

此文件於 2024 年 12 月 11 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 11 DEC 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

2402727

15/11

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/541
	Date Received 收到日期	11 DEC 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)

STAR MIND CORPORATION LIMITED 君星有限公司

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 1802BRP(PART), 1807(PART), 1808RP(PART), 1819(PART), 1825(PART), 1826, 1827A, 1827B(PART), 1828(PART), 1829(PART), 1830(PART), 1831(PART), 1835(PART), 1836(PART), 1837, 1838, 1839(PART), 1843(PART), 1844(PART) AND 1849(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 9,500 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 7,817.4 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)	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", "R(A)4", "G/IC", "O" and "ROAD"
(f) Current use(s) 現時用途	TEMPORARY STORAGE OF CONSTRUCTION MATERIALS AND CONTAINERS, LOGISTICS CENTRE AND ANCILLARY WORKSHOP (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 8/11/2024 and 14/11/2024 (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 8/11/2024 (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 STORAGE OF CONSTRUCTION MATERIALS AND CONTAINERS, LOGISTICS CENTRE AND ANCILLARY WORKSHOP

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期
☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 2,221.3sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 7,278.7sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 8

Proposed domestic floor area 擬議住用樓面面積 NIL

Proposed non-domestic floor area 擬議非住用樓面面積 7,817.4sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 7,817.4sq.m ☒About 約

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

PLEASE REFER TO SECTION 4.2 AND APPENDIX 5 OF THE PLANNING STATEMENT

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

Private Car Parking Spaces 私家車車位 NIL

Motorcycle Parking Spaces 電單車車位 NIL

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 NIL

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NIL

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NIL

Others (Please Specify) 其他 (請列明) 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 8

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	<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
	No 否	<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	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<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	<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	
	No 否	<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	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

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

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

ANSON LEE

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

15 NOV 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 1802BRP(PART), 1807(PART), 1808RP(PART), 1819(PART), 1825(PART), 1826, 1827A, 1827B(PART), 1828(PART), 1829(PART), 1830(PART), 1831(PART), 1835(PART), 1836(PART), 1837, 1838, 1839(PART), 1843(PART), 1844(PART) AND 1849(PART) IN D.D. 125, HA TSUEN, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	9,500 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", "R(A)4", "G/IC", "O" 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 STORAGE OF CONSTRUCTION MATERIALS AND CONTAINERS, LOGISTICS CENTRE AND ANCILLARY WORKSHOP 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	7,817.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.823 <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	8	
(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	2.6 to 9 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 to 2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	76.6 % <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		NIL
	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)		NIL 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		8
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		NIL NIL NIL NIL 8 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), Extract of Approved HSK OZP, _____		
Approved FSI Proposal and As-built Drainage Plan _____		
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"/>

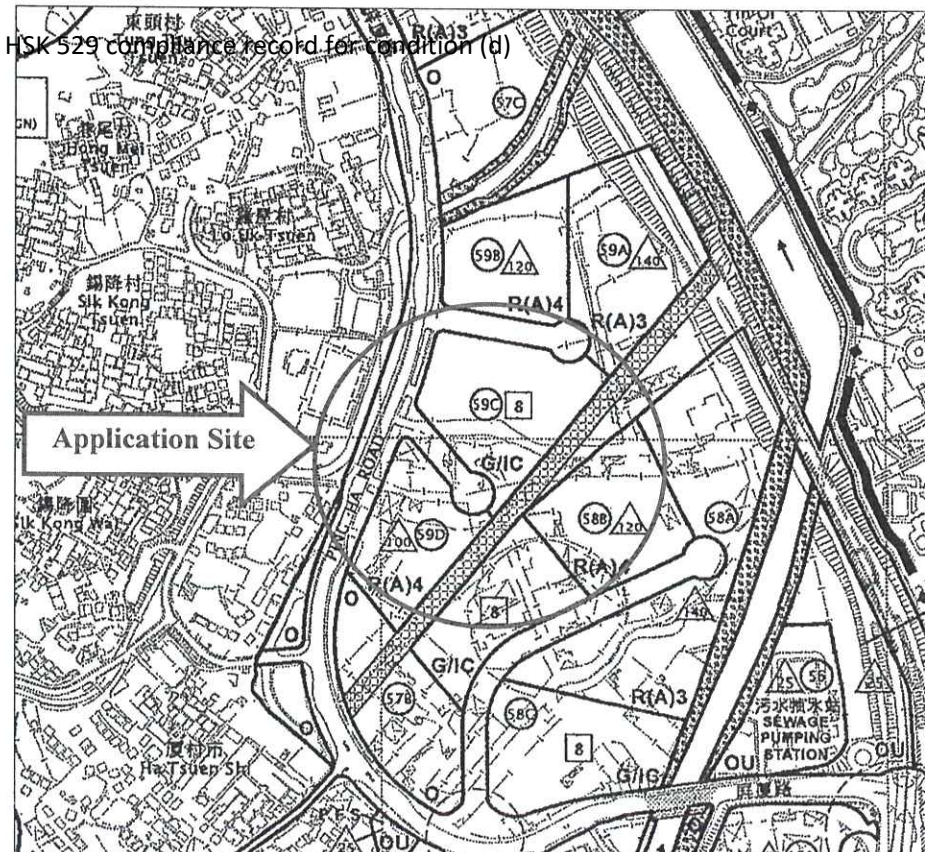
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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 Storage of Construction Materials and Containers,
Logistics Centre and Ancillary Workshop
for a Period of Three Years
at Lots 1802BRP(Part), 1807(Part), 1808RP(Part), 1819(Part),
1825(Part), 1826, 1827A, 1827B(Part), 1828(Part), 1829(Part),
1830(Part), 1831(Part), 1835(Part), 1836(Part), 1837, 1838,
1839(Part), 1843(Part), 1844(Part) and 1849(Part) in D.D. 125
Ha Tsuen, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

November 2024

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lots 1802BRP(Part), 1807(Part), 1808RP(Part), 1819(Part), 1825(Part), 1826, 1827A, 1827B(Part), 1828(Part), 1829(Part), 1830(Part), 1831(Part), 1835(Part), 1836(Part), 1837, 1838, 1839(Part), 1843(Part), 1844(Part) and 1849(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. It directly abuts Ping Ha Road at its west. The Site is applied for planning permission for “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” for a period of 3 years. The Site has an area of about 9,500m². 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”), “Residential (Group A)4” (“R(A)4”), “Government, Institution or Community” (“G/IC”), “Open Space” (“O”) 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 Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop”, which is identical to previous planning application No. A/HSK/356 approved on 10.6.2022.

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 Same Use; 2) In Line with TPB PG No. 13G; 3) Maintenance of Existing Facilities on the Site; 4) Compliance with Previous Planning Approval Conditions; 5) Compatible with Surrounding Land Uses; 6) Existence of Planning Permissions for Similar Uses Near the Site; and 7) 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1802號B分段餘段(部分)、第1807號(部分)、第1808號餘段(部分)、第1819號(部分)、第1825號(部分)、第1826號、第1827號A分段、第1827號B分段(部分)、第1828號(部分)、第1829號(部分)、第1830號(部分)、第1831號(部分)、第1835號(部分)、第1836號(部分)、第1837號、第1838號、第1839號(部分)、第1843號(部分)、第1844號(部分)及第1849號(部分)。申請場西面前臨屏厦路。現申請用作為期三年的「臨時存放建築物料及貨櫃、物流中心及附屬工場」用途。申請地段佔地共9,500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」、「住宅(甲類)4」、「政府、機構或社區」、「休憩用地」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「臨時存放建築物料及貨櫃、物流中心及附屬工場」，與早前於2022年6月10日獲城規會批准的申請編號A/HSK/356用途相同。

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) 跟以前獲批准的方案相同； 2) 與城規會指引號碼13G相一致； 3) 維持場內現有設施； 4) 履行之前的規劃條款； 5) 與附近的土地用途相容； 6) 在附近已有相類似用途的規劃許可；及7) 沒有新增的交通、渠務及環境影響。

CONTENTS	Page
1. Introduction.....	1
2. Site Context.....	2
3. Town Planning.....	3
4. Proposed Development.....	4
5. Justifications.....	6
6. Conclusion.....	10

Appendices

LIST OF APPENDICES

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
Appendix 2	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/HSK/356 dated 24.6.2022
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 of a Condition Record of the Existing Drainage Facilities on the Site under Previous Planning Application No. A/HSK/356
Appendix 7	The Accepted Fire Service Installations Proposal under Previous Planning Application No. A/HSK/105
Appendix 8	The Approved Tree Preservation and Landscape Proposal and the Relevant Compliance Letter for Implementation of the Accepted Tree Preservation and Landscape Proposal under Previous Planning Application No. A/YL-HT/961
Appendix 9	Site Photo

1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lots 1802BRP(Part), 1807(Part), 1808RP(Part), 1819(Part), 1825(Part), 1826, 1827A, 1827B(Part), 1828(Part), 1829(Part), 1830(Part), 1831(Part), 1835(Part), 1836(Part), 1837, 1838, 1839(Part), 1843(Part), 1844(Part) and 1849(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. It directly abuts Ping Ha Road at its west. 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”), “Residential (Group A)4” (“R(A)4”), “Government, Institution or Community” (“G/IC”), “Open Space” (“O”) 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 Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” for a period of 3 years. The current application is identical to its previous planning application in terms of the proposed use, site area and site boundary. 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 three previous planning applications No.: A/YL-HT/961, A/HSK/105 and A/HSK/356, which were approved by the Board on 4.9.2015, 16.11.2018 and 10.6.2022 respectively for the same use. Please refer to the planning approval letter from the Board for Application No. A/HSK/356 dated 24.6.2022 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 Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” 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 1802BRP(Part), 1807(Part), 1808RP(Part), 1819(Part), 1825(Part), 1826, 1827A, 1827B(Part), 1828(Part), 1829(Part), 1830(Part), 1831(Part), 1835(Part), 1836(Part), 1837, 1838, 1839(Part), 1843(Part), 1844(Part) and 1849(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. The Site has an area of about 9,500m². 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 directly abuts Ping Ha Road at its west.

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.

2.3.3 Some local residential developments are located at the west of the Site across Ping Ha Road.

2.4 Accessibility

2.4.1 The Site is accessible from 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”), “Residential (Group A)4” (“R(A)4”), “Government, Institution or Community” (“G/IC”), “Open Space” (“O”) 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 Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” requires planning permission from the Board.
- 3.3 The Site was the subject of three previous planning applications No.: A/YL-HT/961, A/HSK/105 and A/HSK/356, which were approved by the Board on 4.9.2015, 16.11.2018 and 10.6.2022 respectively for the same use. Please refer to the planning approval letter from the Board for Application No. A/HSK/356 dated 22.6.2022 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 Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” on the Site.

4.2 Proposed Use and Site Layout

4.2.1 The proposed layout is identical to previous planning application No. A/HSK/356, which includes the followings:

(1) 8 nos. of metal structures for use of storage, office, workshop, toilets and security room (Total GFA of 7,817.4m²) (as shown in the table below);

Structures		No. of Storey	Cover Area	GFA	Height	Use
1	Metal Structure with Canopy	1	6,588.1m ²	6,628.1m ²	9m	Storage (Main Logistic Centre)
2	Metal Structure with Canopy	2	401.5m ²	792.5m ²	6m	Storage
3	2-Sided Open Shed Cover	1	140.4m ²	140.4m ²	5m	Ancillary Workshop (Metal Cutting)
4	Container Structure	2	107.7m ²	215.4m ²	5m	Office, Water Tank and Meter Room
5	Container Structure	1	11.2m ²	11.2m ²	2.6m	Toilet
6	Metal Structure	1	5.1m ²	5.1m ²	2.6m	Meter Room
7	Container Structure	1	3.7m ²	3.7m ²	2.6m	Toilet
8	Metal Structure	1	21m ²	21m ²	2.6m	Security Room

(2) 8 nos. of heavy vehicle loading/unloading spaces (12m x 5m); and

(3) 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 9,500m², which is identical to previous planning application No. A/HSK/356.

