appendix 8	The Approved Tree Preservation and Landscape Proposal and the Relevant Compliance Letters for Submission and Implementation of the Tree Preservation and Landscape Proposal under Previous Planning Application No. A/YL-HT/994
Appendix 9	Site Photo

1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lots 80(Part), 89(Part), 91(Part), 92(Part) and 93RP(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. It is located at about 100m west of Ping Ha Road. In accordance with the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018, the Site falls within “Residential (Group A)3” (“R(A)3”), “Government, Institution or Community” (“G/IC”), and “Road” zones. Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.
- 1.2 The current application is applied for planning permission for the use of “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” for a period of 3 years. The current application is similar to its previous planning application in terms of the proposed use and the proposed site area and the site boundary remain unchanged from its previous planning application. According to the Notes of the OZP, planning permission is required by the Town Planning Board (the ‘Board’) for the subject temporary use.
- 1.3 The Site was the subject of seven previous planning applications No.: A/YL-HT/480, A/YL-HT/569, A/YL-HT/761, A/YL-HT/935, A/YL-HT/994, A/HSK/135 and A/HSK/385, which were approved by the Board on 23.3.2007, 7.11.2008, 24.2.2012, 27.2.2015, 8.1.2016, 12.4.2019 and 12.8.2022 respectively for similar uses. Please refer to the planning approval letter from the Board for Application No. A/HSK/385 dated 26.8.2022 at **Appendix 2**.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

The Application Site ('the Site') comprises Lots 80(Part), 89(Part), 90(Part), 91(Part), 92(Part) and 93RP(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. The Site has an area of about 4,740m². Please refer to Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.

2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 125 and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

2.3 Surrounding Land Uses

2.3.1 The Site is located at about 100m west of Ping Ha Road.

2.3.2 The surrounding is predominantly occupied by port back-up uses including public vehicle parks, container tractor/trailer parks, vehicle repair workshops and open storages.

2.4 Accessibility

2.4.1 The Site is accessible from a local access road connecting to Ping Ha Road.

2.4.2 The subject area is served by various modes of public transport, including buses, minibuses and taxis along the Ping Ha Road.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Residential (Group A)3” (“R(A)3”), “Government, Institution or Community” (“G/IC”) and “Road” on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, the proposed use of “Temporary Open Storage of Containers and Logistics Centre” requires planning permission from the Board.
- 3.3 The Site was the subject of seven previous planning applications No.: A/YL-HT/480, A/YL-HT/569, A/YL-HT/761, A/YL-HT/935, A/YL-HT/994, A/HSK/135 and A/HSK/385, which were approved by the Board on 23.3.2007, 7.11.2008, 24.2.2012, 27.2.2015, 8.1.2016, 12.4.2019 and 12.8.2022 respectively for the similar uses. Please refer to the planning approval letter from the Board for Application No. A/HSK/135 dated 26.8.2022 at **Appendix 2**.
- 3.4 In accordance with the Town Planning Board Guidelines No. 13G (TPB PG-NO. 13G) for Application for Open Storage and Port Back-up Uses, the Site is classified as ‘Category 1’ area, which is considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and location objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” on the Site.

4.2 Proposed Use and Site Layout

4.2.1 The proposed layout is similar to previous planning application No. A/HSK/385, which includes the followings:

(1) 2 nos. of metal structures for use of warehouse, office, toilets and pump room (Total GFA of 1,810.1m²) (as shown in the table below);

Structures		No. of Storey	Cover Area	GFA	Height	Use
1	Metal Structure	1	170m ²	170m ²	3.5m	Office, Toilet and Pump Room
2	Metal Structure	1	1,640.1m ²	1,640.1m ²	13m	Warehouse

(2) 3 nos. of private car parking spaces (2.5m x 5m);
(3) 3 nos. of heavy vehicle loading/unloading spaces (12m x 5m); and
(4) Works area of approval conditions for landscaping, drainage and fencing works.

4.2.2 Please refer to the Proposed Layout Plan at **Appendix 5**.

4.3 Site Area

The Site has an area of about 4,740m², which is identical to previous planning application No. A/HSK/385.

4.4 Operation Hours

The proposed “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” would be operated from 8am to 8pm from Monday to Saturday and no operation on Sundays and Public Holidays, which is identical to previous planning application No. A/HSK/385.

4.5 Drainage

The existing drainage facilities approved under previous planning applications are properly maintained. The Applicant will continue to provide proper maintenance on the drainage facilities. Also, please refer to the relevant compliance letter for the approval condition under previous planning application No. A/HSK/385 at **Appendix 6**.

4.6 Fire Precaution Measures

There were some fire precaution measures provided on the Site under previous planning application No. A/HSK/385. The Applicant will continue to provide proper maintenance on the fire service installations on site and is willing provide some enhancement works, if required. Also, please refer to the relevant compliance letter for the approval condition under previous planning application No. A/HSK/385 at **Appendix 7**.

4.7 Landscape

The existing landscape and tree plantings would be properly maintained. Should there be any reinforcement/maintenance works, the Applicant is willing to plant further trees of species similar to those in the accepted landscaping proposal. Also, please refer to the approved tree preservation and landscape proposal and the relevant compliance letters for the approval conditions under previous planning application No. A/YL-HT/994 at **Appendix 8**.

5. JUSTIFICATIONS

5.1 Previous Planning Permission for Similar Use

The Site was the subject of seven previous planning applications No.: A/YL-HT/480, A/YL-HT/569, A/YL-HT/761, A/YL-HT/935, A/YL-HT/994, A/HSK/135 and A/HSK/385, which were approved by the Board on 23.3.2007, 7.11.2008, 24.2.2012, 27.2.2015, 8.1.2016, 12.4.2019 and 12.8.2022 respectively for the similar uses. The proposed “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” is similar to previous planning application No. A/HSK/385 in terms of the use. Therefore, it is considered that the Site should be allowed for the applied use.

5.2 Minor Amendment to the Previous Planning Application

For meeting the market needs, it is proposed to make a minor amendment to the site use and layout of previous planning application No. A/HSK/385. Compared with previous Planning Application No. A/HSK/385, it is proposed to add the use of “Warehouse (excluding Dangerous Goods Godown)” and a temporary structure for the proposed warehouse.

5.3 In Line with TPB PG No.13G

In accordance with the TPB PG No. 13G – Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses, , the Site falls within the Hung Shiu Kiu and Ha Tsuen New Development Area (NDA), within which for existing open storage and port back-up uses 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. As the Site is not required for implementation of NDA development at this stage, the proposed temporary use could be allowed.

5.4 Maintenance of Existing Facilities on Site

The proposed “Temporary Warehouse (excluding Dangerous Goods Godown)”, Open Storage of Containers and Logistics Centre” use is similar to previous planning application No. A/HSK/385. The existing facilities such as drainage facilities and fire services installations would remain unchanged and be further enhanced, if required.

5.5 Fully Compliance with Previous Planning Conditions

All the approval conditions imposed on the previous planning application No. A/HSK/385 have been satisfactorily complied with. Please refer to the compliance letter for submission of a condition record of the existing drainage facilities on site at **Appendix 6**, the compliance letter for implementation of approved fire service installations proposal at **Appendix 7**. It was demonstrated that the Applicant had provided genuine efforts to comply with the approval conditions in the previous planning application, favourable consideration should be given to the application.

5.6 Compatible with Surrounding Land Uses

The proposed “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” is considered compatible with the neighbouring similar uses of open storages and port back-up uses. In fact, the locality of the Site has been generally occupied by public vehicle parks, open storages and other port back-up uses. The applied use is therefore commensurate with the general demand for providing open storages in the area. It is compatible with the surrounding uses in the area.

5.7 Existence of Planning Permissions for Similar Use Near the Site

5.7.1 There are planning applications for similar temporary port back-up uses approved in the surroundings recently as follows.

Application No.	Proposed Use/Development	Approval Date
A/HSK/450	Temporary Logistics Centre for a Period of 3 Years	9.6.2023
A/HSK/454	Temporary Warehouse, Open Storage of Construction Materials, Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	23.6.2023
A/HSK/457	Proposed Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	14.7.2023
A/HSK/467	Proposed Temporary Warehouse for Storage of Food Provision and Electronic Goods and Shop and Services (Selling of Food Provisions) for a Period of 3 Years	11.8.2023
A/HSK/468	Temporary Logistics Centre with Storage of Exhibition Materials and Recyclable Materials (Plastics, Metal and Paper) with Ancillary Workshop for a Period of 3 Years	11.8.2023

A/HSK/485	Temporary Open Storage of Construction Machinery and Construction Material and Ancillary Site Office for a Period of 3 Years	27.10.2023
A/HSK/456	Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	12.1.2024
A/HSK/500	Temporary Open Storage of Construction Materials and Public Vehicle Park (Private Cars, Light Goods Vehicles and Medium/Heavy Goods Vehicles) for a Period of 3 Years	1.3.2024
A/HSK/507	Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	15.3.2024
A/HSK/509	Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	19.4.2024
A/HSK/512	Temporary Open Storage of Construction Materials with Ancillary Office for a Period of 3 Years	10.5.2024
A/HSK/516	Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouse for Storage of Construction Materials for a Period of 3 Years	7.6.2024
A/HSK/493	Temporary Warehouse for a Period of 3 Years	7.6.2024
A/HSK/521	Temporary Open Storage of Private Car and Ancillary Inspection Centre for a Period of 3 Years	5.7.2024
A/HSK/518	Temporary Open Storage of Scrap Metal and Plastic for a Period of 3 Years	7.6.2024
A/HSK/520	Temporary Logistics Centre and Ancillary Tyre Repair Workshop for a Period of 3 Years	21.6.2024

5.7.2 Given that the similar planning applications were approved in the surrounding area in the same district, the existing use should be allowed on the Site.

