

HSK/540

e-form No. S16-III
電子表格第 S16-III 號

APPLICATION FOR PERMISSION

UNDER SECTION 16 OF

THE TOWN PLANNING ORDINANCE

(CAP. 131)

此文件在 2024年 11月 20日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 20 NOV 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.

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form**填寫表格的一般指引及註解**

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

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

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

1. Name of Applicant 申請人姓名/名稱	
思信停車場有限公司	(Company 公司)

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

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗厦村丈量約份第 125 約多個地段
(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 64460 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 51167.4 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) 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	洪水橋及廈村分區計劃大綱圖 (S/HSK/2)
(e) Land use zone(s) involved 涉及的土地用途地帶	「住宅(甲類)2」、「政府、機構或社區」、「休憩用地」及顯示為「道路」的地方
(f) Current use(s) 現時用途	<p>空置</p> <p>(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)</p>
(g) Additional Information (if applicable) 附加資料 (如適用)	

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

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].

根據土地註冊處截至 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].

已取得 名「現行土地擁有人」[#]的同意。

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

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

- ☐ has notified “current land owner(s)”[#]

已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- ☒ published notices in local newspapers[&] on 06/11/2024 (DD/MM/YYYY)
於 06/11/2024 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on 06/11/2024 (DD/MM/YYYY)
於 06/11/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	擬議臨時物流中心、貯物倉庫、汽車修理工場、露天存放建築材料及貨櫃，貨櫃車停車場連附屬工場(包括進行壓實及拆除包裝) (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 <u>3</u> <input type="checkbox"/> month(s) 個月 _____

(c) <u>Development Schedule 發展細節表</u>		
Proposed uncovered land area 擬議露天土地面積	22912	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	41548	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	23	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	51167.4	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	51167.4	sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 詳情請參閱附頁		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位		
Motorcycle Parking Spaces 電單車車位		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
Others (Please Specify) 其他 (請列明)		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位		
Coach Spaces 旅遊巴車位		
Light Goods Vehicle Spaces 輕型貨車車位		
Medium Goods Vehicle Spaces 中型貨車車位		
Heavy Goods Vehicle Spaces 重型貨車車位	60	
Others (Please Specify) 其他 (請列明)		
Proposed operating hours 擬議營運時間 星期一至星期六，早上八時至晚上八時，星期日及公眾假期休息		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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)) <u>可經屏廈路到達</u> <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)
	No 否	<input type="checkbox"/>

Proposed uncovered land area 擬議露天土地面積	22912	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	41548	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	23		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	51167.4	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	51167.4	sq.m	<input checked="" type="checkbox"/> About 約

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

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

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

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

Taxi Spaces 的士車位	-----
Coach Spaces 旅遊巴車位	-----
Light Goods Vehicle Spaces 輕型貨車車位	-----
Medium Goods Vehicle Spaces 中型貨車車位	-----
Heavy Goods Vehicle Spaces 重型貨車車位	60
Others (Please Specify) 其他 (請列明)	-----

Proposed operating hours 擬議營運時間

星期一至星期六，早上八時至晚上八時，星期日及公眾假期休息

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes 是

☒ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明車路名稱(如適用))

可經屏廈路到達

☐ There is a proposed access. (please illustrate on plan and specify the width)
 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)

No 否

☐

<p>(e) Impacts of Development Proposal 擬議發展計劃的影響</p> <p>(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。)</p>			
<p>(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?</p>		<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>		<p>Yes 是 <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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘</p> <p>Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p>Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>	
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<p>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Others (Please Specify) 其他 (請列明)</p> <p>..... Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></p>	

	<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>
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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	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="568 159 1414 510"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： <hr/> </div> <div data-bbox="647 822 979 947"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <hr/> </div> <div data-bbox="647 981 1295 1055"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="630 1319 1158 1447"> <input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

可參閱附頁申請理由

8. Declaration 聲明 (Applicant 申請人 #1)

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

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

Signature
簽署

Signed with recognised
e-signature
Signer: HUI HANG YU

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

文員

Name
姓名

Position (if applicable)
職位 (如適用)

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

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

思信停車場有限公司

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	新界元朗厦村丈量約份第 125 約多個地段		
Site area 地盤面積	64460 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	洪水橋及厦村分區計劃大綱圖 (S/HSK/2)		
Zoning 地帶	「住宅(甲類)2」、「政府、機構或社區」、「休憩用地」及顯示為「道路」的地方		
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 3 <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	擬議臨時物流中心、貯物倉庫、汽車修理工場、露天存放建築材料及貨櫃，貨櫃車停車場連附屬工場(包括進行壓實及拆除包裝)		
(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	51167.4 <input checked="" 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