4.4 Operation Hours

The proposed “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” 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/356.

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/356 at **Appendix 6**.

4.6 Fire Precaution Measures

There was an accepted fire service installations proposal under previous planning application No. A/HSK/105, as shown at **Appendix 7**. Although the fire service installation works have not yet been fully completed as the water supply has not yet been approved by Water Supplies Department, the Applicant has provided most of fire service installations on site. Therefore, the planning application should be tolerated for the use of “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” continuously.

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 letter for the approval condition under previous planning application No. A/YL-HT/961 at **Appendix 8**.

4.8 Traffic

Identical to previous planning application No. A/HSK/356, it is estimated that there would be about 24 HGV trips generation and 24 HGV trips attraction per day.

5. JUSTIFICATIONS

5.1 Previous Planning Permission for Same Use

The Site was the subject of three previous planning applications No.: A/YL-HT/961, A/HSK/105 and A/HSK/356, which were approved by the Board on 4.9.2015, 16.11.2018 and 10.6.2022 respectively. The proposed “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” is identical to previous planning application No. A/HSK/356. Therefore, it is considered that the Site should be allowed for the applied use.

5.2 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.

5.3 Maintenance of Existing Facilities on Site

The Site is being operated as “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop”, which is identical to previous planning application No. A/HSK/356. The existing facilities such as drainage facilities would remain unchanged and be well maintained.

5.4 Compliance with Previous Planning Conditions

Most of the approval conditions imposed on previous planning application No. A/HSK/356 were satisfactorily complied with. Please refer to the compliance letter for submission of a condition record of existing drainage facilities at **Appendix 6**. Although the fire service installation works have not been fully completed as the water supply has not yet been approved by Water Supplies Department, the Applicant has provided most of fire service installations on site. Therefore, the planning application should be tolerated for the use of “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” continuously.

5.5 Compatible with Surrounding Land Uses

The proposed “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” 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.

5.6 Existence of Planning Permissions for Similar Use Near the Site

5.6.1 There are planning applications for similar temporary port back-up uses approved in the surroundings in 2024 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

5.6.2 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.

5.7 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as the similar use of “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” under the previous Planning Applications. Most of the planning approval conditions imposed on the previous Planning Application No. A/HSK/356 have been complied with and the existing site condition remains unchanged. 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 Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop" on the Site under S.16 of the Town Planning Ordinance.

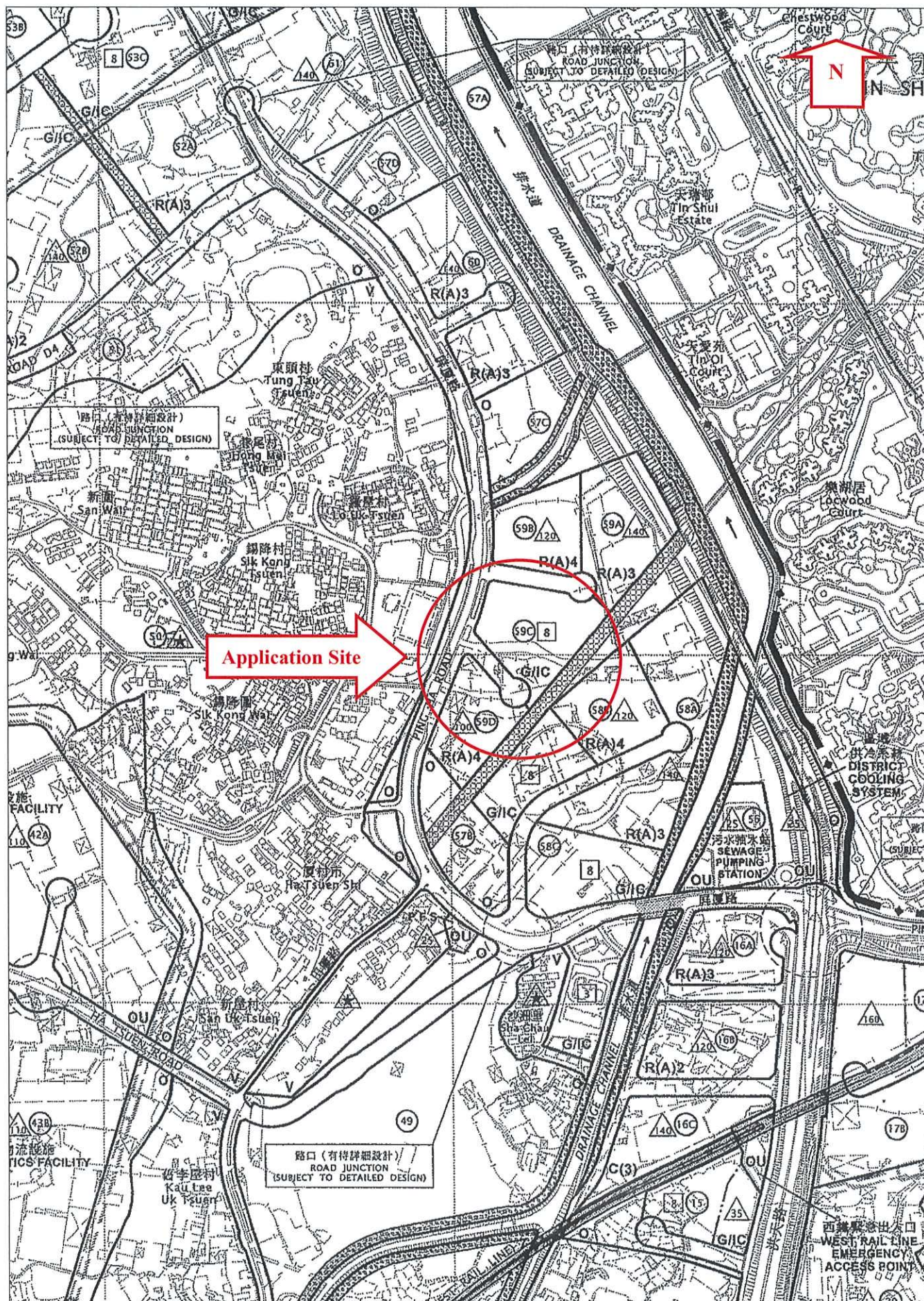
6.2 With regard to the followings:

- previous planning permission for the similar uses;
- in line with TPB PG No. 13G;
- maintenance of existing facilities on the Site
- 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 Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop" 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 Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment 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.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Public Utility Installation (Flood Retention Facilities only) Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

On land designated "Open Space (1)", the open space area is provided in the form of a Regional Plaza. To serve the community and enhance the vibrancy of the Regional Plaza, it is intended that commercial uses such as shop and services and eating places would be provided in the area adjacent to the railway station subject to the approval of the Town Planning Board by way of a planning application under section 16 of the Ordinance.

Remarks

- (a) Development within area designated "O(1)" is subject to a maximum non-domestic gross floor area of 2,350m² and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and/or building height restrictions 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/356
dated 24.6.2022**

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 27 JUN 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:

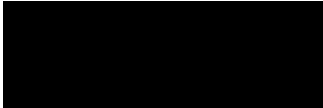
覆函請註明本會檔號

In reply please quote this ref.: TPB/A/HSK/356

By Post & Fax ([REDACTED])

24 June 2022

Lanbase Surveyors Ltd.



(Attn.: Rock K.M. Tsang)

Dear Sir/Madam,

Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop for a Period of 3 Years in "Residential (Group A) 3", "Residential (Group A) 4", "Government, Institution or Community", "Open Space" Zones and area shown as 'Road', Various Lots in D.D. 125, Ha Tsuen, Yuen Long

I refer to my letter to you dated 25.4.2022.

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 10.6.2025 and is subject to the following conditions :

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.12.2022;
- (c) the implementation of the accepted fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.3.2023;
- (d) if the above planning condition (a) 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
- (e) if any of the above planning condition (b) or (c) 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.

This temporary permission will lapse on 11.6.2025. 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/697_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 10.6.2022 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 15.7.2022). 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/cl

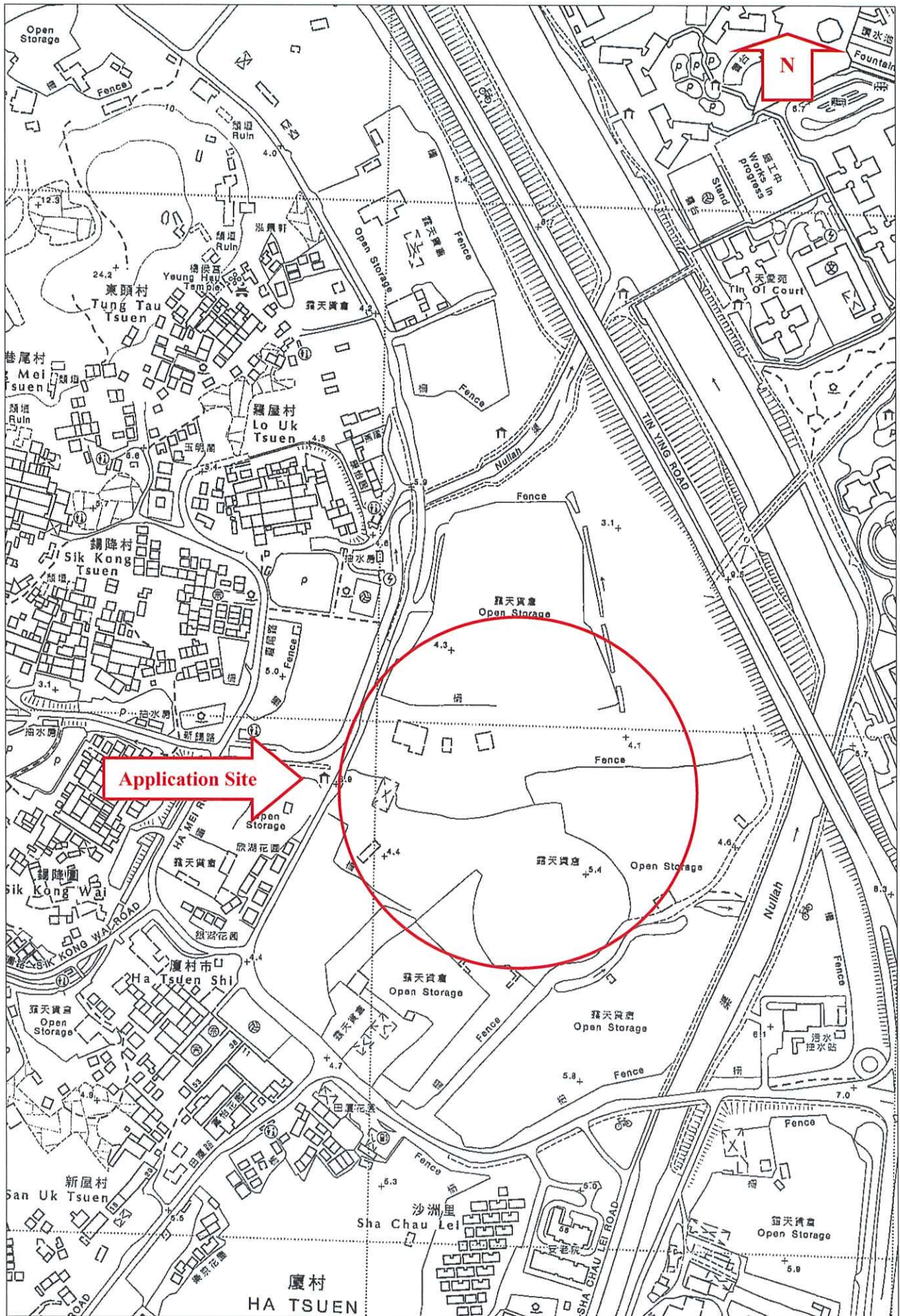
List of Government Department Contacts

(Application No. A/HSK/356)