5.8 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as the similar use of “Temporary Warehouse (excluding

Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” under the previous Planning Application. All of the planning approval conditions imposed on the previous Planning Application No. A/HSK/385 have been complied with and the existing site condition remains similar to previous planning application. Therefore, it is considered that the proposed temporary development generally reflects the existing site condition. In this respect, no additional drainage, environmental and traffic impacts are anticipated.

6. CONCLUSION

6.1 The Site has been operated to provide port back-up uses for many years. The Applicant seeks the Board's permission for the existing use of "Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre" on the Site under S.16 of the Town Planning Ordinance.

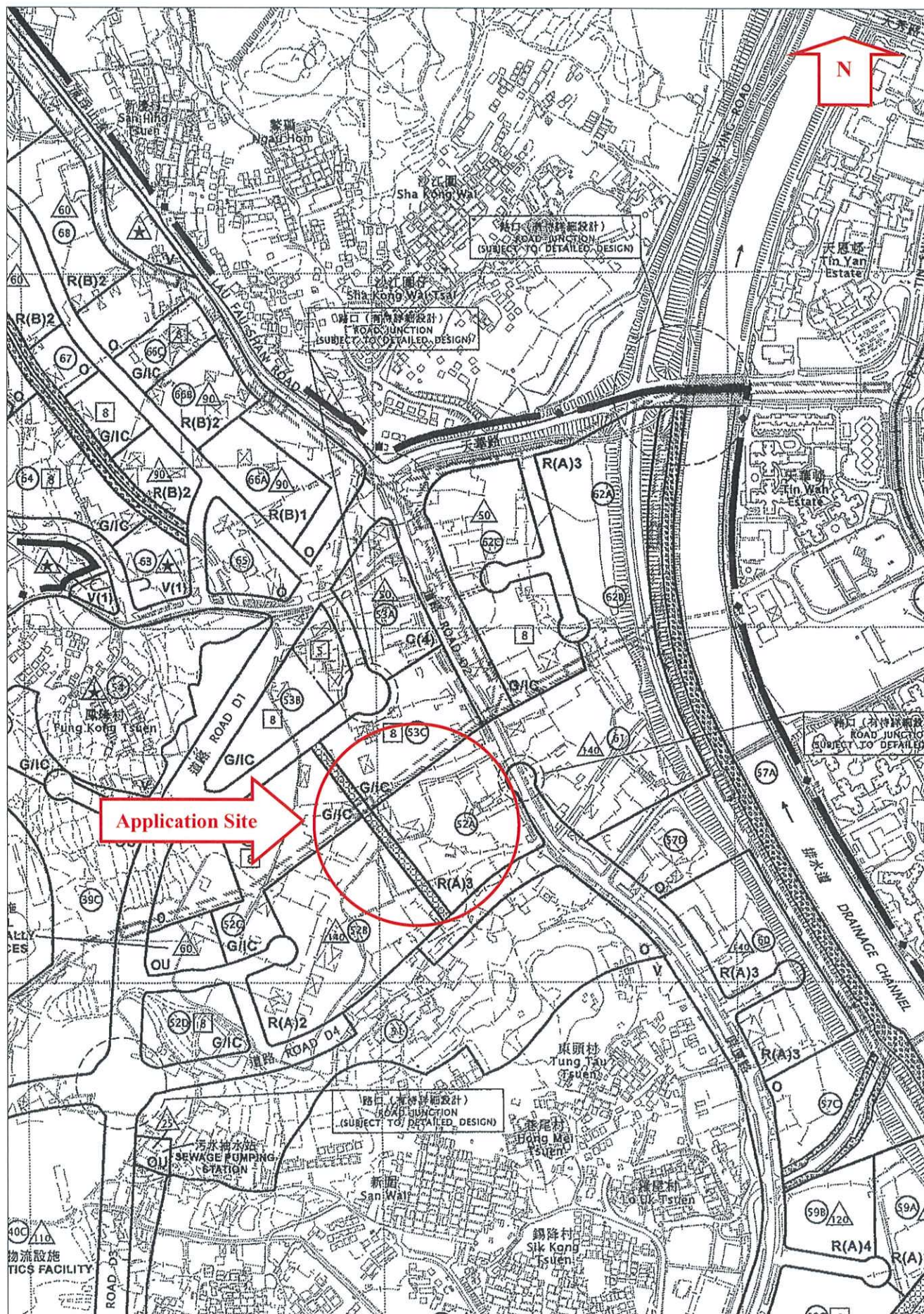
6.2 With regard to the followings:

- previous planning permission for the similar uses;
- minor amendment to previous planning application;
- in line with TPB PG No. 13G;
- maintenance of existing facilities on the Site
- fully compliance with planning approval conditions;
- compatible with surrounding land uses;
- existence of planning permissions for similar uses near the Site; and
- no additional traffic, drainage and environmental impacts,

the Board is requested to approve the planning application for the use of "Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extract of Approved Hung Shui Kiu and Ha Tsuen Outline
Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018
and its Relevant Notes**



For Identification Only

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/ Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre

In addition, the following uses are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys :

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

Remarks

- (a) Except otherwise specified, on land designated “Residential (Group A)1” to “Residential (Group A)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio specified below, or the plot ratio of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>
R(A)1	6.5
R(A)2	6
R(A)3	5.5
R(A)4	5
R(A)5	3.8

- (b) Except otherwise specified, on land designated “Residential (Group A)1” to “Residential (Group A)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) On land designated “Residential (Group A)4” in Planning Areas 1 and 2, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, a maximum site coverage of 42%, and a maximum building height of 12 storeys including car park, or the plot ratio, site coverage and height of the existing building, whichever is the greater. The lowest two floors could be used for commercial and car parking purposes which could have maximum site coverage of 100%.
- (d) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities as required by the Government may also be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and/or building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Bus Depot
Eating Place (Canteen, Cooked Food Centre only)	Columbarium
Educational Institution	Correctional Institution
Exhibition or Convention Hall	Crematorium
Field Study/Education/Visitor Centre	Driving School
Flat (Government Staff Quarters on land designated "G/IC(1)" only)	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Firing Range
Government Use (not elsewhere specified)	Flat (not elsewhere specified)
Hospital	Funeral Facility
Institutional Use (not elsewhere specified)	Helicopter Landing Pad
Library	Helicopter Fuelling Station
Market	Holiday Camp
Place of Recreation, Sports or Culture	Hotel
Public Clinic	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Public Convenience	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Transport Terminus or Station	Off-course Betting Centre
Public Utility Installation	Office
Public Vehicle Park (excluding container vehicle)	Petrol Filling Station
Recyclable Collection Centre	Place of Entertainment
Religious Institution	Private Club
Research, Design and Development Centre	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Rural Committee/Village Office	Refuse Disposal Installation
School	Residential Institution
Service Reservoir	Sewage Treatment/Screening Plant
Social Welfare Facility	Shop and Services
Training Centre	Utility Installation for Private Project
Wholesale Trade	Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

- (8) In any area shown as 'Road', all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

- (9) (a) Temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in subparagraph (a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (11) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

APPENDIX 2

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/HSK/385
dated 26.8.2022**

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

RECEIVED 20 AUG 2022

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/HSK/385

By Post & Fax

26 August 2022

Dear Sir/Madam,

**Temporary Open Storage of Containers and Logistics Centre for a
Period of 3 Years in "Residential (Group A) 3", "Government, Institution
or Community" Zones and area shown as 'Road', Lots 80 (Part), 89 (Part),
90 (Part), 91 (Part), 92 (Part) and 93 RP (Part) in D.D.125, Ha Tsuen, Yuen Long**

I refer to my letter to you dated 4.7.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 12.8.2025 and is subject to the following conditions :

- (a) no operation between 8:00 p.m. to 8:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.11.2022;
- (e) the implementation of the accepted fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;
- (f) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

- (g) if any of the above planning condition (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

Reference should also be made to the relevant documents providing guidance on the fulfillment of conditions in paragraph 2 of Annex C of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes). Your attention is particularly drawn to paragraphs 4-11 of Annex C of the Guidance Notes on how to comply with approval conditions.