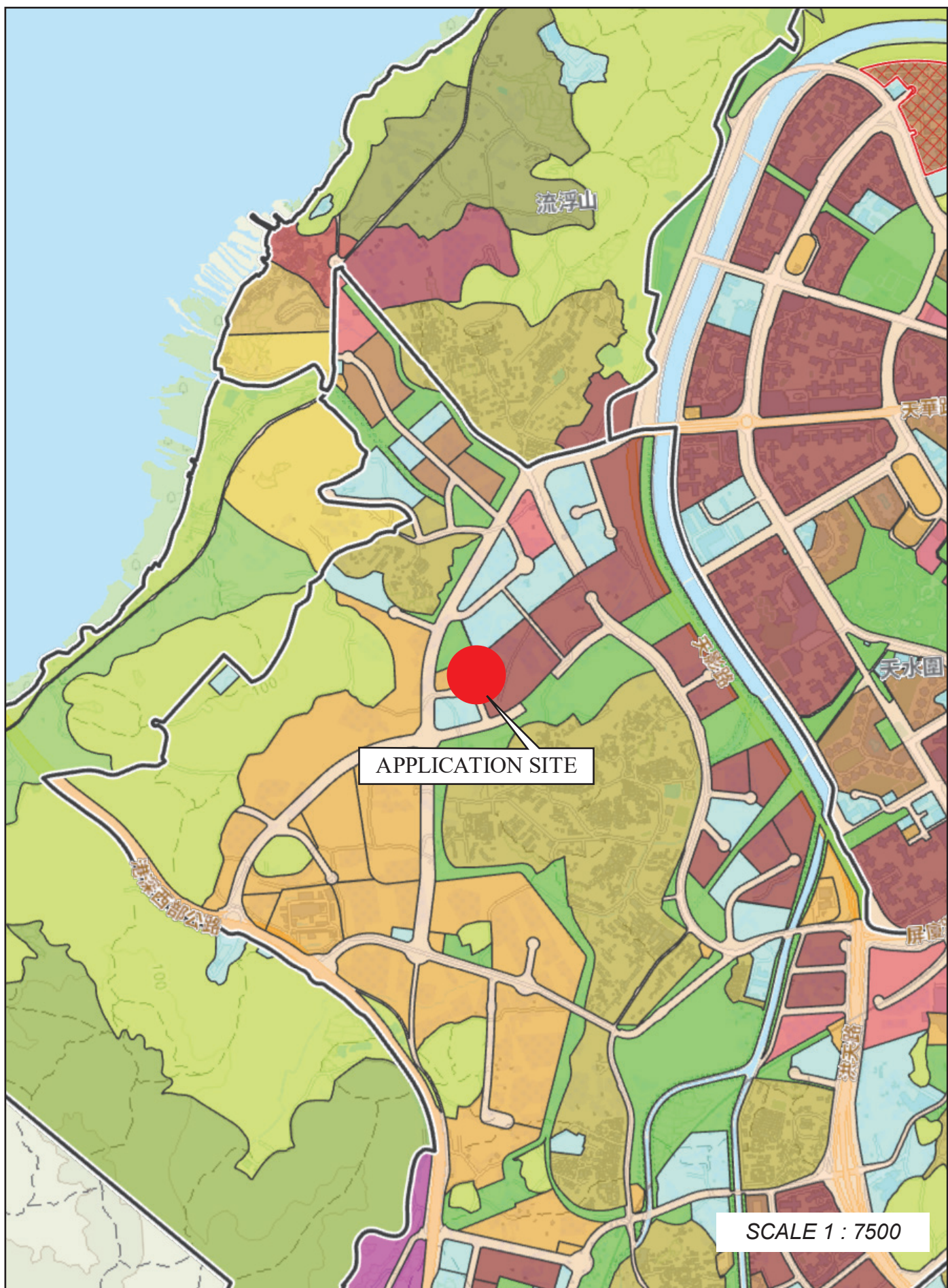
(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	23
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	14.9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		3 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		% <input type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 _____ Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 <u>60</u> Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 <u>60</u> Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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）		
場地大綱圖、場地位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

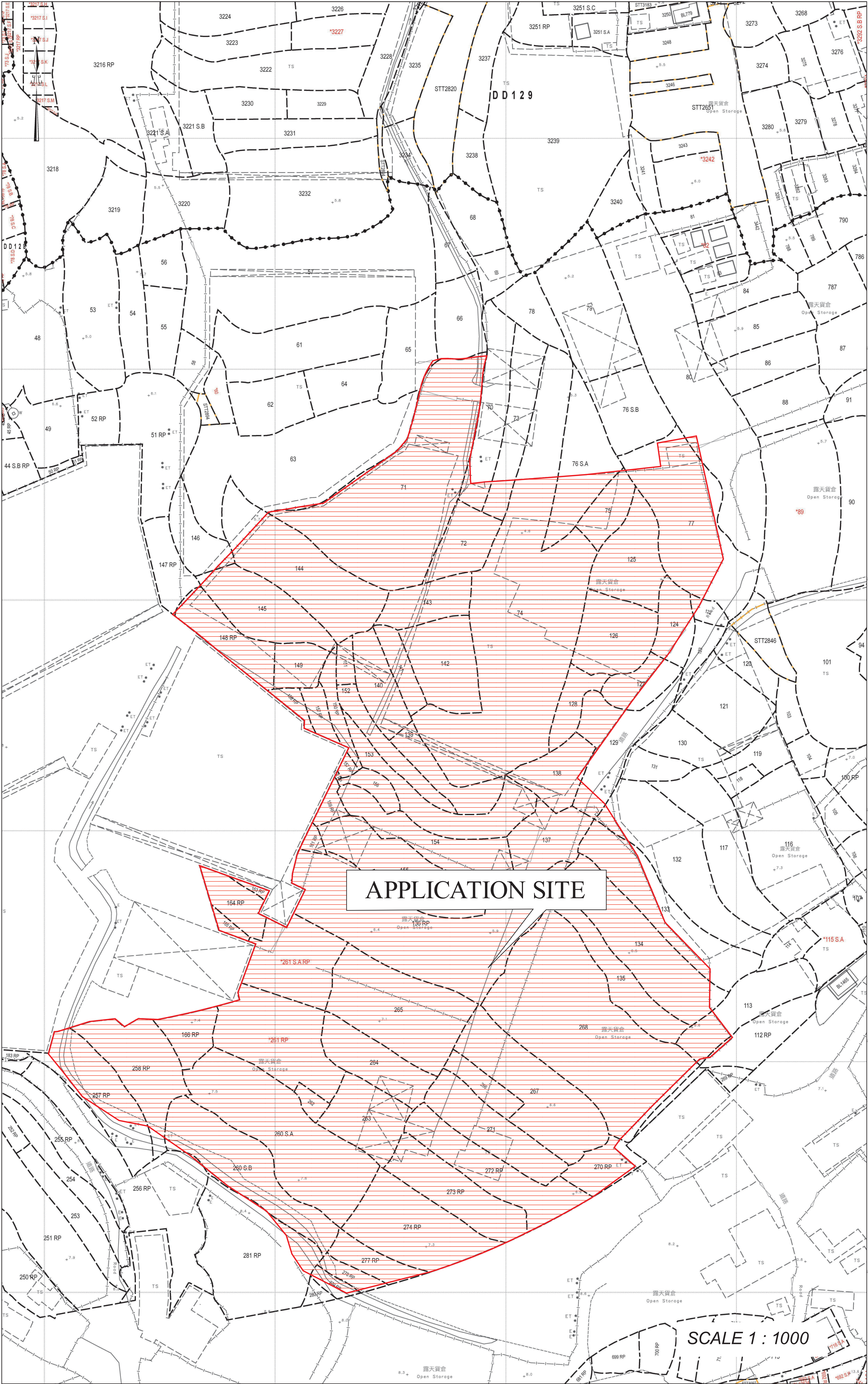
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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