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

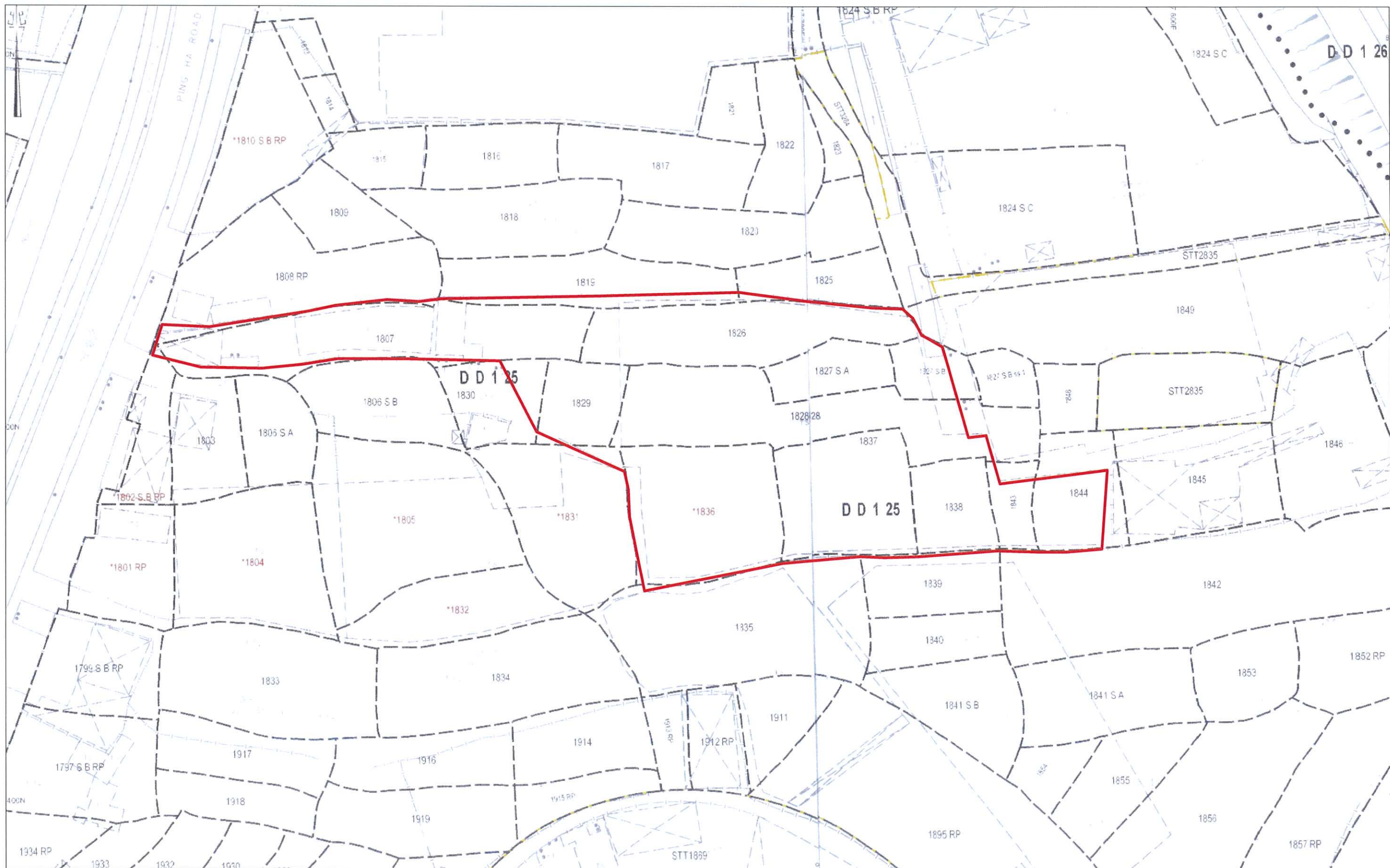
Location Plan



For Identification Only

APPENDIX 4

Site Plan (Lot Index Plan)

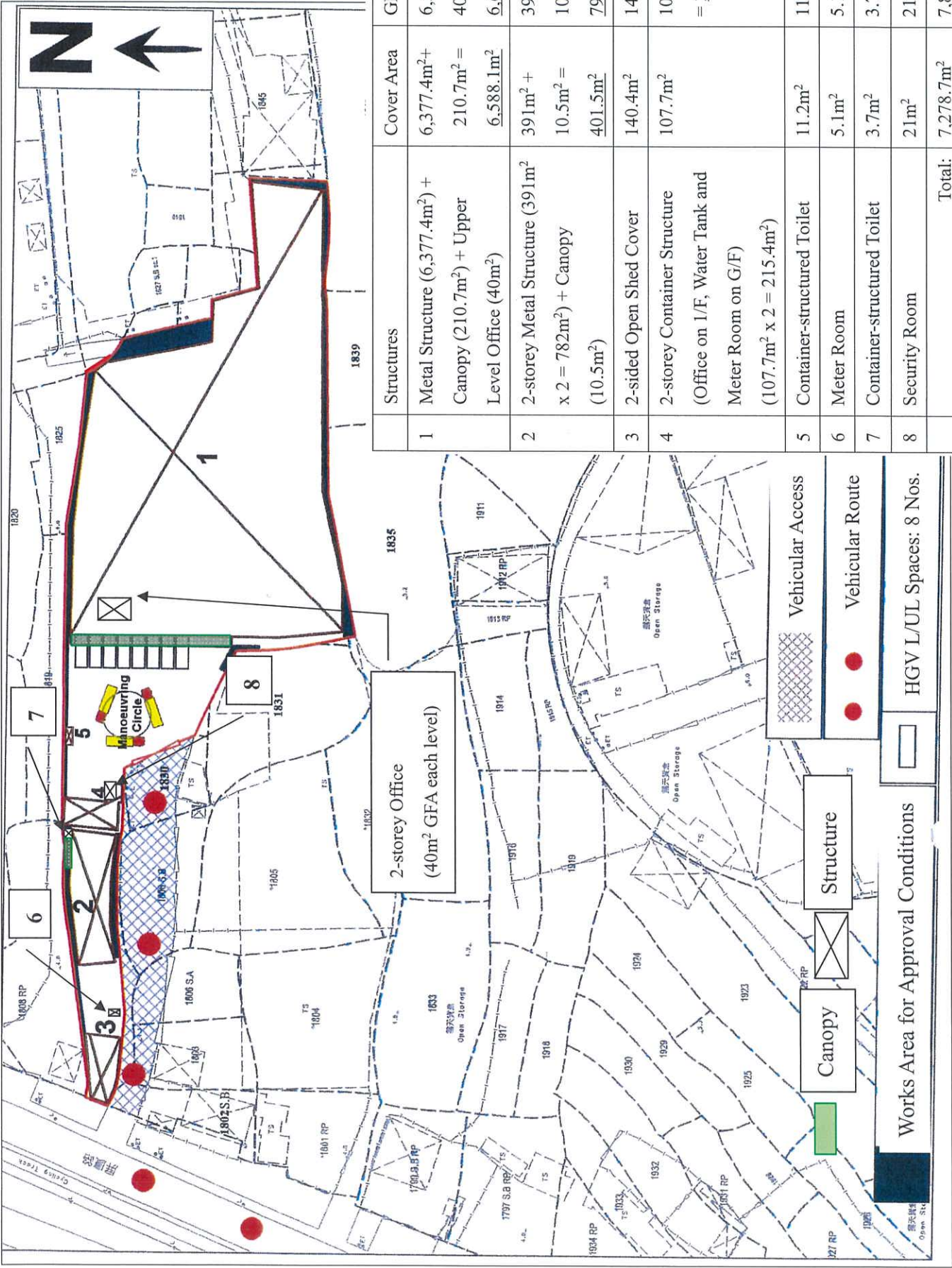


For Identification Only

Application Site

APPENDIX 5

Proposed Layout Plan

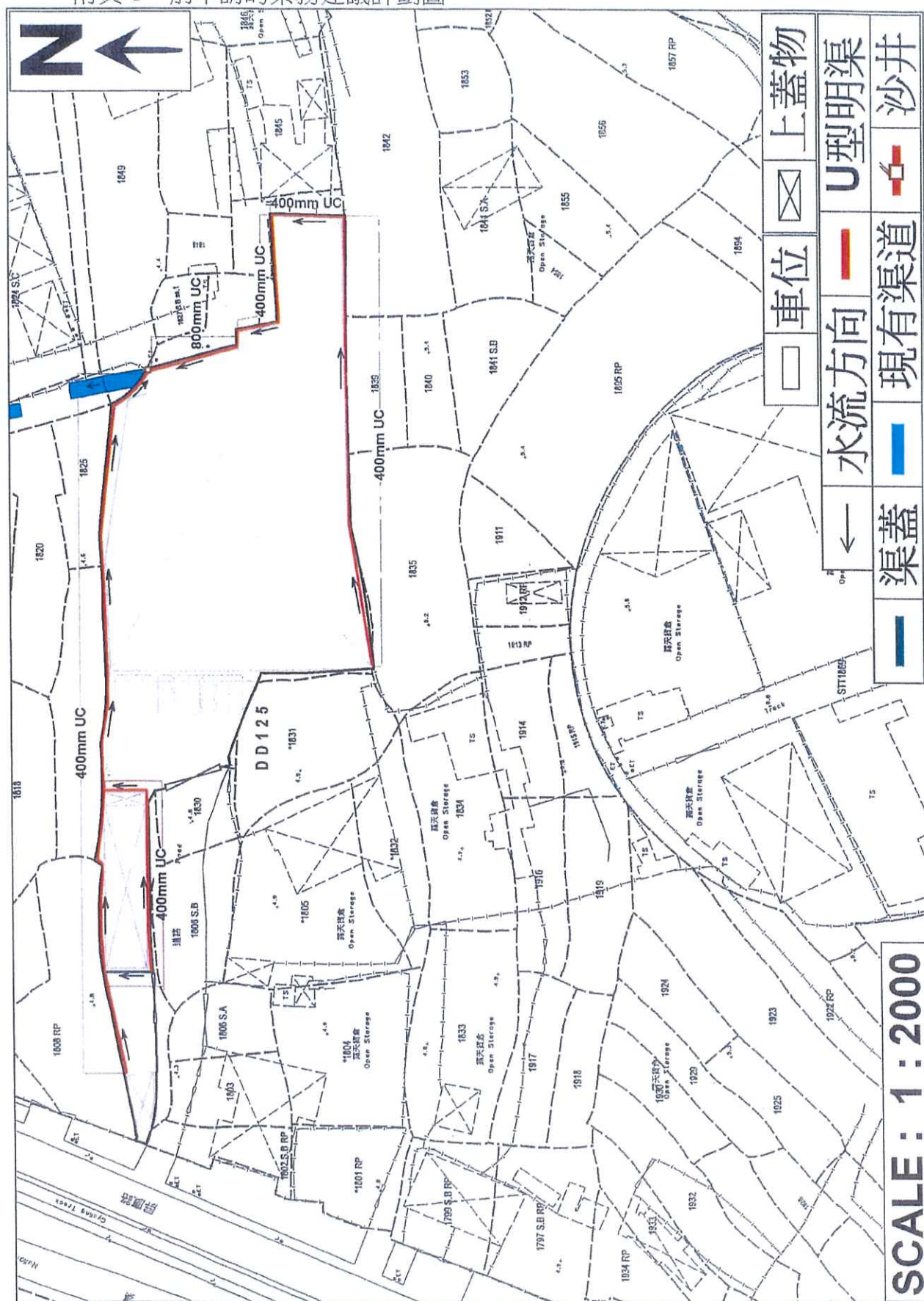


	Structures	Cover Area	GFA
1	Metal Structure (6,377.4m ²) + Canopy (210.7m ²) + Upper Level Office (40m ²)	6,377.4m ² + 210.7m ² = 6,588.1m ²	6,588.1m ² + 40m ² = 6,628.1m ²
2	2-storey Metal Structure (391m ² x 2 = 782m ²) + Canopy (10.5m ²)	391m ² + 10.5m ² = 401.5m ²	391m ² x 2 + 10.5m ² = 792.5m ²
3	2-sided Open Shed Cover	140.4m ²	140.4m ²
4	2-storey Container Structure (Office on 1/F, Water Tank and Meter Room on G/F) (107.7m ² x 2 = 215.4m ²)	107.7m ²	107.7m ² x 2 = 215.4m ²
5	Container-structured Toilet	11.2m ²	11.2m ²
6	Meter Room	5.1m ²	5.1m ²
7	Container-structured Toilet	3.7m ²	3.7m ²
8	Security Room	21m ²	21m ²
	Total:	7,278.7m ²	7,817.4m ²