This temporary permission will lapse on 13.8.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/701_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 12.8.2022 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 16.9.2022). I will then contact you to arrange a hearing before the TPB which you and/or your

authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Simon Chan of Tuen Mun & Yuen Long West District Planning Office at 2158 6373. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

LL/CC/el

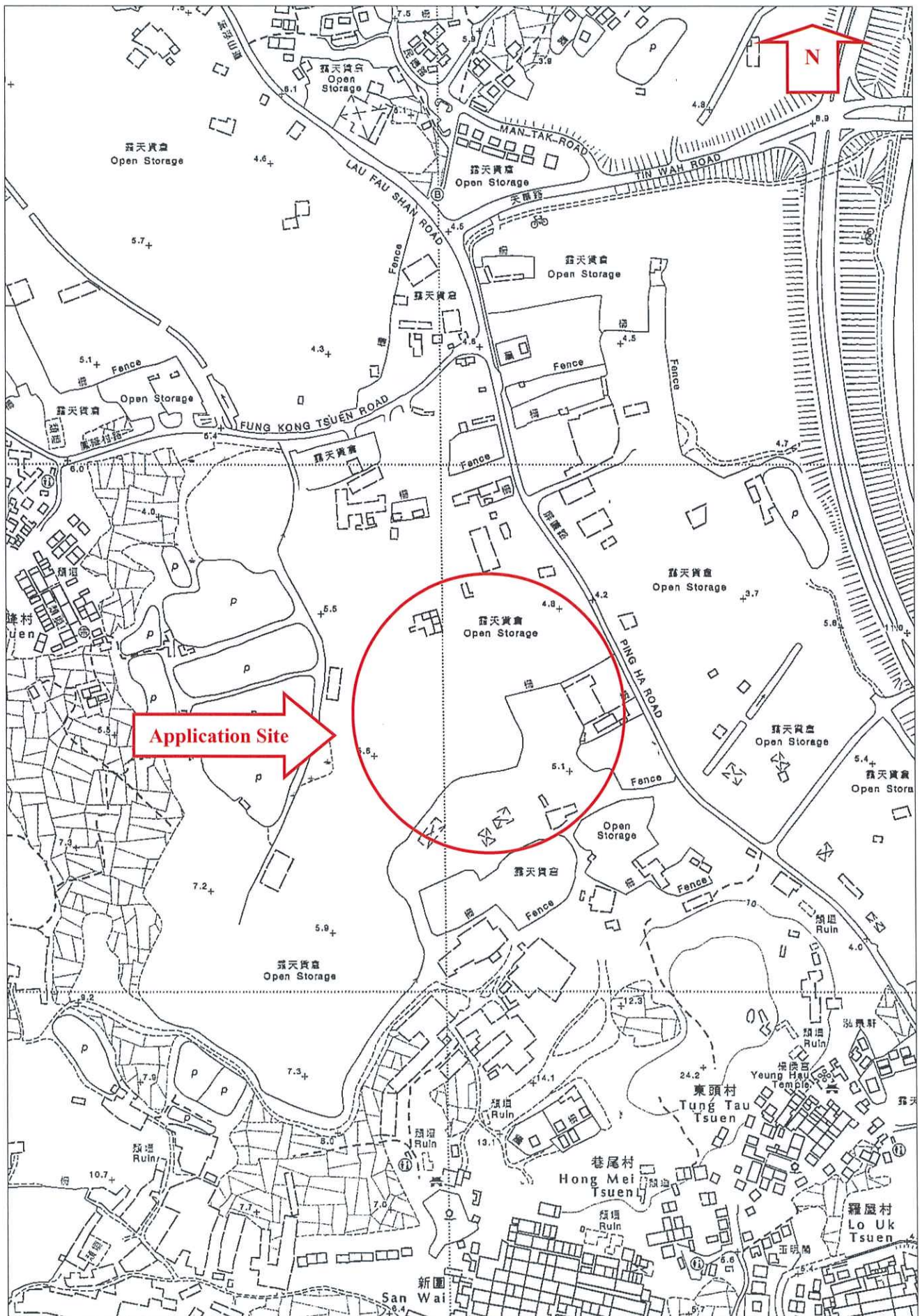
List of Government Department Contacts

(Application No. A/HSK/385)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	施穎琦女士 Ms. SY Wing Kei, Vicky	2300 1347	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775

APPENDIX 3

Location Plan



For Identification Only

APPENDIX 4

Site Plan (Lot Index Plan)

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

For Identification Only

Application Site

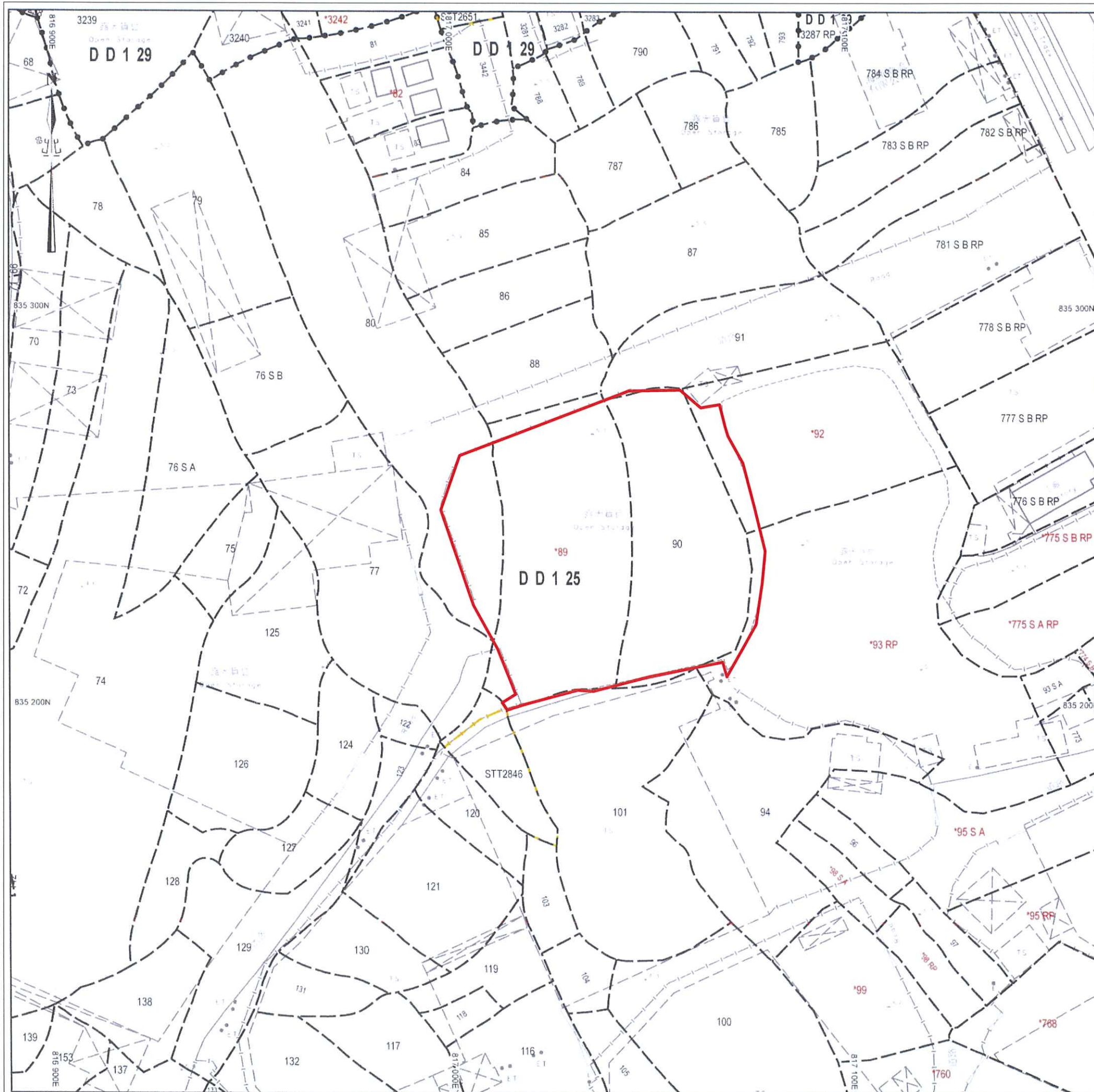
Locality :

Lot Index Plan No. : ags_S00000086615_0001

District Survey Office : Lands Information Center

Date :17-Dec-2021

Reference No. : 6-NW-2C



APPENDIX 5

Proposed Layout Plan

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



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Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