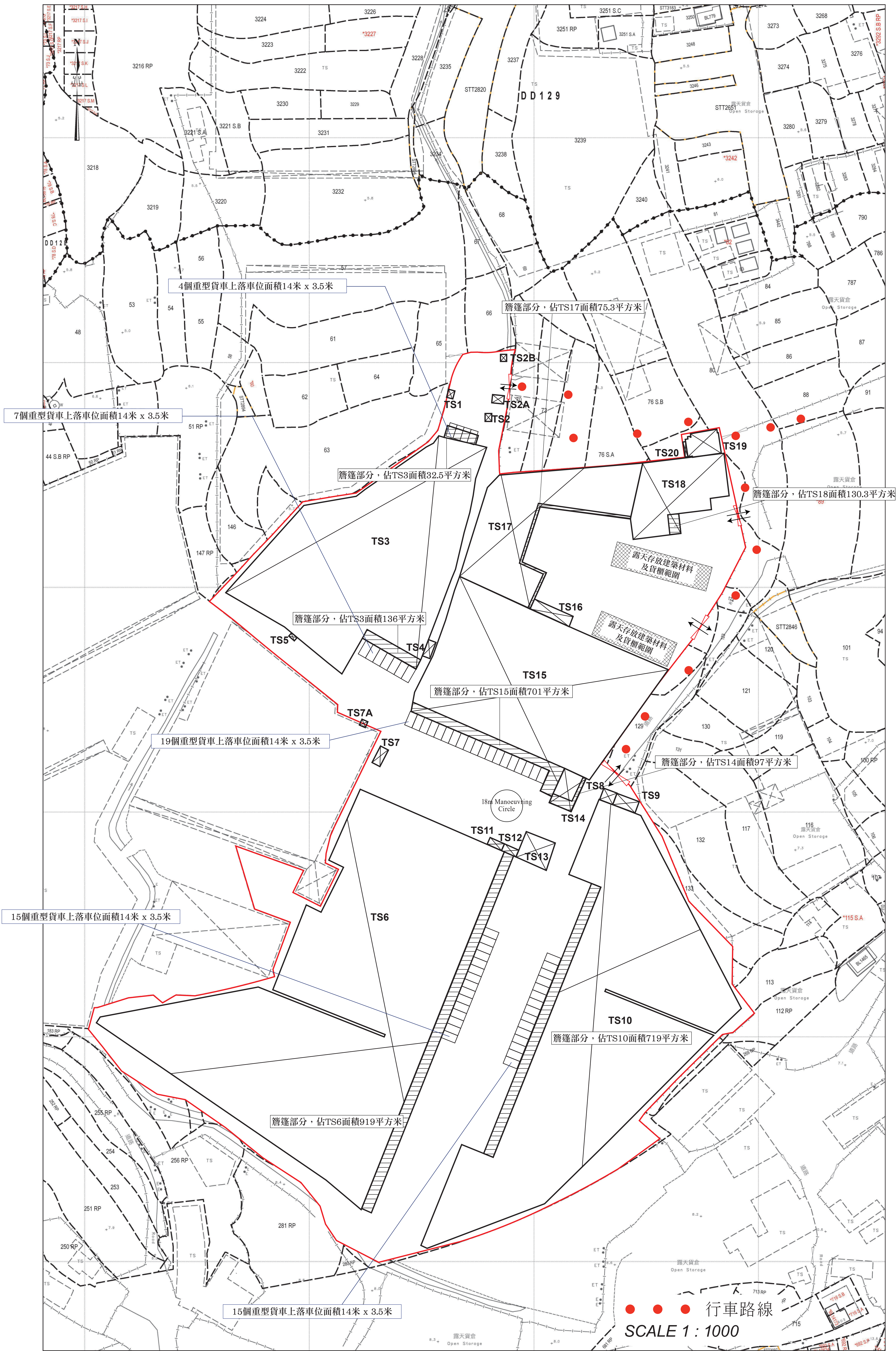
場地大綱圖



場地位置圖



場地設計圖



構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	6.7	6.7	3.5	1	金屬搭建	臨時保安室
TS2	4.8	4.8	3	1	金屬搭建	電錶房
TS2A	15	15	3	1	金屬搭建	電錶房
TS2B	5.8	5.8	3	1	金屬搭建	電錶房
TS3	6463.5	6295	12	1	金屬搭建	大型貯物倉庫 (其中突出簷篷面積約168.5平方米)
TS4	28.5	57	7	2	金屬搭建	臨時寫字樓
TS5	3	3	3	1	金屬搭建	臨時保安室
TS6	14345	24821	14.9	2	金屬搭建	大型貯物倉庫 (其中突出簷篷面積約919平方米)
TS7	21	42	7	2	金屬搭建	臨時寫字樓及洗手間
TS7A	9	9	3	1	金屬搭建	電錶房
TS8	36	36	3	1	金屬搭建	消防泵房
TS9	60	60	3	1	混凝土搭建	消防水缸
TS10	10737	10018	14.9	1	金屬搭建	大型貯物倉庫 (其中突出簷篷面積約719平方米)
TS11	16.6	14.9	3	1	金屬搭建	臨時寫字樓
TS12	16.6	14.9	3	1	金屬搭建	臨時寫字樓
TS13	166.7	166.7	4	1	金屬搭建	過貨涼棚
TS14	180.7	250.8	10	3	金屬搭建	臨時寫字樓 (其中突出簷篷面積約97平方米)
TS15	5720	5019	12	1	金屬搭建	大型貯物倉庫、工場 及臨時寫字樓 (其中突出簷篷面積約701平方米)
TS16	84.3	168.6	9	2	金屬搭建	臨時寫字樓
TS17	2366.9	2291.6	9	1	金屬搭建	物流倉庫、大型貯物倉庫、 工場及臨時寫字樓 (其中突出簷篷面積約75.3平方米)

TS18	1101.9	1558.6	12	1	金屬搭建	物流倉庫及工場 (其中突出簷篷面積約130.3平方米) (上層是一個可拆卸的貨架平台， 故作一層計算)
TS19	150	300	6.4	2	金屬搭建	臨時寫字樓
TS20	9	9	3	1	金屬搭建	廁所