APPENDIX 6

**The Approved Drainage Proposal and the Relevant
Compliance Letter for Submission of a Condition Record of
Existing Drainage Facilities
under Previous Planning Application No. A/HSK/356**

附頁 1：前申請的渠務建議計劃圖

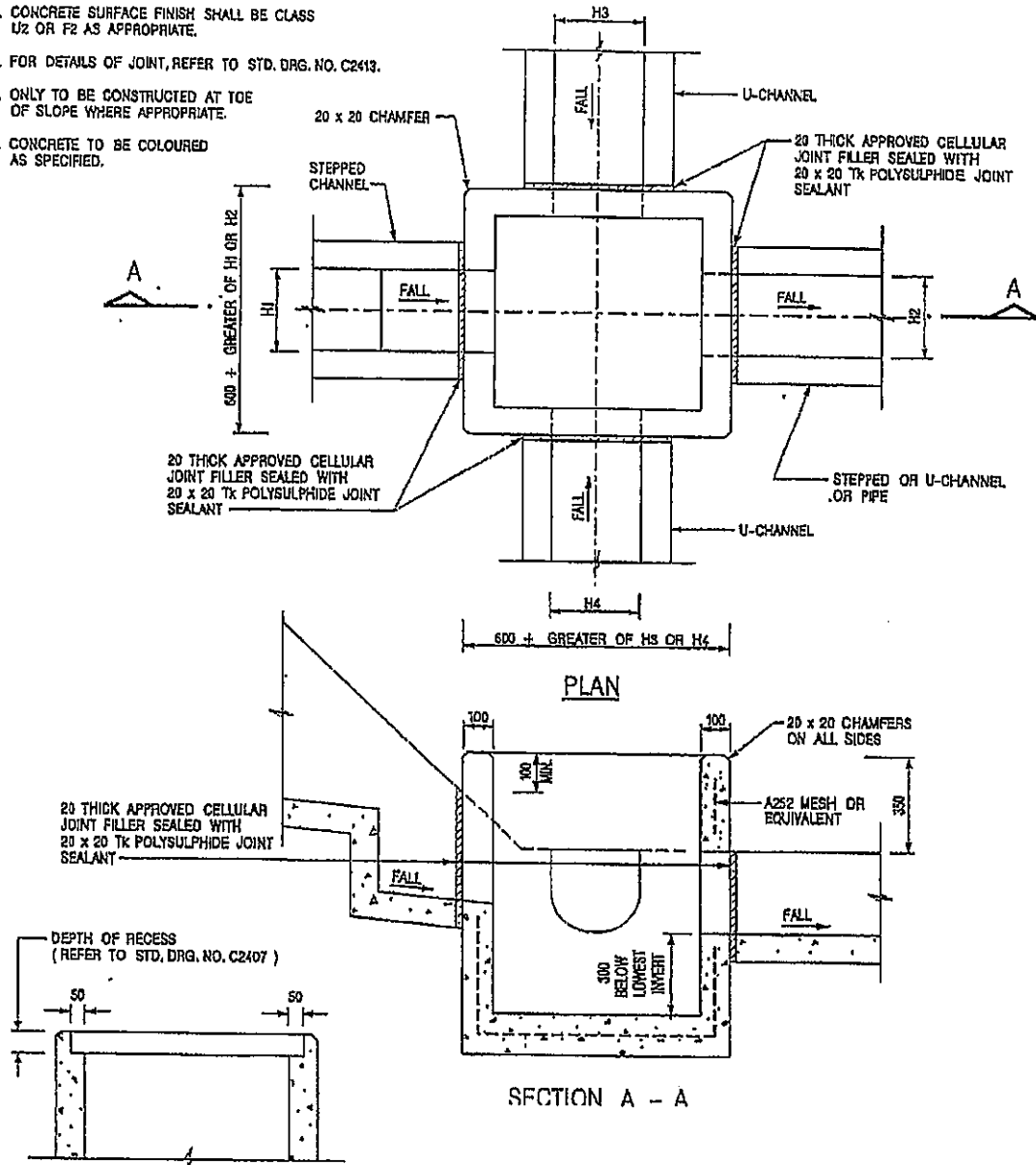


SCALE: 1 : 2000

附頁 3：沙井建造模式

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20/20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. ONLY TO BE CONSTRUCTED AT TOE OF SLOPE WHERE APPROPRIATE.
6. CONCRETE TO BE COLOURED AS SPECIFIED.



DETAILS OF DESILTING CATCHPIT

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

12 January 2023

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/356
電話號碼 Tel. No.: 2158 6295
傳真機號碼 Fax No.: 2489 9711

Lanbase Surveyors Limited

[REDACTED]
(Attn: Mr. Rock K.M. TSANG)

Dear Sir/Madam,

Compliance with Approval Condition (b).
Planning Application No. A/HSK/356

I refer to your submission dated 7.11.2022 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. Detailed departmental comment is at **Appendix I**.
- ☐ 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.

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



Appendix I

A/HSK/356 – Compliance with Approval Condition (b)

Comment from the Drainage Services Department:

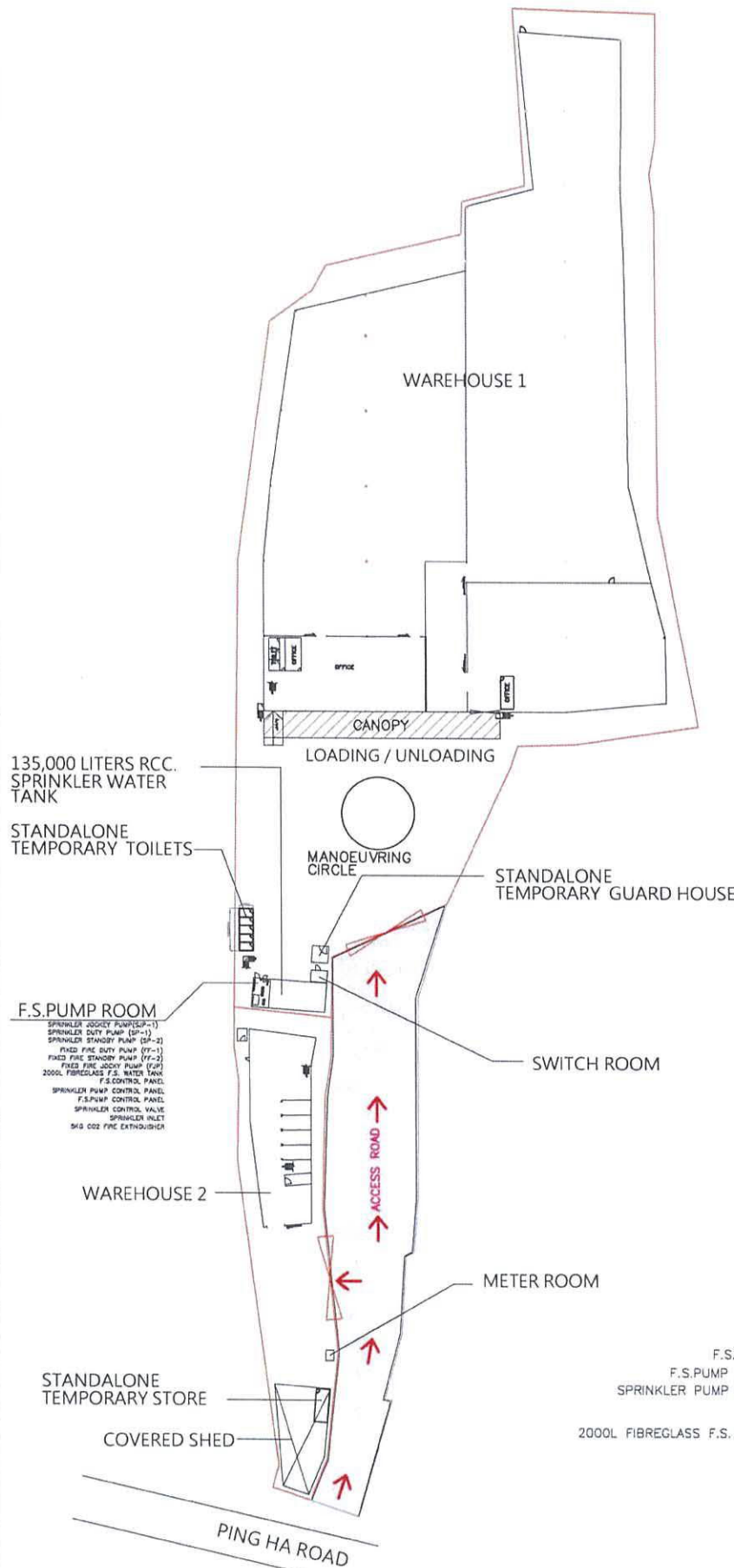
- (i) The applicant is reminded to clear the sump pit at a regular interval.