For Identification Only

Application Site

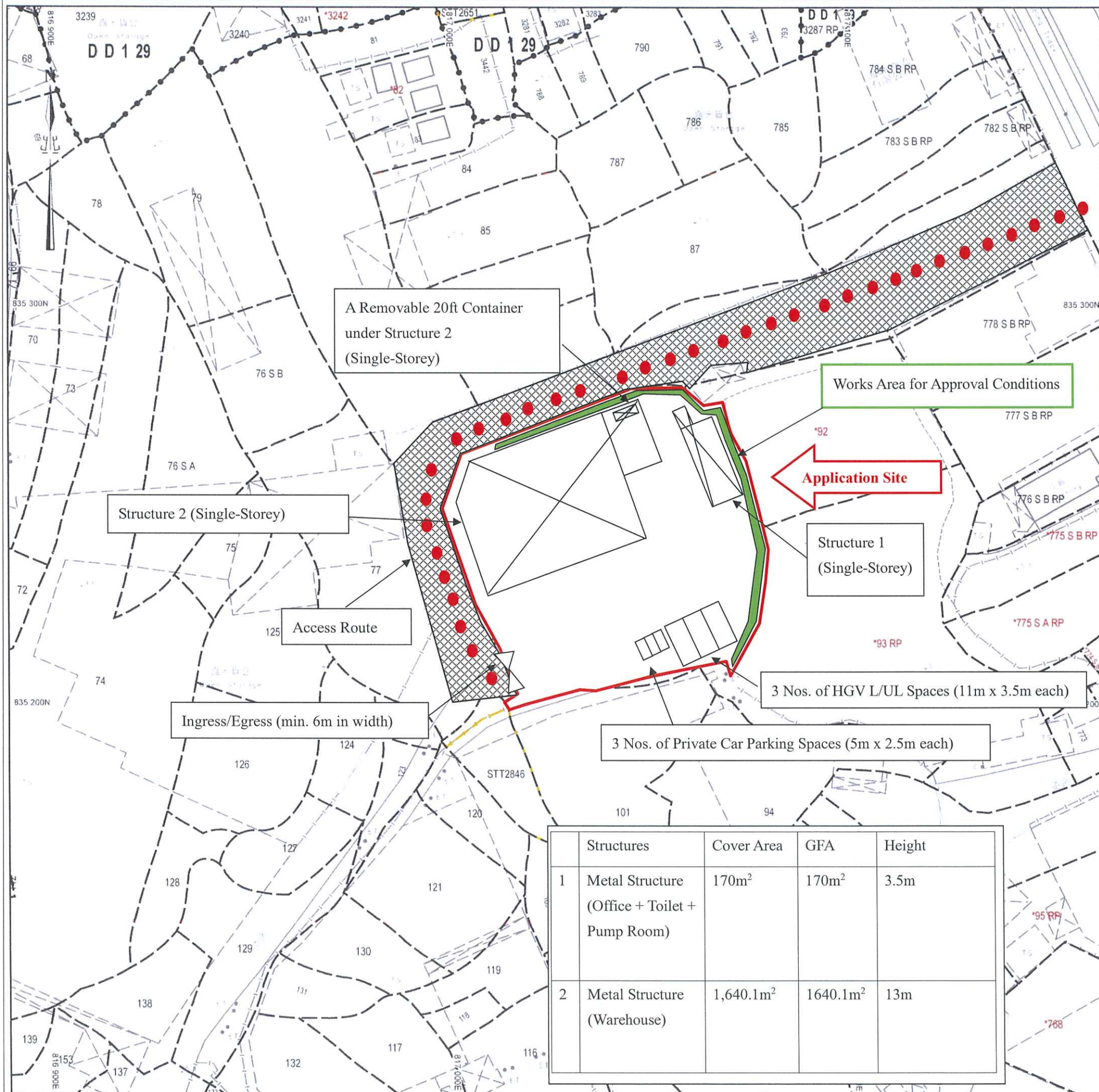
Locality :

Lot Index Plan No. : ags_S00000086615_0001

District Survey Office : Lands Information Center

Date :17-Dec-2021

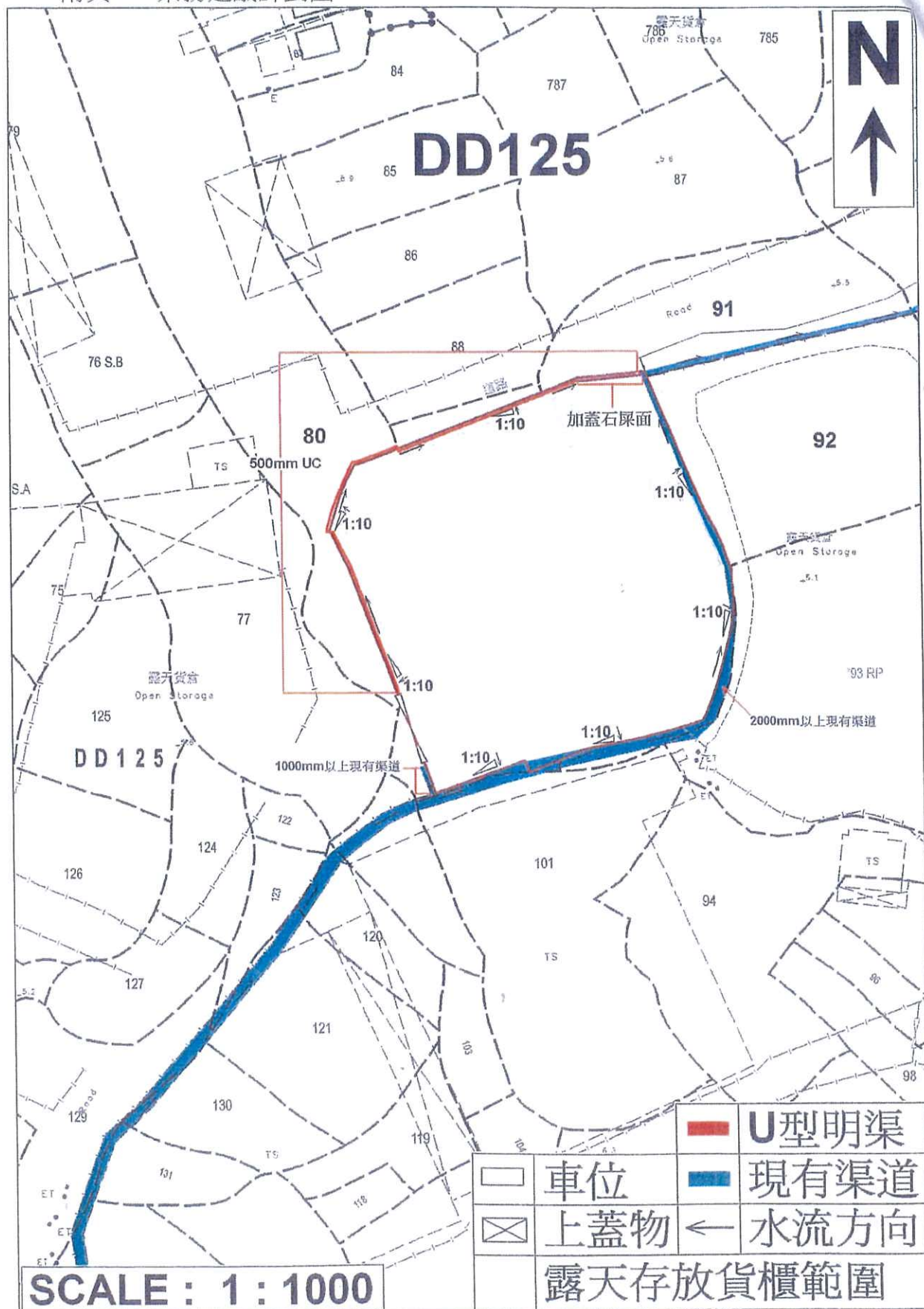
Reference No. : 6-NW-2C



APPENDIX 6

**The Approved Drainage Proposal and the Relevant
Compliance Letter for Submission of a Condition Record of
Existing Drainage Facilities on Site
under Previous Planning Application No. A/HSK/385**

附頁 2：渠務建議計劃圖



規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路1號
沙田政府合署14樓



By Fax () & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

RECEIVED 12 JAN 2023

11 January 2023

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/385
電話號碼 Tel. No.: 2158 6295
傳真機號碼 Fax No.: 2489 9711

Dear Sir/Madam,

Compliance with Approval Condition (d)
Planning Application No. A/HSK/385

I refer to your submission dated 22.12.2022 regarding the submission of a condition record of the existing drainage facilities on the site for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Detailed departmental comments are at Appendix I.

Should you have any queries on the above, please contact Ms. Vicky SY (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DSD (Attn: Ms. Vicky SY)

Internal

CTP/TPB2

我們的理想・「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."

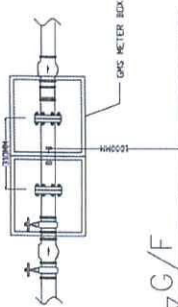


APPENDIX 7

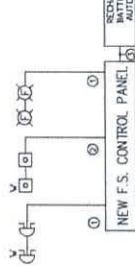
**The Approved Fire Service Installations Proposal and the
Relevant Compliance Letter for Implementation of the
Approved Fire Service Installations Proposal under
Previous Planning Application
No. A/HSK/385**

FIRE SERVICE NOTES

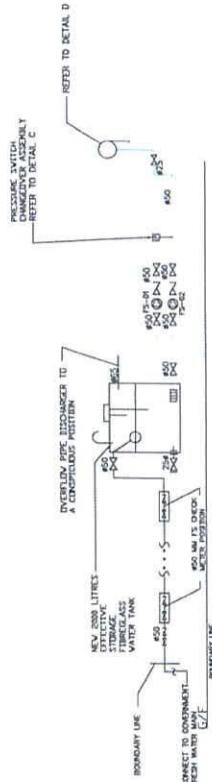
1. AS SHOWN ON REEL SYSTEM WITH A 2000 LITRE TANK SHALL BE PROVIDED TO THE TANK IN BLINDING IN ACCORDANCE WITH PARA 5.1.1 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012. THE TANK SHALL BE PROVIDED WITH A 150mm DIA. PIPING TO THE TANK. THE TANK SHALL BE PROVIDED WITH A 150mm DIA. PIPING TO THE TANK. THE TANK SHALL BE PROVIDED WITH A 150mm DIA. PIPING TO THE TANK.
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INSTALLATION DETAIL FOR 50mm CHECK METER POSITION (N.T.S.)