申請理由

申請地點位於新界元朗廈村丈量約份第125約地段第63號(部分)、第65號(部分)、第66號(部分)、第70號(部分)、第71號(部分)、第72號、第73號(部分)、第74號(部分)、第75號(部分)、第76號A分段(部分)、第77號(部分)、第80號(部分)、第112號餘段(部分)、第113號(部分)、第122號(部分)、第124號(部分)、第125號、第126號、第127號(部分)、第128號、第129號(部分)、第132號(部分)、第133號(部分)、第134號(部分)、第135號、第136號餘段、第137號、第138號(部分)、第139號、第140號、第141號、第142號、第143號、第144號(部分)、第145號(部分)、第146號(部分)、第147號餘段(部分)、第148號餘段(部分)、第149號、第150號餘段、第151號、第152號、第153號、第154號、第155號、第156號、第157號餘段、第158號餘段、第159號餘段、第161號餘段、第163號餘段、第164號餘段、第165號餘段、第166號餘段、第256號餘段(部分)、第257號餘段(部分)、第258號餘段(部分)、第260號A分段、第260號B分段(部分)、第261號A分段餘段、第261號餘段、第262號、第263號、第264號、第265號、第266號、第267號、第268號(部分)、第270號餘段(部分)、第271號、第272號餘段、第273號餘段、第274號餘段、第277號餘段(部分)、第278號餘段(部分)、第279號餘段(部分)及第281號餘段(部分)，申請場地面積為 64460 平方米，由思信停車場有限公司提出申請，作為期三年的擬議臨時物流中心、貯物倉庫、汽車修理工場、露天存放建築材料及貨櫃，貨櫃車停車場連附屬工場(包括進行壓實及拆除包裝)，申請地點位於洪水橋及廈村分區計劃大綱圖 (S/HSK/2) 的「住宅(甲類)2」、「政府、機構或社區」、「休憩用地」及顯示為「道路」的地方。

根據土地註冊處記錄，申請地點由七十七幅相連的農地組成，租期由 1898年7月1日起至往後的 75 年減三天，可續租 24 年。除了一般性的不得違法貿易條款外，並無其他限制。申請地點不涉及政府土地，申請地點地型不規則，近似長方型，總面積約 64460 平方米，總樓面面積為約 51167.4 平方米。

按規劃署記錄，在申請地點所在的同一「政府、機構或社區」、「住宅(甲類)2」、「休憩用地」及顯示為「道路」地帶內，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/HSK/454，臨時貯物倉庫、露天存放建築材料及貨櫃、關設貨櫃車停車場、停泊貨櫃車拖頭，以及關設物流場地連附屬工場（為期3年），於23/06/2023在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/496，臨時露天存放貨櫃連附屬物流用途，並關設汽車維修工場和貨櫃修理工場，以及停泊貨櫃拖頭（為期3年），於22/12/2023在有條件下批給臨時性質的許可；

- 檔案編號：A/HSK/289，臨時貯物倉庫、露天存放建築材料及貨櫃、關設貨櫃車停車場、停泊貨櫃車拖頭，以及關設物流場地連附屬工場（包括壓實及拆除包裝工場）（為期3年），於12/03/2021在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/9，臨時貯物倉庫、露天存放建築材料、貨櫃連貨櫃車停車場、停泊貨櫃拖頭及物流場地連附屬工場(包括壓實及拆除包裝工場)（為期3年），於25/08/2017在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/731，臨時露天存放建築材料及貨櫃連貨櫃車停車場、物流場地連附屬工場（包括壓實及包裝工場）（為期3年），於20/05/2011在有條件下批給臨時性質的許可；

是次規劃申請是 A/HSK/454 及 A/HSK/496 的部分範圍，申請人因受到洪水橋/廈村新發展區工程發展影響，以上規劃申請有部分會變回政府土地，因此申請人希望合併有關土地作一個新規劃申請。場地早年已發展作臨時貯物倉庫、露天存放建築材料及貨櫃、關設貨櫃車停車場、停泊貨櫃車拖頭，以及關設物流場地連附屬工場（包括壓實及拆除包裝工場），已進行地基平整，地面鋪築成硬地表，容易去水。場地已於 A/HSK/454 及 A/HSK/496 已履行了有關排水及美化環境的附帶條件，有關工程都獲接納，對保護環境有積極正面作用。

此外，申請地點於 2002 年前已開始發展，基本設施齊備，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點於 90 年代場地開發時，已開闢了兩條大型渠道：一條大型渠道貫穿場地，另一條大型渠道位於場地西北邊，兩條大型渠道水流亦是由南流向北，至今一直運作良好。

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

管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點共設 23 個構築物，共佔上蓋面積 41548 平方米，23 個構築物佔場地約 64.46% 的土地。以下為構築物的詳細資料：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	6.7	6.7	3.5	1	金屬搭建	臨時保安室
TS2	4.8	4.8	3	1	金屬搭建	電錶房
TS2A	15	15	3	1	金屬搭建	電錶房
TS2B	5.8	5.8	3	1	金屬搭建	電錶房
TS3	6463.5	6295	12	1	金屬搭建	大型貯物倉庫 (其中突出簷篷面積約168.5平方米)
TS4	28.5	57	7	2	金屬搭建	臨時寫字樓
TS5	3	3	3	1	金屬搭建	臨時保安室
TS6	14345	24821	14.9	2	金屬搭建	大型貯物倉庫 (其中突出簷篷面積約919平方米)
TS7	21	42	7	2	金屬搭建	臨時寫字樓及洗手間
TS7A	9	9	3	1	金屬搭建	電錶房
TS8	36	36	3	1	金屬搭建	消防泵房
TS9	60	60	3	1	混凝土搭建	消防水缸
TS10	10737	10018	14.9	1	金屬搭建	大型貯物倉庫 (其中突出簷篷面積約719平方米)
TS11	16.6	14.9	3	1	金屬搭建	臨時寫字樓
TS12	16.6	14.9	3	1	金屬搭建	臨時寫字樓
TS13	166.7	166.7	4	1	金屬搭建	過貨涼棚
TS14	180.7	250.8	10	3	金屬搭建	臨時寫字樓 (其中突出簷篷面積約97平方米)
TS15	5720	5019	12	1	金屬搭建	大型貯物倉庫、工場 及臨時寫字樓 (其中突出簷篷面積約701平方米)
TS16	84.3	168.6	9	2	金屬搭建	臨時寫字樓
TS17	2366.9	2291.6	9	1	金屬搭建	物流倉庫、大型貯物倉庫、 工場及臨時寫字樓 (其中突出簷篷面積約75.3平方米)
TS18	1101.9	1558.6	12	1	金屬搭建	物流倉庫及工場

						(其中突出簷篷面積約130.3平方米) (上層是一個可拆卸的貨架平台， 故作一層計算)
TS19	150	300	6.4	2	金屬搭建	臨時寫字樓
TS20	9	9	3	1	金屬搭建	廁所

申請地點設置「露天存放建築材料及貨櫃範圍」佔場地約 1414 平方米，佔場地 15.42% 的土地。用作儲存貨櫃及建築材料，不會涉及其他用途。露天存放貨櫃會按貨櫃業使用者守則進行運作，「露天存放貨櫃範圍」的堆疊高度限制在 8 個貨櫃之內，儲物範圍與申請地點邊界會保持至少 5 米距離度，不會在申請地點處理或存放可再造物料。