APPENDIX 6

**The Accepted Fire Service Installations Proposal under
Previous Planning Application No. A/HSK/105**

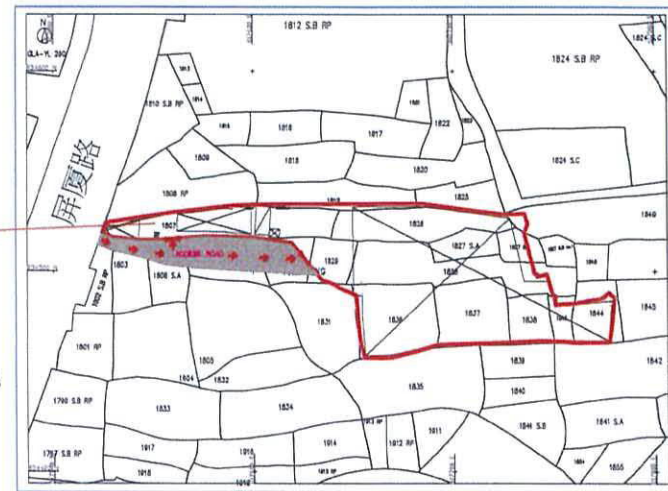
FIRE SERVICE NOTES :

1. A MODIFIED HOSE REEL SYSTEM WITH A 2,000 L F.S. TANK SHALL BE PROVIDED TO THE SUBJECT BUILDINGS IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012. HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDINGS WHERE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
 - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
 - 1.2 NO FIRE SERVICE INLET TO BE PROVIDED FOR MODIFIED HOSE REEL SYSTEM.
 - 1.3 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED.
2. FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010 & 2/2012. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL ALARM SIGNALS TO BE PROVIDED. ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARNING DEVICE INITIATION.
 - 2.1 FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE F.S. PUMP ROOM.
3. SUFFICIENT EMERGENCY LIGHTING WITH 2 HOURS BACK UP BATTERY TO BE PROVIDED TO THE BUILDINGS IN ACCORDANCE WITH BS 5266 : PART 1 AND BS EN 1838.
4. SUFFICIENT EXIT SIGN / DIRECTIONAL SIGN TO BE PROVIDED IN ACCORDANCE WITH BS 5266 : PART 1 AND FSD CIRCULAR LETTER NO. 5/2008.
5. FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON PLANS.
6. WHEN A VENTILATION/AIR CONDITIONING CONTROL SYSTEM TO THE AREAS/BUILDING IS REQUIRED TO BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
7. AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN 12845 : 2015 AND FSD CIRCULAR LETTER 5/2020 EXCEPT E&M PLANT ROOMS. SPRINKLER SHALL NOT BE PROVIDED TO STANDALONE TEMPORARY : TOILETS / OFFICES / STORES / GUARD HOUSE WHERE TOTAL FLOOR AREAS LESS THAN 230 SQUARE METRES. SPRINKLER SHALL NOT BE PROVIDED TO AREAS OF COVERED SHED AS THOSE ARE METAL STRUCTURE WITH 2 SIDES OPENING.
 - 7.1 HAZARD CLASSIFICATION : OH3
 - 7.2 STORED PRODUCTS AND CATEGORIES : CATEGORY (1)
 - 7.3 STORAGE CONFIGURATION : FREE STANDING (ST1) & POST-PALLET STORAGE (ST2)
 - 7.4 STORAGE HEIGHT NOT EXCEEDING : 4M & 3.5M
 - 7.5 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50 SQ M IN PLAN AREA FOR CATEGORY I.
 - 7.6 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE
 - 7.7 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
 - 7.8 SPRINKLER PUMPS, SPRINKLER CONTROL VALVES AND SPRINKLER INLETS SHALL BE PROVIDED AS INDICATED ON PLANS.
8. SECONDARY SOURCE OF POWER SUPPLY FOR FIRE SERVICE INSTALLATIONS TO BE PROVIDED BY CONNECTION BEFORE THE MAIN SWITCH WITH AUTOMATIC CHANGE-OVER DEVICE AND SATISFACTION OF THE DIRECTOR OF FIRE SERVICES
9. SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED WHEREAS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT IN WAREHOUSES.



SITE LOCATION PLAN
(SCALE 1 : 400)

LOTS 1802BRP(PART), 1807(PART), 1808RP(PART), 1819(PART), 1825(PART), 1826, 1827A, 1827B(PART), 1828(PART), 1829(PART), 1830(PART), 1831(PART), 1835(PART), 1836(PART), 1837, 1838, 1839(PART), 1843(PART), 1844(PART) AND 1849(PART) IN D.D. 125 HA TSUEN, YUEN LONG, NEW TERRITORIES



BLOCK PLAN
(NOT TO SCALE)

LEGEND

- COVERED SHED
- METAL GATE
- FIRE ALARM BELL
- VISUAL FIRE ALARM
- MANUAL FIRE ALARM CALL POINT (BREAK GLASS TYPE)
- EXIT SIGN
- SLIDING DOOR
- HOSE REEL SET
- FIXED FIRE PUMP/SPRINKLER PUMP
- SPRINKLER CONTROL VALVE
- SPRINKLER INLET

- 9L W/ CO2 FIRE EXTINGUISHER
- SAND BUCKET
- 5KG CO2 FIRE EXTINGUISHER
- F.S. CONTROL PANEL
- SPRINKLER / F.S. PUMP CONTROL PANEL

FOR PlanD SUBMISSION

FSI CONSULTANT:



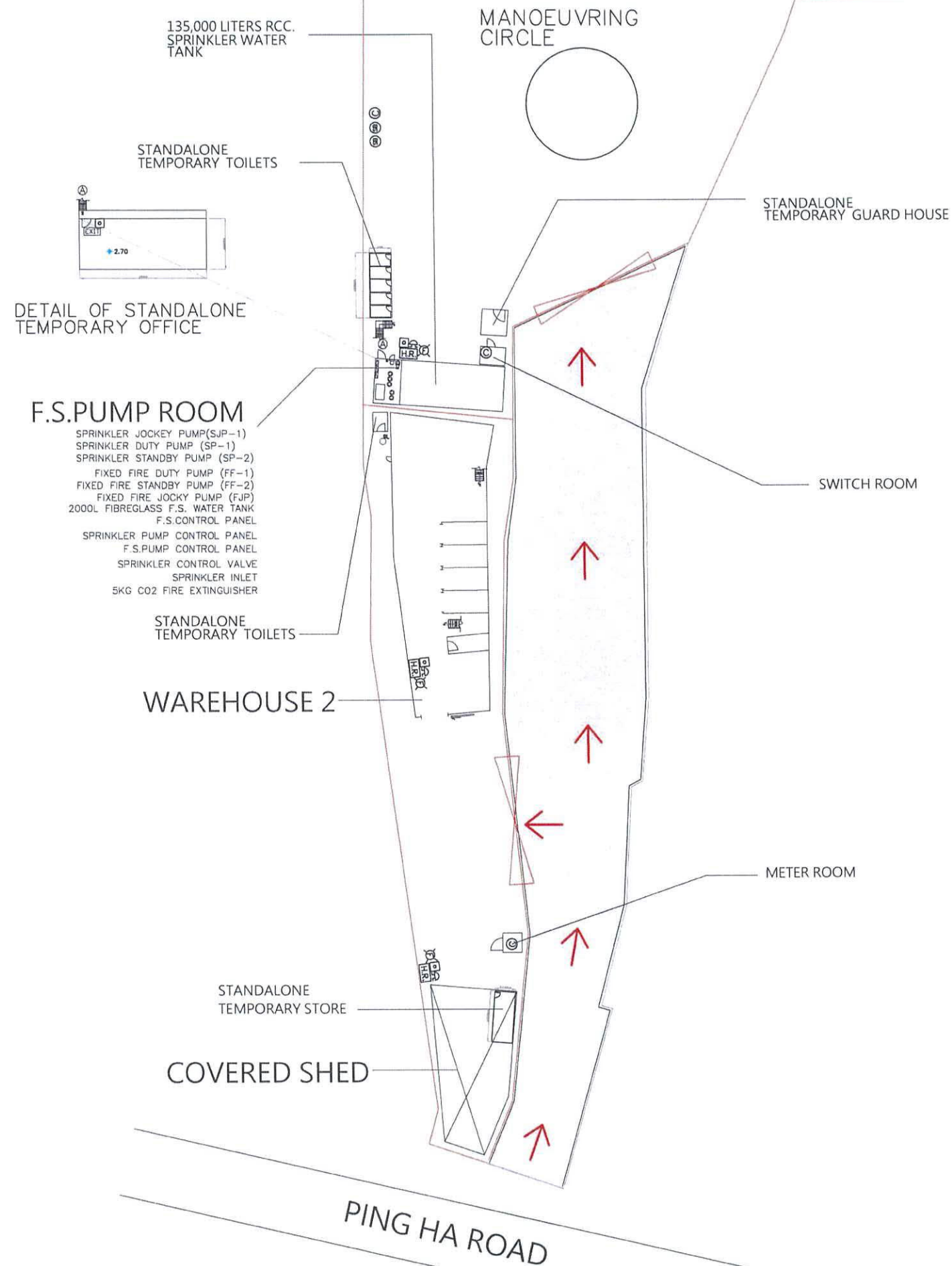
PROJECT:

LOTS 1802BRP(PART), 1807(PART), 1808RP(PART), 1819(PART), 1825(PART), 1826, 1827A, 1827B(PART), 1828(PART), 1829(PART), 1830(PART), 1831(PART), 1835(PART), 1836(PART), 1837, 1838, 1839(PART), 1843(PART), 1844(PART) AND 1849(PART) IN D.D. 125 HA TSUEN, YUEN LONG, NEW TERRITORIES

TITLE:

FS NOTES, LEGEND, DETAIL OF F.S. PUMP ROOM, DETAIL OF STANDALONE TEMPORARY OFFICE, BLOCK PLAN AND SITE LOCATION PLAN (RNTPC PAPER NO.A/HSK/356)

SCALE:	DRAWN BY:
1:400 @A0	BARRY
DATE:	DESIGNED BY:
9-03-2022	BARRY
DWG. NO:	CHECKED BY:
FS/01	NG L.C.
CONTRACT NO:	SHEET:
	4
REVISION:	



FOR PlanD SUBMISSION

FSI CONSULTANT:



GLOBAL ENG CONSULTANTS LTD

PROJECT:

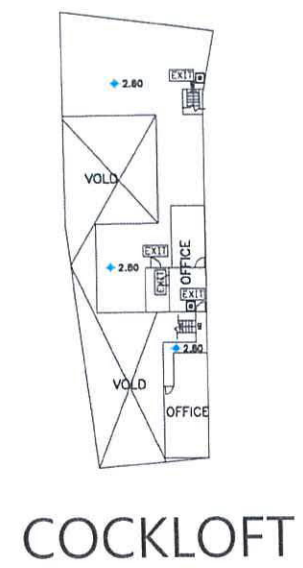
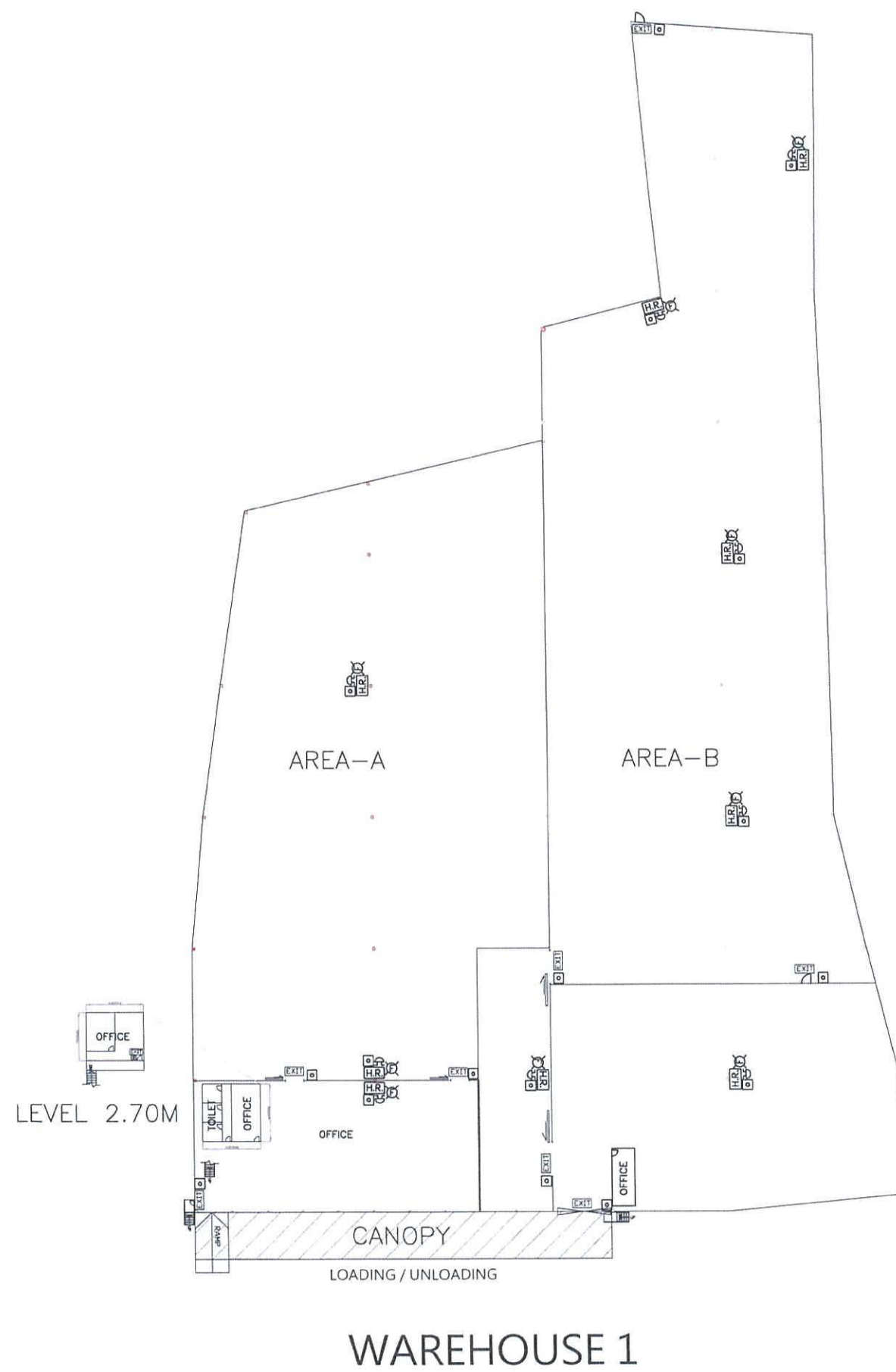
LOTS 1802BRP(PART), 1807(PART), 1808RP(PART), 1819(PART), 1825(PART), 1826, 1827A, 1827B(PART), 1828(PART), 1829(PART), 1830(PART), 1831(PART), 1835(PART), 1836(PART), 1837, 1838, 1839(PART), 1843(PART), 1844(PART) AND 1849(PART) IN D.D. 125 HA TSUEN, YUEN LONG, NEW TERRITORIES

TITLE:


PART PLAN

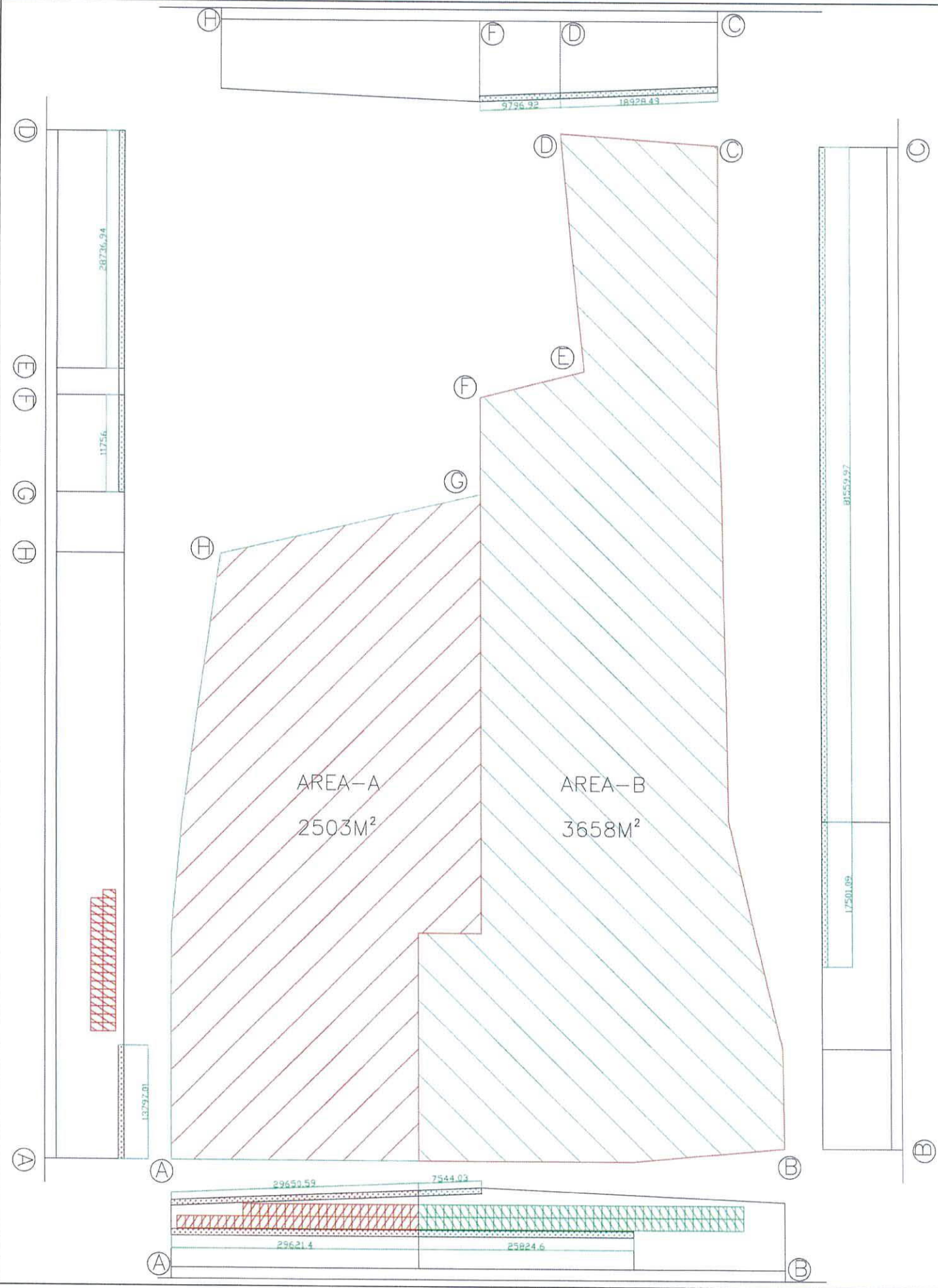
(RNTPC PAPER NO.A/HSK/356)

SCALE:	DRAWN BY:
1:200 @A0	BARRY
DATE:	DESIGNED BY:
9-03-2022	BARRY
DWG. NO:	CHECKED BY:
FS/02	NG L.C.
CONTRACT NO.:	SHEET:
	4
REVISION:	



FOR PlanD SUBMISSION

FSI CONSULTANT:	
	GLOBAL ENG CONSULTANTS LTD
PROJECT:	
LOTS 1802BRP(PART), 1807(PART), 1808RP(PART), 1819(PART), 1825(PART), 1826, 1827A, 1827B(PART), 1828(PART), 1829(PART), 1830(PART), 1831(PART), 1835(PART), 1836(PART), 1837, 1838, 1839(PART), 1843(PART), 1844(PART) AND 1849(PART) IN D.D. 125 HA TSUEN, YUEN LONG, NEW TERRITORIES	
TITLE:	
WAREHOUSE 1 AND WAREHOUSE 2 FIRE SERVICES LAYOUT PLAN (RNTPC PAPER NO.A/HSK/356)	
SCALE:	DRAWN BY:
1:200 @AO	BARRY
DATE:	DESIGNED BY:
9-03-2022	BARRY
DWG. NO:	CHECKED BY:
FS/03	NG L.C.
CONTRACT NO.:	SHEET:
	4
REVISION:	



WAREHOUSE 1

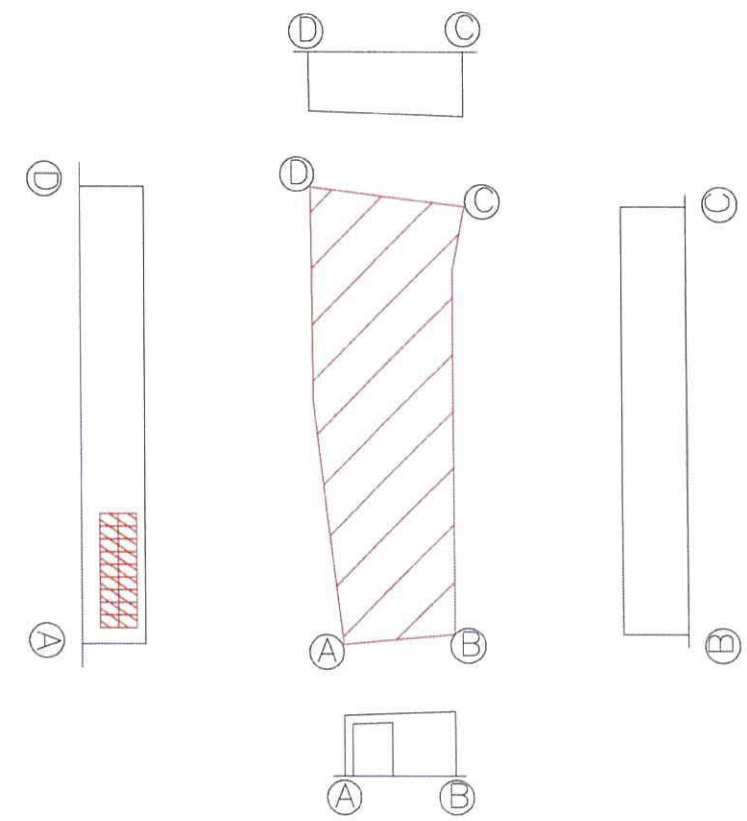
WAREHOUSE 1

FLOOR AREA	REQUIRED OPENABLE WINDOWS	OPENABLE WINDOWS	VENTILATION OPENING	PROVIDED OPENABLE WINDOWS
AREA-A	2503 M ² X 6.25% = 156.5 M ²	1 M X 1.5 M = 1.5 M ² X 83 Nos. = 124.5 M ²	0.7 M X 73.069 M = 51.14 M ²	175.64 M ²
AREA-B	3658 M ² X 6.25% = 228.6 M ²	1 M X 1.5 M = 1.5 M ² X 78 Nos. = 117 M ²	0.7 M X 201.6 M = 141.12 M ²	258.12 M ²
TOTAL :	6161 M ² X 6.25% = 385.1 M ²			433.76 M ²

WAREHOUSE 2

WAREHOUSE 2

FLOOR AREA	REQUIRED OPENABLE WINDOWS	OPENABLE WINDOWS	PROVIDED OPENABLE WINDOWS
AREA	371.2 M ² X 6.25% = 23.2 M ²	1 M X 1.5 M = 1.5 M ² X 18 Nos. = 27 M ²	27 M ²



FOR PlanD SUBMISSION

FSI CONSULTANT:

GLOBAL ENG CONSULTANTS LTD

PROJECT:

LOTS 1802BRP(PART), 1807(PART), 1808BRP(PART), 1819(PART), 1825(PART), 1826, 1827A, 1827B(PART), 1828(PART), 1829(PART), 1830(PART), 1831(PART), 1835(PART), 1836(PART), 1837, 1838, 1839(PART), 1843(PART), 1844(PART) AND 1849(PART) IN D.D. 125 HA TSUEN, YUEN LONG, NEW TERRITORIES

TITLE:

PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION

(RNTPC PAPER NO.A/HSK/356)

SCALE:

1:200 @A0

DRAWN BY:

BARRY

DATE:

9-03-2022

DESIGNED BY:

BARRY

DWG. NO:

FS/04

CHECKED BY:

NG L.C.