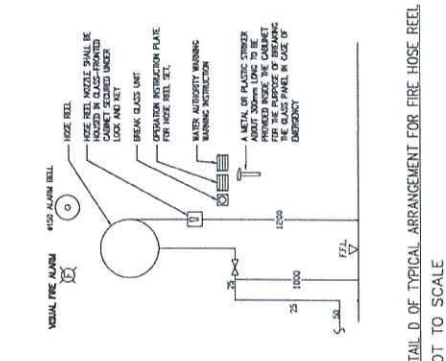


SCHEMATIC CONTROL WIRING DIAGRAM FOR F.S. CONTROL SYSTEM



SCHEMATIC PIPING DIAGRAM FOR FIRE HOSE REEL SYSTEM

- LEGEND :
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 - 3. FIRE ALARM BELL
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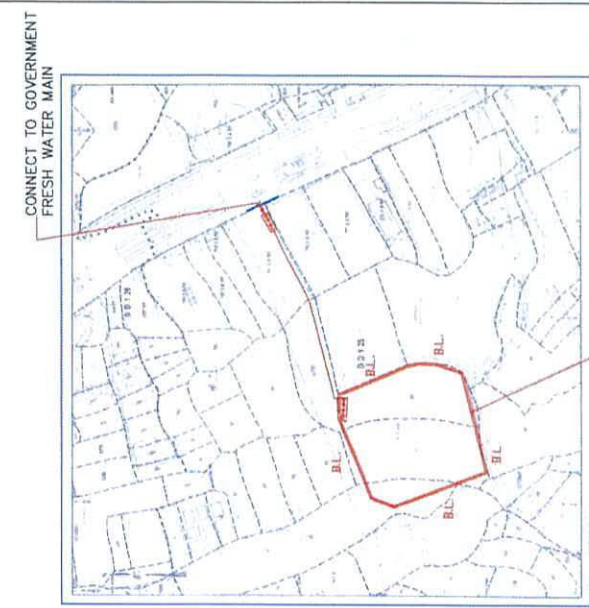


DETAIL OF TYPICAL ARRANGEMENT FOR FIRE HOSE REEL NOT TO SCALE

USE OF WATER FROM FIRE SERVICE FOR PURPOSES OTHER THAN FIRE FIGHTING IS STRICTLY PROHIBITED

Office of the Water Authority

WARNING MESSAGE PLATE OF WATER AUTHORITY



TEMPORARY OPEN STORAGE OF CONTAINERS AND LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 80(PART), 89(PART), 90(PART), 91(PART), 92(PART) IN D.D.125, HA TSUEN, YUEN LONG, N.T.

BLOCK PLAN NOT TO SCALE

FOR FSD SUBMISSION

FSI CONSULTANT:

GLOBAL ENG CONSULTANTS LTD

ROOM 202, 203, SILICON TOWER

88 LARGH STREET, TAI KOW, TSUN KUN

TEL: 3182744

EMAIL: genc@globaleng.com.hk

FSI CONTRACTOR:

EAST POWER ENGINEERING LIMITED

PROJECT:

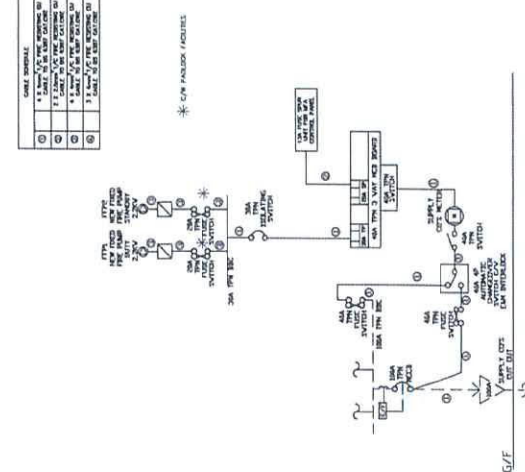
TEMPORARY OPEN STORAGE OF CONTAINERS AND LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 80(PART), 89(PART), 90(PART), 91(PART), 92(PART) IN D.D.125, HA TSUEN, YUEN LONG, N.T.

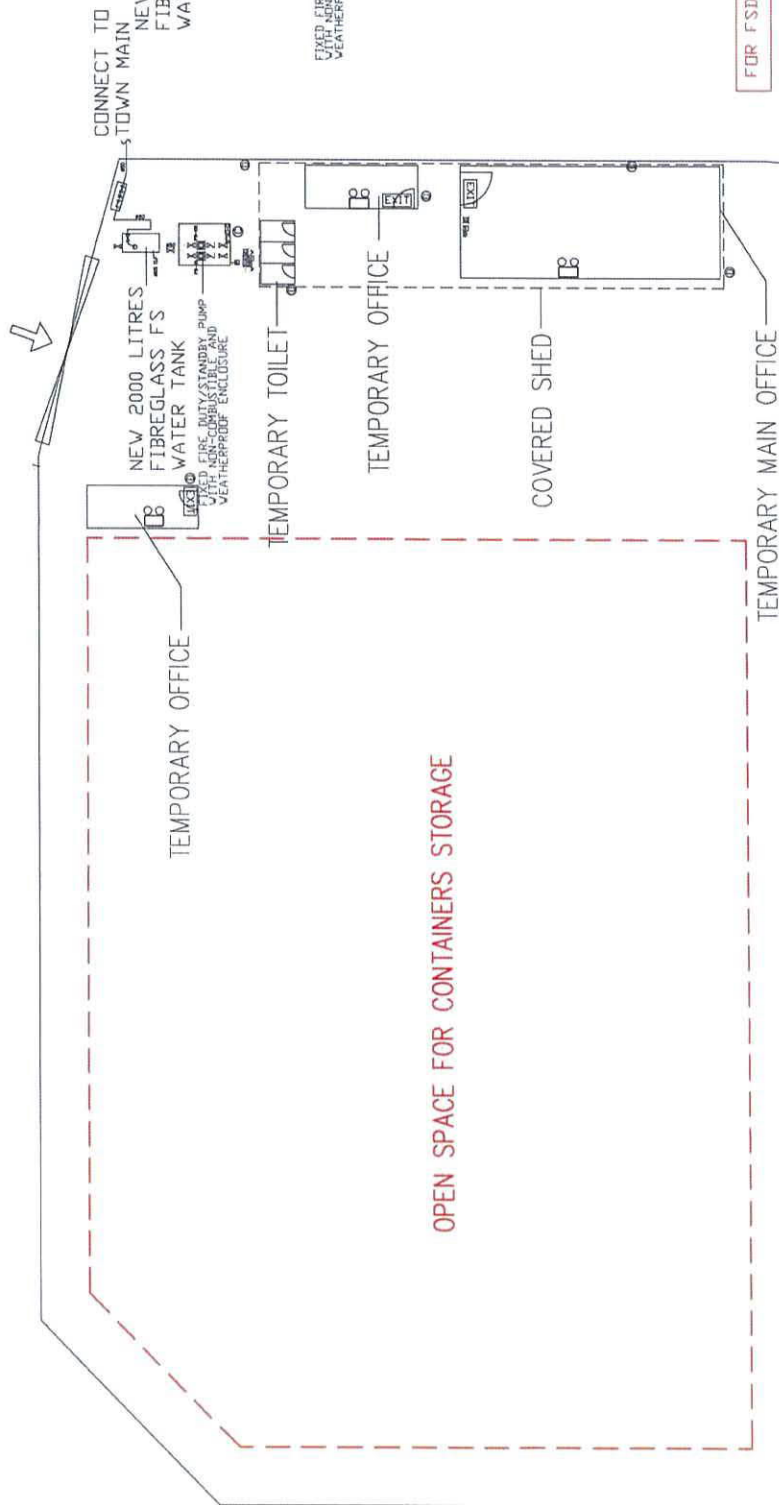
TITLE:

SCHEMATIC PIPING DIAGRAM FOR FIRE HOSE REEL SYSTEM FOR F.S. INSTALLATION

SCALE:	NOT TO SCALE	DRAWN BY:	BARRY
DATE:	07-04-2021	DESIGNED BY:	BARRY
DWG. NO:	FS/01	CHECKED BY:	NG L.C.
CONTRACT NO.:		SHEET:	2
REVISION:			

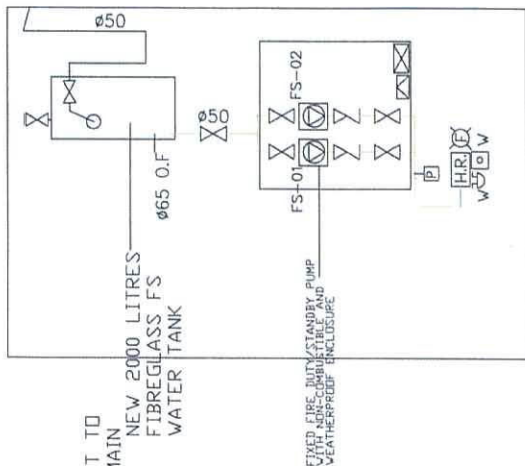
SCHEMATIC POWER SUPPLY WIRING DIAGRAM FOR F.S. INSTALLATIONS





FOR FSD SUBMISSION

DETAIL OF FS PUMP ARRANGMENT



FSI CONSULTANT:



GLOBAL ENG CONSULTANTS LTD
ROOM 903/3 SILICON TOWER
100, Telok Ayer St, Singapore 068933
Email: globaleng@globaleng.com
Tel: 31851974 Fax: 31852546

FSI CONTRACTOR:

EAST POWER ENGINEERING LIMITED

PROJECT:

TEMPORARY OPEN STORAGE OF
CONTAINERS AND LOGISTICS
CENTRE FOR A PERIOD OF 3
YEARS AT LOTS
80(PART) 89(PART) 90(PART)
91(PART) 92(PART) IN D.D.125/HA
ISSUE, YUEN LONG, N.T.