餘下面積約 21498 平方米的土地，佔申請地點約 33.35% 土地會用作流動空間。流動空間可供給車輛及行人行駛，具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

場地位於元朗廈村臨近天水圍區。出入口（閘門）設於場地東邊。出入口位置寬敞明確，可供消防車之類的緊急車輛進入，並連接行車通道接駁屏廈路，透過屏廈路接駁田廈路貫通新界道路網絡，方便往來各處。

行車通道平坦寬廣且沒有彎位，已平整為混凝土地面，闊度近 20 米，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

屏廈路實況照片



行車通道實況照片



申請地點開放時間，為星期一至星期六，每日早上八時至晚上八時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作。另外，下午八時至翌日早上八時，不會進行夜間作業。申請地點設有 60 個重型貨車上落貨車位，設置以供申請地點所屬的車輛輪候上落貨，作短暫停泊之用。設立此區目的可確保申請地點發展不會影響附近交通，

由於申請地點需預約上落貨，實際運作時一半上落貨車位（30個）只用作輪候用途，另外一半上落貨車位（30個）售進行裝卸。裝卸一個貨櫃需約 45 分鐘至 1 小時計算，預算上蓋倉庫每小時能處理 30 輛貨櫃車的裝卸量。當裝卸完成便會有 30 輛貨櫃車離開場地，換言之每小時等於有 30 輛貨櫃車的汽車流量。不過以上只是最高用量的汽車流量，按實際情況及交收發票估計，每小時大約會裝卸 24-26 輛貨櫃。以裝卸一出入來回計算，24-26 輛貨櫃車離開亦會有 24-26 駕次貨櫃車進場準備裝貨，即每小時實際會有 48-52 駕次貨櫃車的汽車流量。

申請地點的運輸工作並無迫切性，可以完全控制貨物交收時間。運輸工作可按交通情況靈活調配，必要的貨櫃交收運輸工作，會安排在日間非繁忙時間進行。按實際經驗，每天早上八時至十時（場地開放後）及下午四時至六時（場地關門前），屬貨櫃場運作的繁忙時間。加上上午十二時下午至二時為午膳時間，不會有裝卸貨櫃工作。而晚上六時以後，亦不會進行任何運輸工作。故此，上述每小時 48-52 輛貨櫃車的汽車流量，只會出現在每天早上十時至上午十二時及下午二時至四時的非繁忙時間進行。

在申請地點裝卸的貨櫃車均已有車位安排。由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點裝卸的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。

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

	星期一至六		
	重型貨車上落貨		
	入	出	每小時車輛出入次數
08:00 - 09:00	0	0	0
09:00 - 10:00	0	0	0
10:00 - 11:00	26	26	52
11:00 - 12:00	24	24	48
12:00 - 13:00	0	0	0
13:00 - 14:00	0	0	0
14:00 - 15:00	24	24	48
15:00 - 16:00	23	23	46
16:00 - 17:00	0	0	0
17:00 - 18:00	0	0	0

18:00 - 19:00	0	0	0
19:00 - 20:00	0	0	0
<p>以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。</p>			

申請地點屬政府租契批租的舊批農地。此申請獲得通過後，申請人會依足規定，向地政處就場地內上蓋物，進行上蓋牌照申請，亦會就涉及政府土地進行短期租約申請。

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

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

Tony Tsz Ying LAM/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年12月24日星期二 14:05
收件者: Sherry Man Wa KONG/PLAND
副本: Simon PH CHAN/PLAND; Tony Tsz Ying LAM/PLAND
主旨: 轉寄: A/HSK/540補充資料

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Tuesday, December 24, 2024 12:40 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyiu@pland.gov.hk>
Subject: Fw: A/HSK/540補充資料

From: 陳灝然 [REDACTED]
Sent: Tuesday, December 24, 2024 12:39 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Tony Tsz Ying LAM/PLAND <ttylam@pland.gov.hk>
Subject: A/HSK/540補充資料

敬啟者

申請人現提交補充資料。

有關A/HSK/289於12/08/2023被撤銷，原因為沒有於限期內完成附帶條件(k)落實消防裝置建議。當時此規劃申請進行期間，申請人希望修改場地構築物大小、位置及高度，便於07/03/2023提交其修訂許可。隨後，城規會與我們團隊聯絡，表示需要遞交S16-III申請以取代修訂許可。團隊亦於3月15日遞交了，規劃申請編號：A/HSK/454，最終城規會於23/06/2023在有條件下批給臨時性質的許可。及後，申請範圍受洪水橋/廈村新發展區工程發展計劃影響，約一半土地被政府收回，當中有構築物落入收地範圍。為配合政府的行動及減輕成本支出，申請人決定再一次改動有關規劃申請，便有A/HSK/540的出現。

我們一直盡力完成所有附帶條件，但由於申請範圍及構築物的變動，令消防裝置建議一直未能落實。申請人承諾A/HSK/540的規劃申請定會落實消防裝置建議，並使用同一個消防裝置系統。

Sherry Man Wa KONG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2025年01月06日星期一 17:26
收件者: Sherry Man Wa KONG/PLAND
副本: Simon PH CHAN/PLAND; Tony Tsz Ying LAM/PLAND
主旨: 轉寄: A/HSK/540補充資料
附件: 美化環境及保護樹木建議計劃圖.pdf; 照片.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Monday, January 6, 2025 4:57 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>
Subject: Fw: A/HSK/540補充資料

From: 陳灝然 [REDACTED]
Sent: Monday, January 6, 2025 4:55 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Tony Tsz Ying LAM/PLAND <ttylam@pland.gov.hk>; Sherry Man Wa KONG/PLAND <smwkong@pland.gov.hk>
Subject: A/HSK/540補充資料