CONTRACT NO.:

SHEET:

4

REVISION:

Our Ref.: YL/TPN/2470B/L02

17 December 2024

Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

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

By Post

Dear Sir/Madam,

**Planning Application for
A Temporary Storage of Construction Materials and Containers, Logistics Centre and
Ancillary Workshop for a Period of Three Years
at Lots 31802BRP(Part), 1807(Part), 1808RP(Part), 1819(Part), 1825(Part), 1826,
1827A, 1827B(Part), 1828(Part), 1829(Part), 1830(Part), 1831(Part), 1835(Part),
1836(Part), 1837, 1838, 1839(Part), 1843(Part), 1844(Part) and 1849(Part) in D.D. 125
Ha Tsuen, Yuen Long, New Territories
(Planning Application No. A/HSK/541)**


We refer to the captioned planning application.

We would like to clarify the followings:

- (a) There is a tree preservation and landscape proposal approved under previous planning application No. A/YL-HT/961 and the existing landscape and tree plantings remain unchanged and properly maintained.
- (b) There was an accepted fire service installations proposal under previous planning application No. A/HSK/105. Although the fire service installation works have not yet been fully completed as the water supply has not yet been approved by Water Supplies Department, the Applicant has provided most of fire service installations on site. A set of updated fire service installations proposal (i.e. identical to the previously approved) is provided herewith for submission.

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

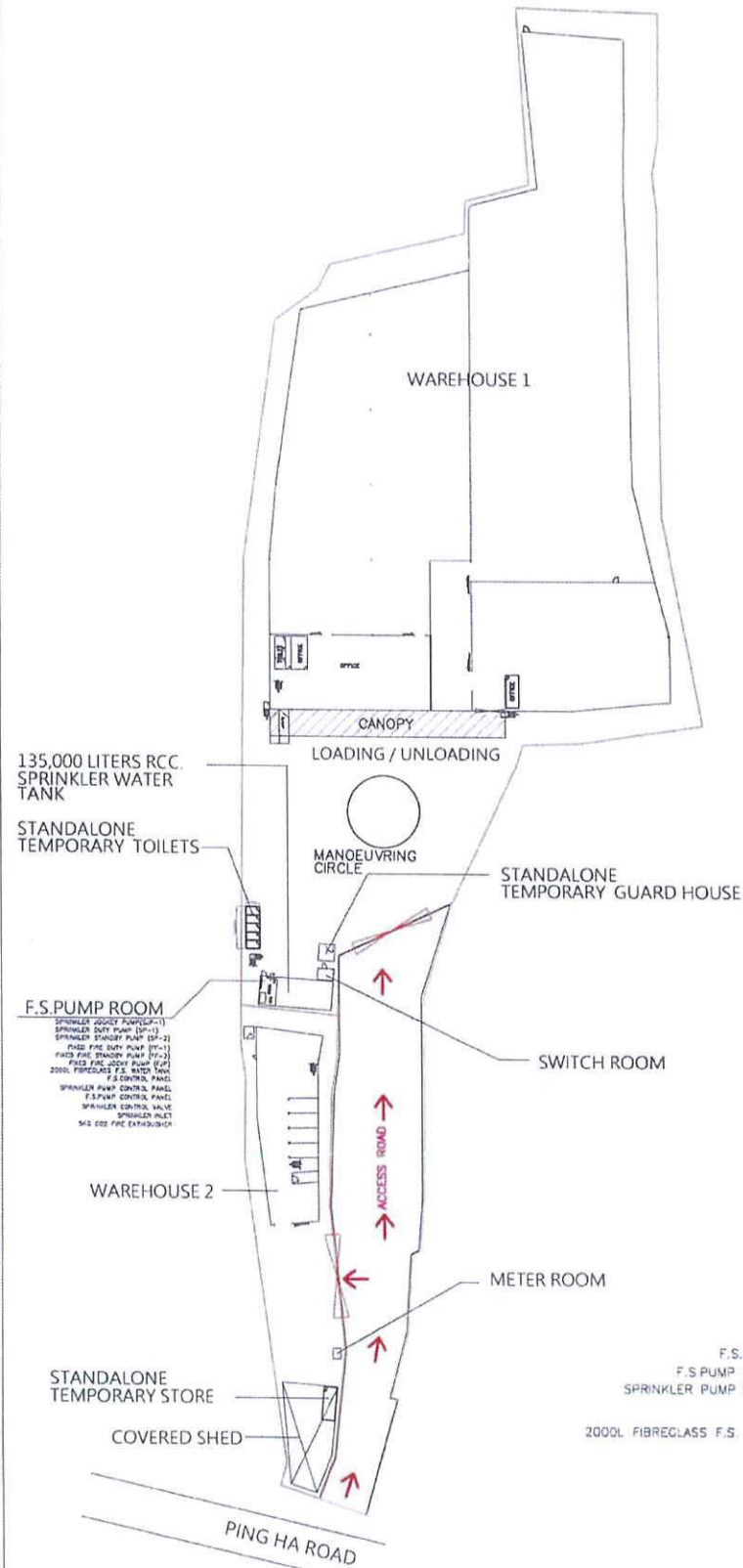
Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
Encl.
RK/AL

c.c.
DPO/TM&YLW (Attn.: Mr. tony Lam By Email)

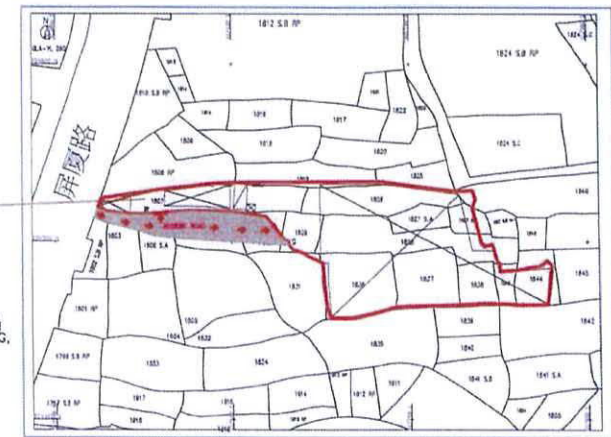
FIRE SERVICE NOTES :

- 1 A MODIFIED HOSE REEL SYSTEM WITH A 2,000 L F.S. TANK SHALL BE PROVIDED TO THE SUBJECT BUILDINGS IN ACCORDANCE WITH PARA 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012. HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDINGS WHERE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
 - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS
 - 1.2 NO FIRE SERVICE INLET TO BE PROVIDED FOR MODIFIED HOSE REEL SYSTEM
 - 1.3 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED
- 2 FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002 + A2:2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010 & 2/2012. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL ALARM SIGNALS TO BE PROVIDED. ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO VISUAL WARNING DEVICE INITIATION.
 - 2.1 FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE F.S. PUMP ROOM
- 3 SUFFICIENT EMERGENCY LIGHTING WITH 2 HOURS BACK UP BATTERY TO BE PROVIDED TO THE BUILDINGS IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838
- 4 SUFFICIENT EXIT SIGN / DIRECTIONAL SIGN TO BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER NO. 5/2008
- 5 FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON PLANS
- 6 WHEN A VENTILATION/AIR CONDITIONING CONTROL SYSTEM TO THE AREAS/BUILDING IS REQUIRED TO BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT
- 7 AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN 12845:2015 AND FSD CIRCULAR LETTER 5/2020 EXCEPT E&M PLANT ROOMS. SPRINKLER SHALL NOT BE PROVIDED TO STANDALONE TEMPORARY TOILETS / OFFICES / STORES / GUARD HOUSE WHERE TOTAL FLOOR AREAS LESS THAN 230 SQUARE METRES. SPRINKLER SHALL NOT BE PROVIDED TO AREAS OF COVERED SHED AS THOSE ARE METAL STRUCTURE WITH 2 SIDES OPENING.
 - 7.1 HAZARD CLASSIFICATION: OH3
 - 7.2 STORED PRODUCTS AND CATEGORIES: CATEGORY (1)
 - 7.3 STORAGE CONFIGURATION: FREE-STANDING (ST1) & POST-PALLET STORAGE (ST2)
 - 7.4 STORAGE HEIGHT NOT EXCEEDING: 4M & 3.5M
 - 7.5 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50 SQ M IN PLAN AREA FOR CATEGORY 1
 - 7.6 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE
 - 7.7 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS
 - 7.8 SPRINKLER PUMPS, SPRINKLER CONTROL VALVES AND SPRINKLER INLETS SHALL BE PROVIDED AS INDICATED ON PLANS
- 8 SECONDARY SOURCE OF POWER SUPPLY FOR FIRE SERVICE INSTALLATIONS TO BE PROVIDED BY CONNECTION BEFORE THE MAIN SWITCH WITH AUTOMATIC CHANGE-OVER DEVICE AND SATISFACTION OF THE DIRECTOR OF FIRE SERVICES
- 9 SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED WHEREAS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT IN WAREHOUSES



SITE LOCATION PLAN
(SCALE 1 : 400)

LOTS 1802BRP(PART), 1807(PART), 1808BRP(PART), 1819(PART), 1825(PART), 1826, 1827A, 1827B(PART), 1828(PART), 1829(PART), 1830(PART), 1831(PART), 1835(PART), 1836(PART), 1837, 1838, 1839(PART), 1843(PART), 1844(PART) AND 1849(PART) IN D.O. 125 HA TSUEN, YUEN LONG, NEW TERRITORIES



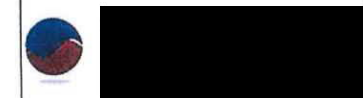
BLOCK PLAN
(NOT TO SCALE)

LEGEND

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

FOR PlanD SUBMISSION

FSI CONSULTANT:



PROJECT:

LOTS 1802BRP(PART), 1807(PART), 1808BRP(PART), 1819(PART), 1825(PART), 1826, 1827A, 1827B(PART), 1828(PART), 1829(PART), 1830(PART), 1831(PART), 1835(PART), 1836(PART), 1837, 1838, 1839(PART), 1843(PART), 1844(PART) AND 1849(PART) IN D.O. 125 HA TSUEN, YUEN LONG, NEW TERRITORIES

TITLE:
FSI NOTES, LEGEND, DETAIL OF F.S. PUMP ROOM, DETAIL OF STANDALONE TEMPORARY OFFICE, BLOCK PLAN AND SITE LOCATION PLAN

Planning Application No. A/HSK/541

SCALE: 1:400 @A0

DATE: 12/2024

DWG. NO: FS/01

CONTRACT NO.:

REVISION:

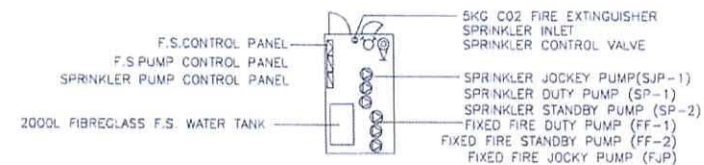
SHEET: 4

CHECKED BY: NG L.C.