TITLE:

PROPOSED FIRE SERVICE
LAYOUT PLAN

SCALE:

1:100 @A0

DRAWN BY:

BARRY

DATE:

07-04-2021

DESIGNED BY:

BARRY

DWG. NO:

FS/02

CHECKED BY:

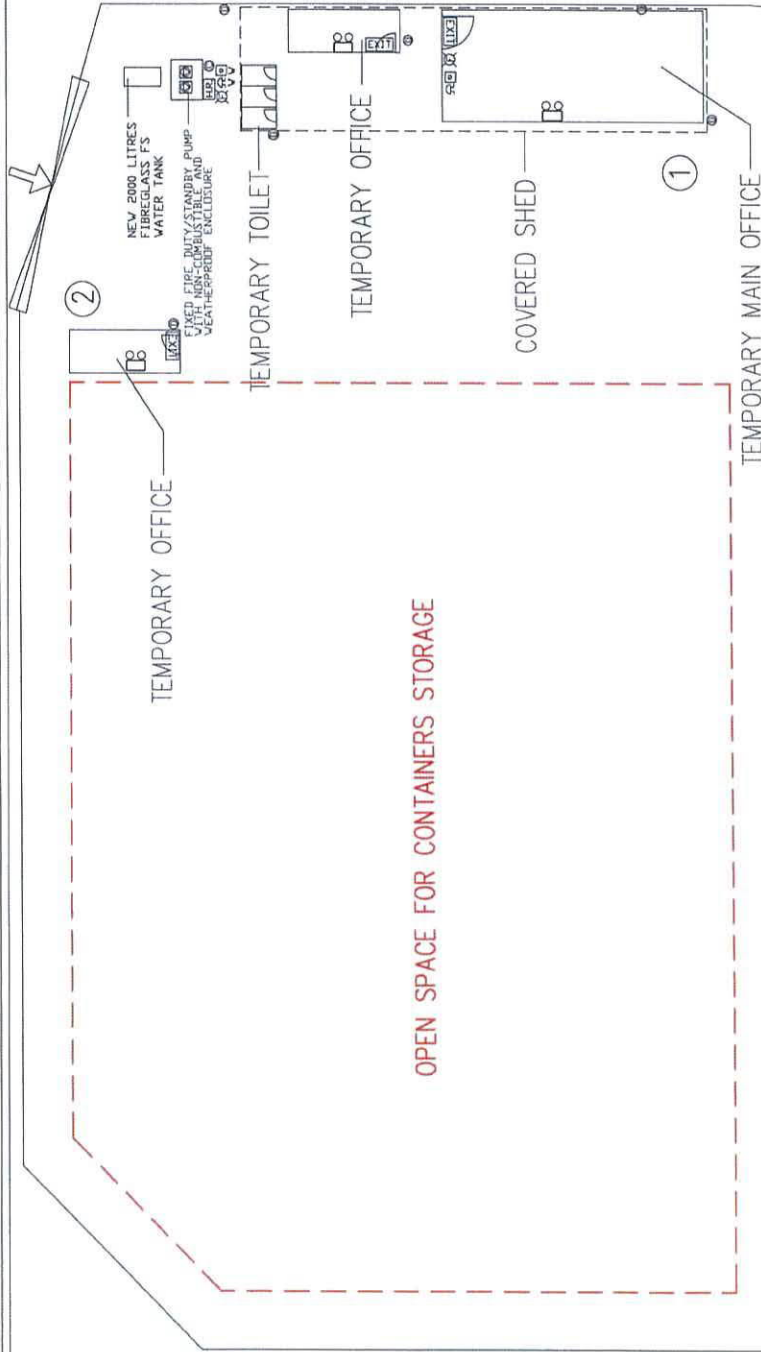
NG L.C.

CONTRACT NO.:

SHEET:

2

REVISION:



TEMPORARY OPEN STORAGE OF CONTAINERS AND LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 80(PART) 89(PART) 90(PART) 91(PART) 92(PART) IN D.D.125.HA ISSUED, YUEN LONG, N.T.

BLOCK PLAN

NOT TO SCALE

FOR PlanD SUBMISSION

FSI CONSULTANT:



GLOBAL ENG CONSULTANTS LTD

PROJECT:

TEMPORARY OPEN STORAGE OF CONTAINERS AND LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 80(PART) 89(PART) 90(PART) 91(PART) 92(PART) IN D.D.125.HA ISSUED, YUEN LONG, N.T.

TITLE:

PROPOSED FIRE SERVICE LAYOUT PLAN

(RNTK PAPER NO.A/HSK/135)

SCALE:	1:100	QAO	DRAWN BY:	BARRY
DATE:	07-04-2021		DESIGNED BY:	BARRY
DWG. NO:	FS/01		CHECKED BY:	NG L.C.
CONTRACT NO:			SHEET:	1
REVISION:				

FIRE SERVICE NOTES

1. ALL OFFERED FIRE SERVICE WITH A 2000L FS TANK SHALL BE PROVIDED TO THE TEMPORARY OPEN STORAGE OF CONTAINERS AND LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 80(PART) 89(PART) 90(PART) 91(PART) 92(PART) IN D.D.125.HA ISSUED, YUEN LONG, N.T. SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDINGS WHERE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 100M OF HOSE REEL.
2. THE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND REQUIREMENT 2012 (HSE ACTIVATING POINT AND ONE ALARM WARNING POINT) TO BE LOCATED AT EACH BUILDING. VISUAL ALARM SIGNALS TO BE PROVIDED AT ALL BUILDINGS AND AT LEAST ONE ALARM SIGNAL AT EACH BUILDING AND AT LEAST ONE ALARM SIGNAL AT EACH BUILDING.
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LEGEND

- WEARER PROOF FIRE ALARM CALL POINT (BREAK GLASS TYPE)
- MANUAL FIRE ALARM CALL POINT (BREAK GLASS TYPE)
- WEARER PROOF TYPE FIRE ALARM BELL
- FIRE ALARM BELL
- VISUAL FIRE ALARM
- EMERGENCY LIGHT
- 5KG CO2 PORTABLE FIRE EXTINGUISHER
- 4KG DRY POWDER PORTABLE FIRE EXTINGUISHER
- DOT 500
- HOSE REEL SET
- FIRE PUMP

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Fax [REDACTED] & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

25 October 2022

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/385
電話號碼 Tel. No.: 2158 6295
傳真機號碼 Fax No.: 2489 9711

RECEIVED 25 OCT 2022

Dear Sir/Madam,

Compliance with Approval Condition (e)
Planning Application No. A/HSK/385

I refer to your submission dated 28.9.2022 regarding the implementation of the accepted fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Detailed departmental comments are at **Appendix I**.

Should you have any queries on the above, please contact Mr. CHOI Wai-lun (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c. D of FS (Attn: Mr. WONG Ho-yin)
Internal CTP/TPB2

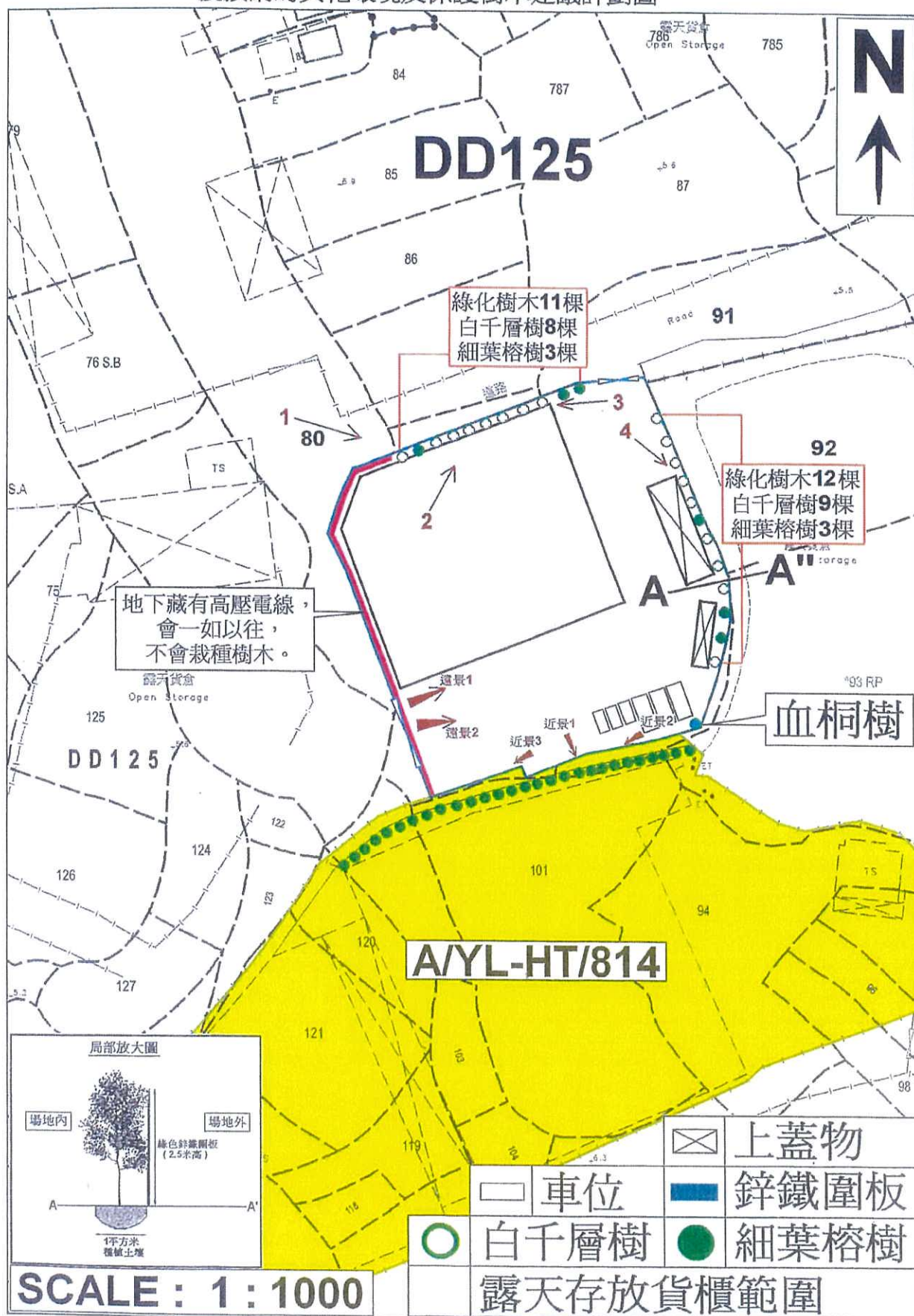
我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