敬啟者

此電郵取代1月2日15:11 及1月3日11:12 及1月4日14:06及1月6日15:42發出的電郵。

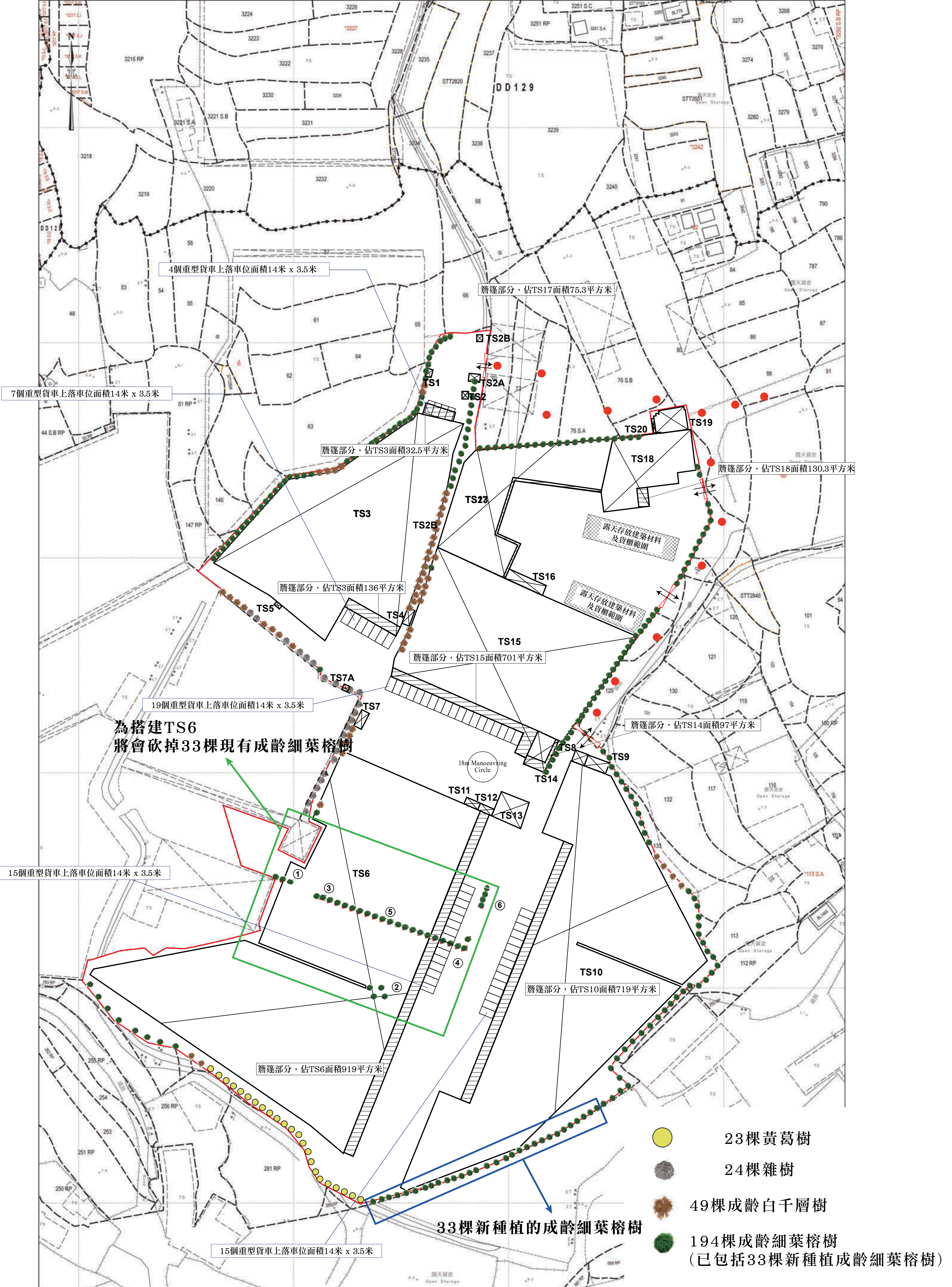
申請人現提交補充資料。

有關美化環境及保護樹木建議計劃圖，場內有290棵現有樹木，包括：23棵黃葛樹、49棵成齡白千層樹、24棵雜樹、194棵細葉榕樹。

另外申請人將會種植33棵新的成齡細葉榕樹(可見圖中藍框位置)，以補償為搭建TS6而砍掉的33棵現有成齡細葉榕樹(可見圖中綠框位置)。





因此，申請人承諾會保育及保護一共290棵樹木，已包括33棵新種植成齡細葉榕樹。附件為美化環境及保護樹木建議計劃圖。

美化環境及保護樹木建議計劃圖



SCALE 1 : 1000

以下照片為將會砍掉的33棵現有成齡細葉榕樹

1. 3棵現有成齡細葉榕樹	2. 4棵現有成齡細葉榕樹
	
3. 22棵現有成齡細葉榕樹(角度一)	5. 22棵現有成齡細葉榕樹(角度二)
	

4. 22棵現有成齡細葉榕樹(角度三)



5. 4棵現有成齡細葉榕樹



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/24	Temporary Open Storage of Containers with Parking Spaces for 6 Months	14.3.1997
A/YL-HT/25	Temporary Works (Storage) Area for storage of construction equipment and material until end of 1997	1.8.1997 on review
A/YL-HT/41	Temporary Open Storage of Containers with Parking Spaces for 12 Months	6.2.1998
A/YL-HT/43	Temporary Open Storage of Containers for 12 Months	3.4.1998
A/YL-HT/78	Temporary Open Storage of Containers for 12 Months	26.3.1999
A/YL-HT/80	Temporary Open Storage of Containers for 12 Months	30.4.1999
A/YL-HT/103	Temporary Open Storage of Construction Materials and Construction Vehicles for a Period of 3 Years	22.10.1999 (revoked on 22.7.2000)
A/YL-HT/136	Temporary Open Storage of Containers for a Period of 3 Years	17.3.2000
A/YL-HT/232	Temporary Open Storage of Containers for a Period of 3 Years	22.3.2002 on review
A/YL-HT/289	Temporary Open Storage of Containers for a Period of 3 Years	7.3.2003
A/YL-HT/389	Temporary Open Storage of Containers for a Period of 3 Years	13.5.2005
A/YL-HT/430	Renewal of Planning Approval for Temporary Open Storage of Containers for a Period of 3 Years	3.3.2006
A/YL-HT/443	Renewal of Planning Approval for Temporary Open Storage of Containers for a Period of 3 Years	28.4.2006

Application No.	Uses/Development	Date of Consideration
A/YL-HT/590	Temporary Open Storage of Containers and Logistics Yard for a Period of 3 Years	23.1.2009
A/YL-HT/595	Temporary Open Storage of Containers for a Period of 3 Years	13.3.2009 (revoked on 13.4.2011)
A/YL-HT/665	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	23.4.2010
A/YL-HT/731	Temporary Open Storage of Construction Materials and Containers with Container Vehicles Park, Logistic Yard and Ancillary Workshop (Including Compaction and Packing Workshop) for a Period of 3 Years	20.5.2011
A/YL-HT/781	Temporary Logistic Centre and Warehouse, Recycling Centre and Open Storage of Recycled Plastics, Paper and Containers (with Ancillary Container and Container Machinery Repair Workshop) for a Period of 3 Years	18.5.2012
A/YL-HT/826	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	21.12.2012
A/YL-HT/831	Temporary Open Storage of Containers and Container Tractors Park for a Period of 3 Years	16.8.2013
A/YL-HT/904	Temporary Open Storage of Construction Materials, Containers with Container Vehicles Park and Logistic Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 years	8.8.2014
A/YL-HT/1000	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	22.1.2016
A/YL-HT/1052	Temporary Open Storage of Containers and Parking of Container Tractor with Ancillary Container Repair Workshop for a Period of 3 Years	9.12.2016 (revoked on 9.12.2017)
A/HSK/9	Temporary Warehouse, Open Storage of Construction Materials, Container with Container Vehicles Park, Container Tractors Park and Logistic Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 years	25.8.2017 (revoked on 10.4.2020)
A/HSK/146	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 years	3.5.2019 (revoked on 3.8.2020)
A/HSK/223	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 years	12.6.2020

Application No.	Uses/Development	Date of Consideration
A/HSK/289	Temporary Warehouse, Open Storage of Construction Materials, Containers with Container Vehicles Park, Container Tractors Park and Logistic Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 years	12.3.2021 (revoked on 12.8.2023)
A/HSK/454	Temporary Warehouse, Open Storage of Construction Materials, Containers with Container Vehicles Park, Container Tractors Park and Logistic Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 years	23.6.2023
A/HSK/496	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 years	22.12.2023

Rejected Applications

Application No.	Uses/Development	Date of Consideration	Rejection Reason(s)
A/YL-HT/183	Temporary Open Storage of Container, Ancillary Maintenance Workshop, Open Parking of Container Vehicles and Trailers and Office for a Period of 3 Years	12.1.2001	(1), (2), (3)
A/YL-HT/201	Pond Filling for Temporary Tree Plantation, Plant Nursery, Ancillary Office, Storage Shed, Parking and Open Storage of Equipment for a Period of 3 Years	15.6.2001	(3)
A/YL-HT/203	Temporary Open Storage of Containers for 3 Years	15.6.2001 on review	(3)
A/YL-HT/334	Temporary Open Storage of Containers for a Period of 3 Years	12.3.2004 on review	(3), (4)
A/YL-HT/388	Temporary Open Storage of Containers for a Period of 3 Years	29.4.2005 on review	(3), (4)
A/YL-HT/410	Temporary Logistic Transport Transit Centre with Ancillary Vehicle Parking Facilities for a Period of 3 Years	9.3.2007	(3), (4)

Rejection Reason(s):

- (1) Not compatible with the village settlements in the adjacent area.
- (2) Destroying the integrity of the fish ponds
- (3) Insufficient information to demonstrate no possible adverse traffic, environmental, landscape and/or drainage impacts
- (4) Not in line with the Town Planning Board Guidelines TPB-PG No. 13D

**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/239	Temporary Open Storage of Recyclable Materials (Including Metal and Plastics) for a Period of 3 Years	21.8.2020
A/HSK/254	Temporary Logistics Centre, Warehouse and Anti-epidemic Equipment Production Workshop for a Period of 3 Years	6.11.2020 (revoked on 4.4.2023)
A/HSK/258	Temporary Open Storage and Godown (for Ceramic Tableware) for a Period of 3 Years	20.11.2020 (revoked on 20.4.2023)
A/HSK/272	Temporary Recyclable Collection Centre and Open Storage (Metal and Plastics) with Ancillary Office and Plastic Crushing Workshop for a Period of 3 Years	8.1.2021 (revoked on 8.7.2022)
A/HSK/282	Renewal of Planning Approval for Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	22.1.2021
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/296	Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	26.3.2021 (revoked on 26.8.2023)
A/HSK/311	Temporary Open Storage of Recyclable Materials (Including Metal and Plastics) & Construction Materials and Warehouse for storage of Construction Materials for a Period of 3 Years	9.7.2021 (revoked on 9.10.2023)
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 9.12.2023)
A/HSK/313	Temporary Warehouse for Storage of Spare Parts and Recyclable materials (Metal) for a Period of 3 Years	9.7.2021 (revoked on 9.10.2023)
A/HSK/315	Temporary Open Storage of Construction Materials with Site Offices for a Period of 3 Years	23.7.2021
A/HSK/319	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years	26.11.2021 (revoked on 26.8.2023)

Application No.	Uses/Development	Date of Consideration
A/HSK/360	Temporary Open Storage of Construction Materials and Logistics Centre for a Period of 3 Years	1.6.2022
A/HSK/385	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	12.8.2022
A/HSK/402	Temporary Open Storage of Recyclable Materials (Metal) with Ancillary Workshop and Office for a Period of 3 Years	14.10.2022 (revoked on 14.1.2024)
A/HSK/415	Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years	25.11.2022 (revoked on 25.2.2024)
A/HSK/417	Temporary Open Storage of Recyclable Materials (Including Metal and Plastics) for a Period of 3 Years	25.11.2022 (revoked on 25.2.2024)
A/HSK/423	Temporary Recyclable Collection Centre and Open Storage (Metal and Plastics) with Ancillary Office and Plastic Crushing Workshop for a Period of 3 Years	13.1.2023 (revoked on 13.7.2024)
A/HSK/460	Temporary Logistics Centre with Ancillary Parking of Vehicles for a Period of 3 Years	14.7.2023
A/HSK/468	Temporary Logistics Centre and Storage of Exhibition Materials and recyclable Materials (Plastic, Metal and Paper) with Ancillary Office and Parking of Vehicles for a Period of 3 Years	11.8.2023
A/HSK/472	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	25.8.2023
A/HSK/481	Temporary Logistics Centre and Warehouse for a Period of 3 Years	24.11.2023
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/516	Temporary Open Storage of Recyclable Materials (including Metal and Plastics) & Construction Materials and Warehouse for storage of Construction Materials for a Period of 3 Years	7.6.2024
A/HSK/534	Temporary Warehouse (Excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre for a Period of 3 Years	4.10.2024

Rejected Applications

Application No.	Uses/Development	Date of Consideration	Rejection Reason(s)
A/HSK/303	Temporary Open Storage of Metal and Plastics with Ancillary Office and Plastic Processing Workshop for a Period of 3 Years	10.9.2021	(1)

Rejection Reason(s):

- (1) Insufficient information to demonstrate no adverse environmental impacts on the surrounding areas.