APPENDIX 8

**The Approved Tree Preservation and Landscape Proposal
and the Relevant Compliance Letters for Submission and
Implementation of the Tree Preservation and Landscape
Proposal under Previous Planning Application
No. A/YL-HT/994**

附頁 1： 前申請（檔案 A/YL-HT/994）
獲接納的美化環境及保護樹木建議計劃圖



附頁 2：美化環境及保護樹木建議計劃圖



APPENDIX 9

Site Photo

Site Photo

Application Site



宏 基 測 量 師 行

Our Ref.: YL/TPN/2471B/L03

27 August 2024

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
A Temporary Warehouse (excluding Dangerous Goods Godown),
Open Storage of Containers and Logistics Centre
for a Period of Three Years
at Lots 80(Part), 89(Part), 90(Part), 91(Part), 92(Part) and 93RP(Part) in D.D. 125
Ha Tsuen, Yuen Long, New Territories
(Planning Application No. A/HSK/534)**

We refer to the captioned planning application.

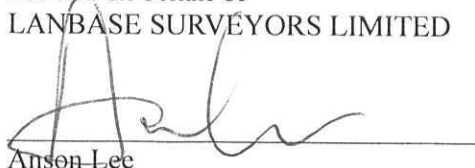
We would like to supersede our previous letter (Ref.: YL/TPN/2471B/L02) dated 27 August 2024 and provide herewith page 3 and page 4 of planning statement, revised proposed layout plan and a landscape proposal for submission.

Please also note the followings:

- (1) The proposed open storage area of container is about 170m²; and
- (2) The Applicant would maintain the proposed and existing trees on site by regular irrigation, inspection, pruning, removal of weeds and climbers, and replacement of tree shall be arranged in case there is any dead tree identified. There would be no storage or stacking of materials within 1m of the trees.

Should you have any queries, please feel free to contact our [REDACTED] Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson-Lec

Encl.

RK/AL

c.c.

DPO / TM & YLW

(Attn.: Ms. Moon Kok By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Residential (Group A)3” (“R(A)3”), “Government, Institution or Community” (“G/IC”) and “Road” on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, the proposed use of “Temporary Open Storage of Containers and Logistics Centre” requires planning permission from the Board.
- 3.3 The Site was the subject of seven previous planning applications No.: A/YL-HT/480, A/YL-HT/569, A/YL-HT/761, A/YL-HT/935, A/YL-HT/994, A/HSK/135 and A/HSK/385, which were approved by the Board on 23.3.2007, 7.11.2008, 24.2.2012, 27.2.2015, 8.1.2016, 12.4.2019 and 12.8.2022 respectively for the similar uses. Please refer to the planning approval letter from the Board for Application No. A/HSK/385 dated 26.8.2022 at **Appendix 2**.
- 3.4 In accordance with the TPB PG No. 13G – Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses, , the Site falls within the Hung Shiu Kiu and Ha Tsuen New Development Area (NDA), within which for existing open storage and port back-up uses 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. As the Site is not required for implementation of NDA development at this stage, the proposed temporary use could be allowed.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” on the Site.

4.2 Proposed Use and Site Layout

4.2.1 The proposed layout is similar to previous planning application No. A/HISK/385, which includes the followings:

(1) 2 nos. of metal structures for use of warehouse, office, toilets and pump room (Total GFA of 1,810.1m²) (as shown in the table below);

Structures		No. of Storey	Cover Area	GFA	Height	Use
1	Metal Structure	1	170m ²	170m ²	3.5m	Office, Toilet and Pump Room
2	Metal Structure	1	1,640.1m ²	1,640.1m ²	13m	Warehouse

(2) 3 nos. of private car parking spaces (2.5m x 5m);

(3) 3 nos. of heavy vehicle loading/unloading spaces (11m x 3.5m); and

(4) Works area of approval conditions for landscaping, drainage and fencing works.

4.2.2 Please refer to the Proposed Layout Plan at **Appendix 5**.

4.3 Site Area

The Site has an area of about 4,740m², which is identical to previous planning application No. A/HSK/385.

4.4 Operation Hours

The proposed “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” would be operated from 8am to 8pm from Monday to Saturday and no operation on Sundays and Public Holidays, which is identical to previous planning application No. A/HSK/385.

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1000
metres 10 0 10 20 30 40 50 metres

For Identification Only

Application Site

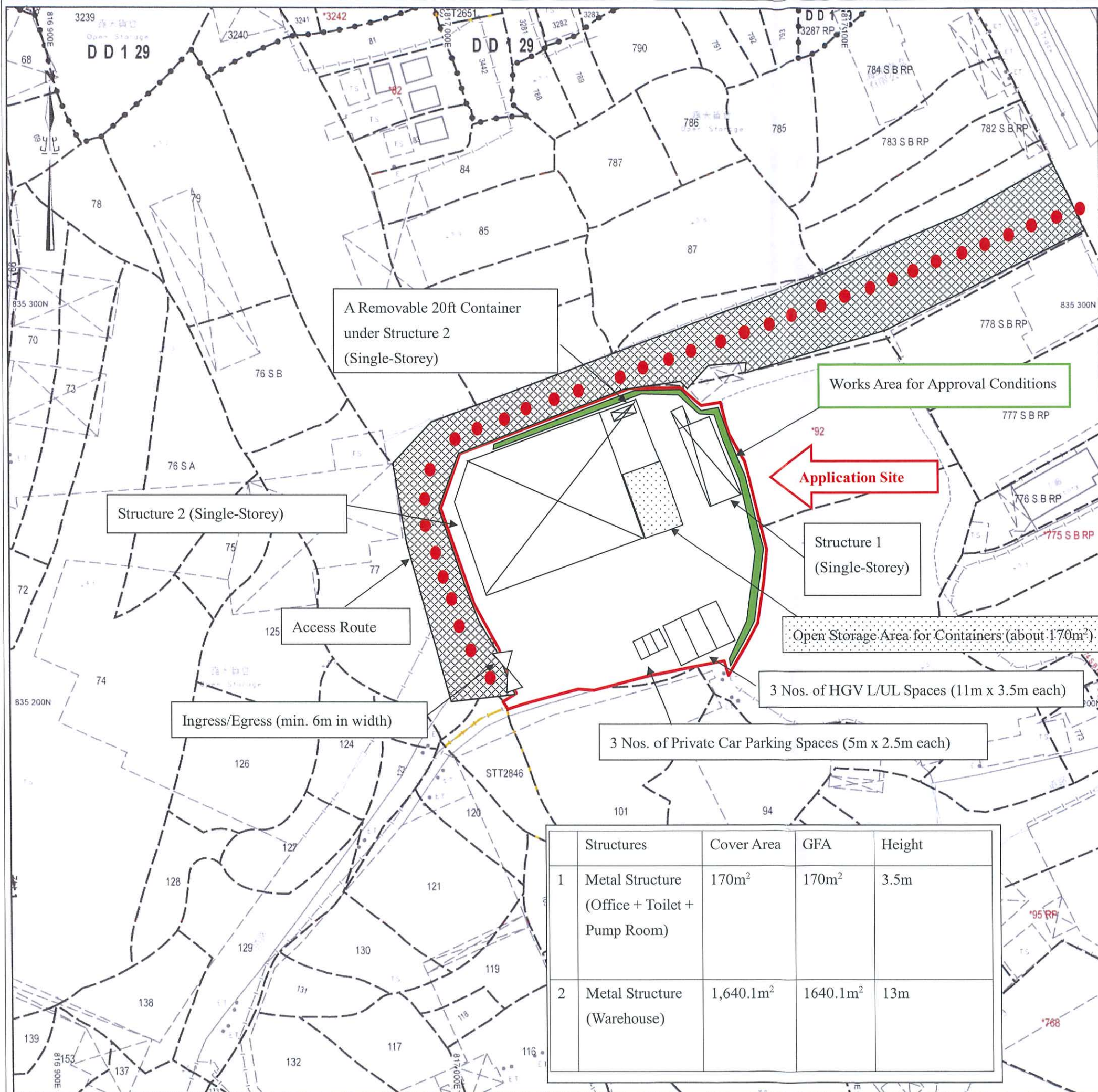
Locality :

Lot Index Plan No. : ags_S00000086615_0001

District Survey Office : Lands Information Center

Date : 17-Dec-2021

Reference No. : 6-NW-2C



地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

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Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

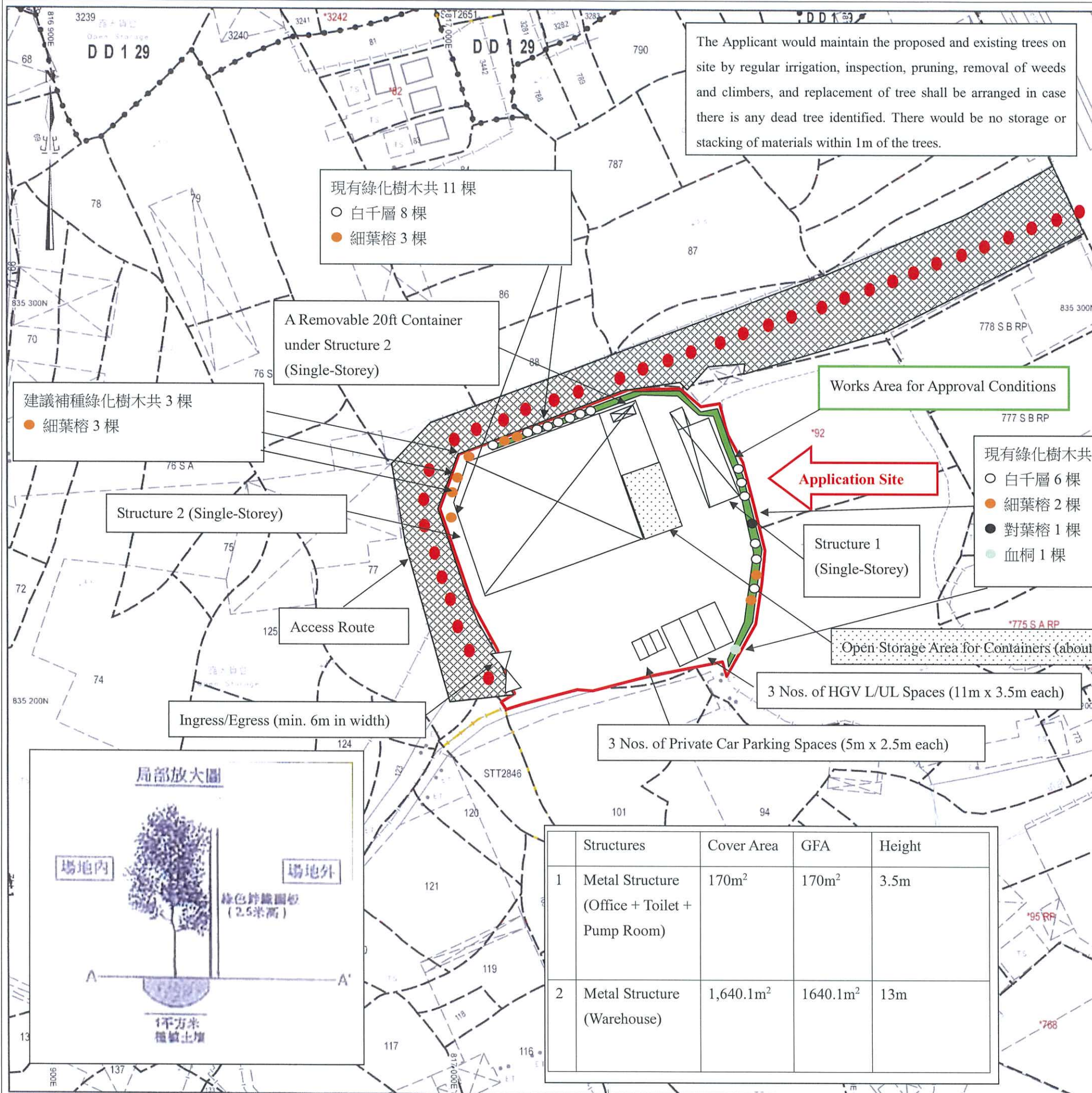
Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



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Landscape Proposal

比例尺 SCALE 1:1000
metres 10 0 10 20 30 40 50 metres

For Identification Only

Application Site

Locality :

Lot Index Plan No. : ags_S00000086615_0001

District Survey Office : Lands Information Center

Date : 17-Dec-2021

Reference No. : 6-NW-2C

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/480	Temporary Logistics Centre and Warehouse for a Period of 3 years	23.3.2007 (revoked on 23.12.2008)
A/YL-HT/569	Temporary Logistic Centre and Warehouse for a Period of 3 Years	7.11.2008
A/YL-HT/761	Temporary Logistics Centre and Warehouse for a Period of 3 Years	24.2.2012
A/YL-HT/935	Temporary Open Storage of Containers, Logistics Centre and Warehouse for a Period of 3 Years	27.2.2015 (revoked on 27.5.2016)
A/YL-HT/994	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	8.1.2016
A/HSK/135	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	12.4.2019
A/HSK/385	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	12.8.2022

**Similar S.16 Applications within/straddling the subject “Residential Group (A) 3” Zone
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/207	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	20.3.2020
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/232	Renewal of Planning Approval for Temporary Open Storage of Trucks and Goods Compartments of Dump Trucks for a Period of 3 Years	1.9.2020
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/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 8.12.2023)
A/HSK/316	Temporary Logistics Centre and Warehouse for a Period of 3 Years	23.7.2021 (revoked on 23.12.2023)
A/HSK/362	Proposed Temporary Public Vehicle Park for Private Car and Goods Vehicle not exceeding 24 tonnes and Open Storage of Export Vehicle and Vehicle Parts for a Period of 3 Years	1.6.2022
A/HSK/430	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	17.3.2023
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 (Plastics, 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/506	Temporary Open Storage of Trucks and Goods Compartments of Dump Trucks for a Period of 3 Years	15.3.2024

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport:

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

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

No objection to the application from highway maintenance point of view.

2. Drainage

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

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

3. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided to his satisfaction;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is required to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- in considering the nature of open storage, the following approval condition shall be added:

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

4. Building Matters

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

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

5. Long-term Development

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

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

6. District Officer's Comments

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

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

7. Other Departments' Comments

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

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) 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). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the 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>
93 RP	3040	Ancillary to Open Storage
80	4017	Temporary Logistics Centre, Warehouse, Cold Storage, Open Storage of Containers and Ancillary Workshop (Including Compacting, Unpacking and Tyre Repairing)
90	4594	Temporary Open Storage of Containers and Logistics Centre
92	5349	Temporary Logistics Centre, Warehouse, Cold Storage, Open Storage of Containers and Ancillary Workshop (Including Compacting, Unpacking and Tyre Repairing)

- the lot owner(s) should apply to his office for STW(s) to permit the structures erected or to be erected within the subject lots, if any and apply for modification of STW conditions where appropriate. The application(s) for STW 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), 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;
- (c) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that the existing access connecting to the Site with Ping Ha Road is not and will not be maintained by Highways Department. His office should not be responsible for maintaining any access connecting the Site and Ping Ha Road;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department

that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;

- (f) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise the possible environmental nuisance on the surrounding areas;
- (g) 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;
- (h) to note the comments of the Director of Fire Services that:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installation to be installed should be clearly marked on the layout plans;
 - good practice guidelines (**Appendix VI** of this RNTPC Paper) for open storage should be adhered to; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) 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 should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - 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

- (j) 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.

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

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

備註：露天貯存用地／回收場內不得吸煙或使用明火。

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

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

From:
Sent: 2024-09-19 星期四 03:08:22
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/HSK/534 DD 125 Ha Tsuen GIC

A/HSK/534

Lots 80 (Part), 89 (Part), 90 (Part), 91 (Part), 92 (Part) and 93 RP (Part) in D.D.125, Ha Tsuen

Site area: About 4,740sq.m

Zoning: "Res (Group A) 3", "GIC" and area shown as 'Road'

Applied use: Warehouse / Open Storage of Containers / 6 Vehicle Parking

Dear TPB Members,

Objections. The site has previous approval for Open Storage but clearly the operation includes a number of structures.

This requires FILLING OF LAND. However the application does not address this issue.

The zoning indicates that the lots have a planning intention so approval for warehouse is not compatible with this.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 26 July 2022 2:22 AM HKT
Subject: A/HSK/385 DD 125 Ha Tsuen

A/HSK/385

Lots 80 (Part), 89 (Part), 90 (Part), 91 (Part), 92 (Part) and 93 RP (Part) in D.D.125, Ha Tsuen

Site area : About 4,740sq.m

Zoning : "Res (Group A) 3", "GIC" and area shown as 'Road'

Applied use: Open Storage of Containers / 6 Vehicle Parking

Dear TPB Members,

The area was traditionally a large Open Storage zoned CDA. The lots and those adjacent have a long history of failure to comply with conditions.

But now that the lots have been rezoned for high density residential new town it is difficult to see how approval of brownfield use can be justified and tenants should be encouraged to relocate rather than continue to operate and impede the planned development.

Mary Mulvihill