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
- should the application be approved, a condition should be stipulated requiring the applicant to submit an updated drainage proposal, to implement and maintain the proposed drainage facilities, and a condition should be stipulated requiring the applicant to maintain the proposed/existing drainage facilities, and to submit condition record of the existing drainage facilities to his satisfaction.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application; and
- there was no environmental complaint pertaining to the Site received in the past three years.

4. Landscape

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

- no comment on the application from landscape planning perspective; and
- according to the submitted "Landscape and Tree Preservation Plan" (i.e. 美化環境及保護樹木建議計劃圖), there are total 290 existing trees within the Site, out of which 33 of *Ficus microcarpa* (細葉榕) in conflict with the proposed development are recommended to be felled. At the same time, 33 new trees of *Ficus microcarpa* (細葉榕) are proposed to be planted along southern boundary of the Site. As the applicant would maintain all the trees (total 290 trees, including 33 new trees) within the Site, significant landscape impact arising from the proposal is not envisaged.

5. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided on the Site;
- 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.

6. Building Matters

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

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

7. Long-term Development

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

No objection to the application of three years.

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

No adverse comment on the application.

8. Water Supplies

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

No objection to the application.

9. District Officer's Comments

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

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site may be resumed at any time during the planning approval period for implementation of government projects;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Old Schedule Agricultural Lots (OSALs) 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). in D.D.125</u>	<u>STW No.</u>	<u>Purposes</u>
132	3924	Temporary Logistics Centre
133	3925	
69, 73 and 80	4017	Temporary Logistics Yard, Open Storage of Containers, Container Vehicle Park with Ancillary Workshop (for Works including Compacting and Dismantling, and Repairing of Tyre) and Canteen
70	4018	
74	4019	
77	4021	
260 S.A	4093	Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshops, Container Repair Workshop and Parking of Tractors
72	4107	Temporary Open Storage of Construction Materials, Container with Container Vehicle Park, Logistics Yard with Ancillary Workshop (Including Compaction and Unpacking Workshop)
75, 129, 137, 140, 142, 143, 153 and 154	4109	
76 S.A	4110	
125, 127 and 128	4111	
126	4112	
138	4114	
139	4115	
74	4339	
71	4277	Temporary Open Storage of Containers and Container Tractors
57,62 and 66	4325	Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material with Ancillary Office and Parking of Vehicle
63 and 65	4327	
144	4329	

145	5581	<ol style="list-style-type: none"> 1. Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) 2. Temporary Logistics Centre with Ancillary Office and Parking of Vehicles 3. Any ancillary uses as may be approved by DLO/YL
155	5582	<ol style="list-style-type: none"> 1. Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) 2. Any ancillary uses as may be approved by DLO/YL

- the STW/STT holder(s) should apply to his office for modification of the STW/STT conditions where appropriate. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

(e) to note the comments of the Commissioner for Transport that:

- sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
- the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;

(f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that the existing access connecting the Site with Ping Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Ping Ha Road;

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

- to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance;
- to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to

Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person; and

- to meet the statutory requirements under relevant pollution control ordinances;
- (h) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that the approval of the planning application does not imply approval of the tree works such as pruning, transplant and/or felling under lease. The applicant is reminded to approach relevant authority/Government department(s) direct to obtain the necessary approval for any tree works, where appropriate;
- (i) to note the comments of the Director of Fire Services that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installation to be installed should be clearly marker on the layout plans;
 - good practice guidelines (**Appendix VI** of this RNTPC Paper) for open storage should be adhered to;
 - the applicant is advised to submit a valid fire certificate (F. S. 251) to his department for approval to address the approval condition on the provision of fire extinguisher(s); and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - 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 BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; 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

- (k) 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 Site adjoins the site under Second Phase Development of HSK/HT NDA and falls within the site under Remaining Phase Development of HSK/HT NDA. The site formation and engineering infrastructure works for Second Phase Development had commenced progressively from mid-2024. 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: 2024-12-18 星期三 02:48:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/HSK/540 DD 125 Ha Tsuen GIC OS

A/HSK/540

Various Lots in D.D. 125 Ha Tsuen

Site area: About 64,460sq.m

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

Applied use: Logistics Centre /Open Storage of Construction Materials, etc / 60 Vehicle Parking

Dear TPB Members,

This is an amalgamation of 454 approved on 23 June 2023 less the Enviro Friendly Transport element and 496 for 30,330sq.m approved 22 Dec 2023.

Conditions for both applications have not been met.

Members should question what the issues are as this is a large site with a planning intention for eventual dense residential development.

Failure to fulfil some conditions would create contamination that would impact the quality of the lots.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 9 June 2023 2:26 AM HKT
Subject: A/HSK/454 DD 125 Ha Tsuen GIC OS

A/HSK/454

Various Lots in D.D. 125 Ha Tsuen

Site area : About 46,233sq.m

Zoning : "GIC", "Res (Group A) 2", "Open Space", "Other Specified Uses" annotated "Parking and Operational Facilities for Environmentally Friendly Transport Services" and area shown as 'Road'

Applied use : Open Storage of Construction Materials, etc / 52 Vehicle Parking

Dear TPB Members,

Yet another operation that has failed over the years to fulfill conditions. 289 approved in March 2021 but the Applicant continues to be allowed extension of time.

So he resorts again to the usual trick, file another applicant with minor tweak and good to go for another three years **BECAUSE RULES AND REGULATIONS APPLY ONLY TO URBAN HK**. PlanD will recommend roll over and members will ask no questions.

Yet we have to stomach every day the propaganda about the Rule of Law when the systems are clearly geared to encourage abuse.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 15 February 2021 3:52 AM CST

Subject: A/HSK/289 DD 125 Ha Tsuen GIC OS

A/HSK/289

Various Lots in D.D. 125 Ha Tsuen

Site area : About 46,233sq.m

Zoning : "GIC", "Res (Group A) 2", "Open Space", "Other Specified Uses" annotated

"Parking and Operational Facilities for Environmentally Friendly Transport Services" and area shown as 'Road'

Applied use : Open Storage of Construction Materials, etc / 52 Vehicle Parking

Dear TPB Members,

No doubt PlanD will trot out the usual line even though the operation has been carried out for many years without the requisite approval.

Whilst the applied use was not in line with the planning intentions, the implementation programme for that part of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) was still being formulated. Approval of the application on a temporary basis would not jeopardize the long-term development of the site

The CE promised that development of the new town would be expedited but if applications like this continue to be approved then the community cannot be condemned for having lost all faith in the government and its constant pledges to provide homes for the grass roots.

Mary Mulvihill