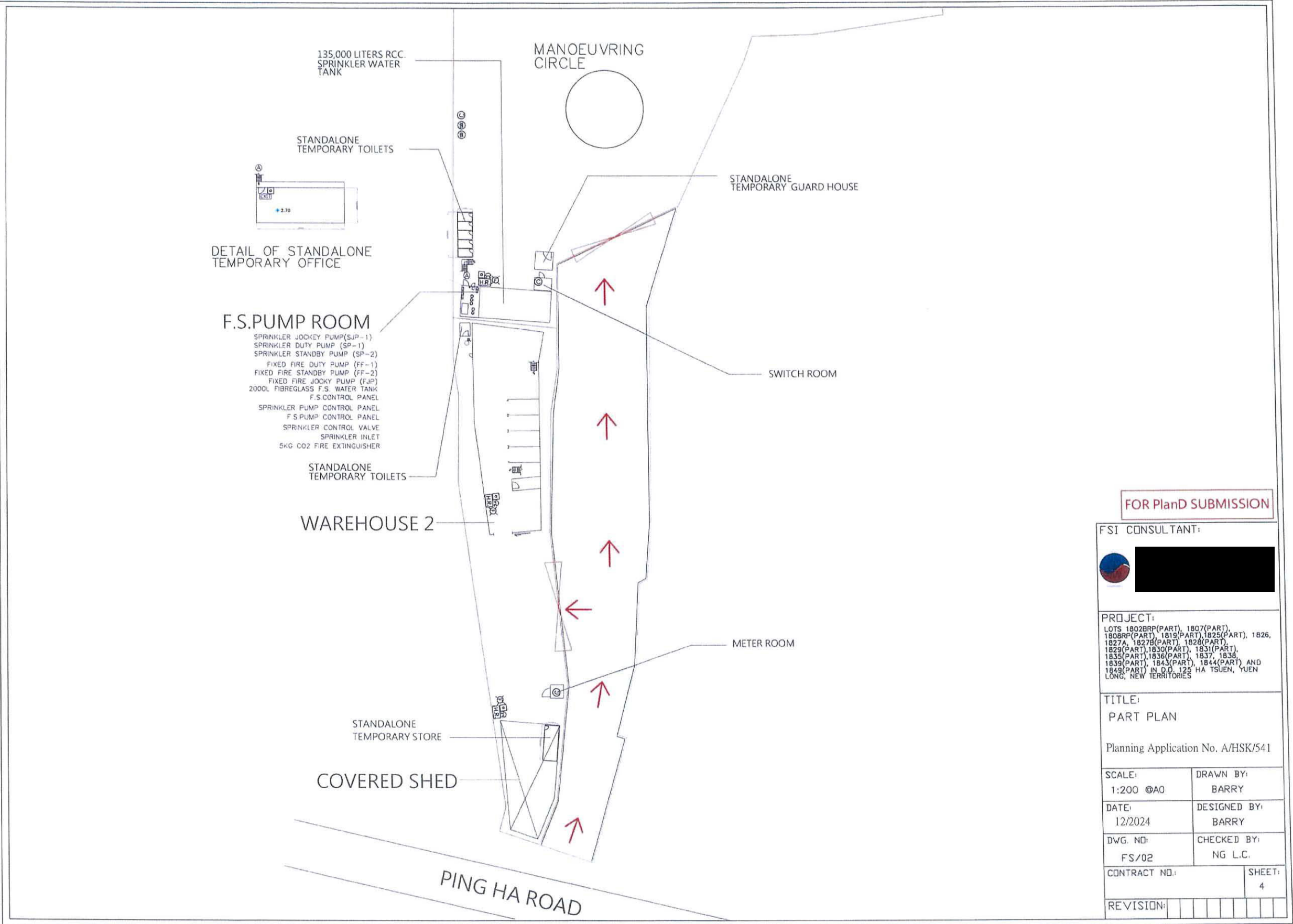
DESIGNED BY: BARRY

DRAWN BY: BARRY

SHEET: 4





DETAIL OF F.S. PUMP ROOM
(1:200)



FOR PlanD SUBMISSION

FSI CONSULTANT:

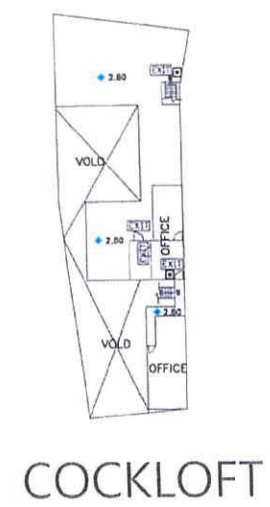
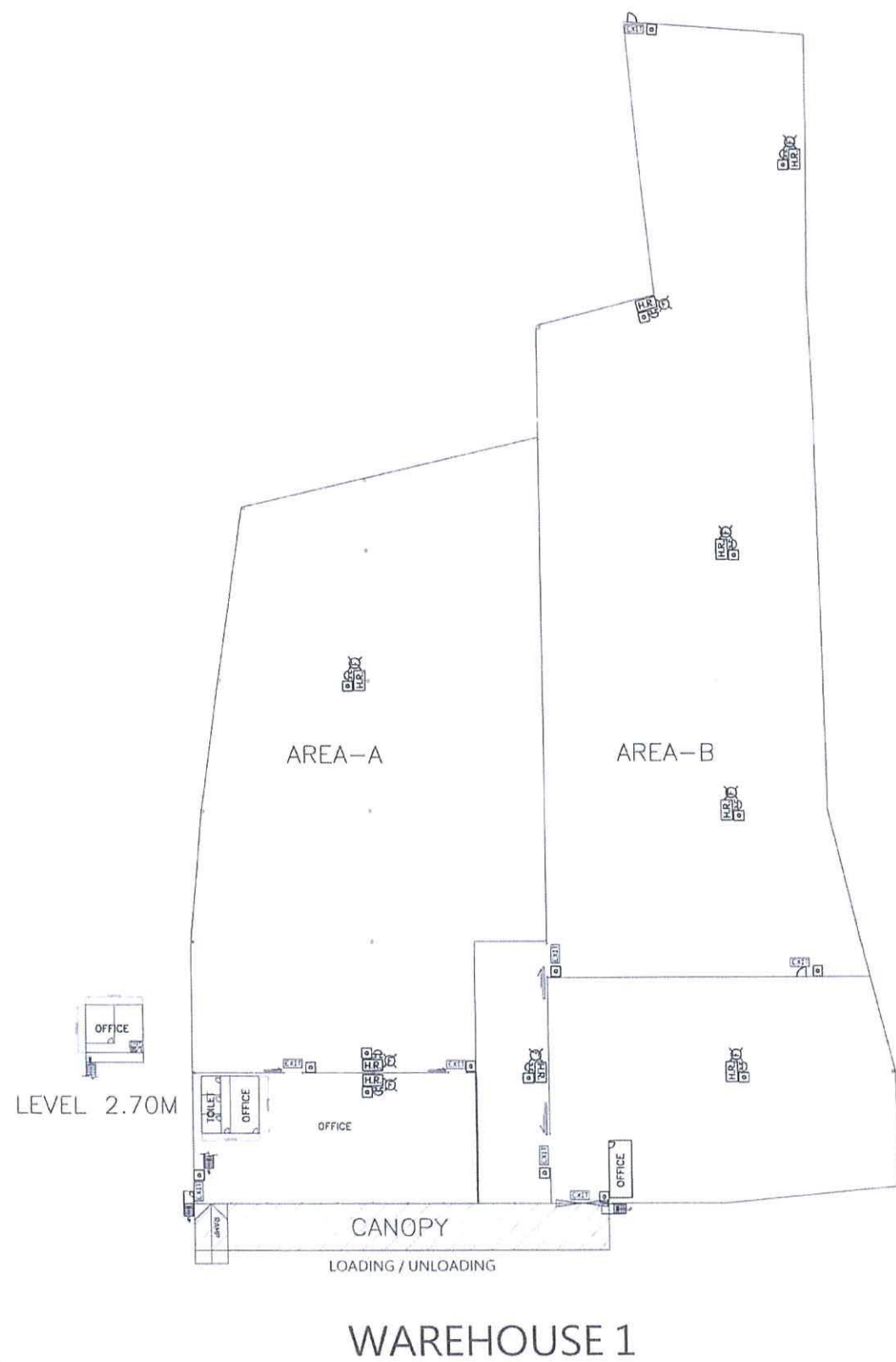


PROJECT:
LOTS 1802BRP(PART), 1807(PART),
1808BRP(PART), 1819(PART), 1825(PART), 1826,
1827A, 1827B(PART), 1828(PART),
1829(PART), 1830(PART), 1831(PART),
1835(PART), 1836(PART), 1837, 1838,
1839(PART), 1843(PART), 1844(PART) AND
1849(PART) IN D.D. 125 HA TSUEN, YUEN
LONG, NEW TERRITORIES

TITLE:
PART PLAN

Planning Application No. A/HSK/541

SCALE: 1:200 @A0	DRAWN BY: BARRY
DATE: 12/2024	DESIGNED BY: BARRY
DWG. NO: FS/02	CHECKED BY: NG L.C.
CONTRACT NO.:	SHEET: 4
REVISION:	



FOR PlanD SUBMISSION

FSI CONSULTANT:



PROJECT:
 LOTS 1802BRP(PART), 1807(PART),
 1808RP(PART), 1819(PART), 1825(PART), 1826,
 1827A, 1827B(PART), 1828(PART),
 1829(PART), 1830(PART), 1831(PART),
 1835(PART), 1836(PART), 1837, 1838,
 1839(PART), 1843(PART), 1844(PART) AND
 1845(PART) IN D.O. 125 HA TSUEN, YUEN
 LONG, NEW TERRITORIES

TITLE:
 WAREHOUSE 1 AND
 WAREHOUSE 2
 FIRE SERVICES LAYOUT
 PLAN

Planning Application No. A/HSK/541

SCALE: 1:200 @A0

DRAWN BY:
 BARRY

DATE:
 12/2024

DESIGNED BY:
 BARRY

DWG. NO:
 FS/03

CHECKED BY:
 NG L.C.

CONTRACT NO.:

SHEET:
 4

REVISION:

Our Ref.: YL/TPN/2470B/L04

27 January 2025

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 Storage of Construction Materials and Containers, Logistics Centre and
Ancillary Workshop for a Period of Three Years
at Lots 31802BRP(Part), 1807(Part), 1808RP(Part), 1819(Part), 1825(Part), 1826,
1827A, 1827B(Part), 1828(Part), 1829(Part), 1830(Part), 1831(Part), 1835(Part),
1836(Part), 1837, 1838, 1839(Part), 1843(Part), 1844(Part) and 1849(Part) in D.D. 125
Ha Tsuen, Yuen Long, New Territories
(Planning Application No. A/HSK/541)**

We refer to the captioned planning application.

We would like to clarify that there is only one vehicular access to the application site, and submit herewith a set of fire service installations proposal for re-activating the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED]
Thank you for your kind attention.

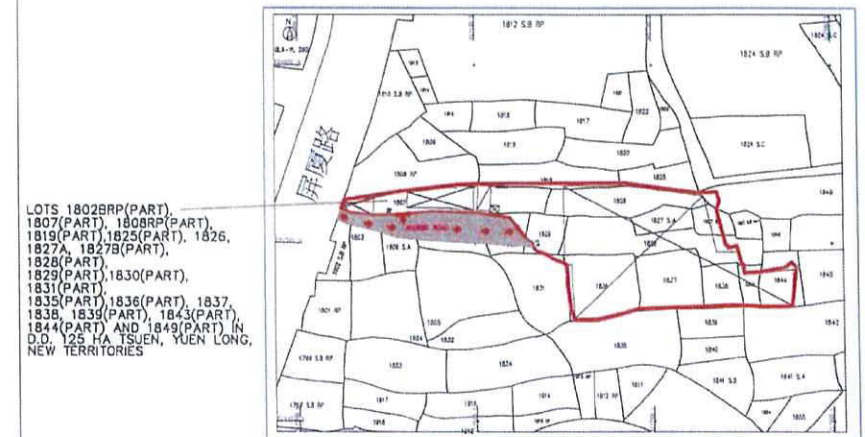
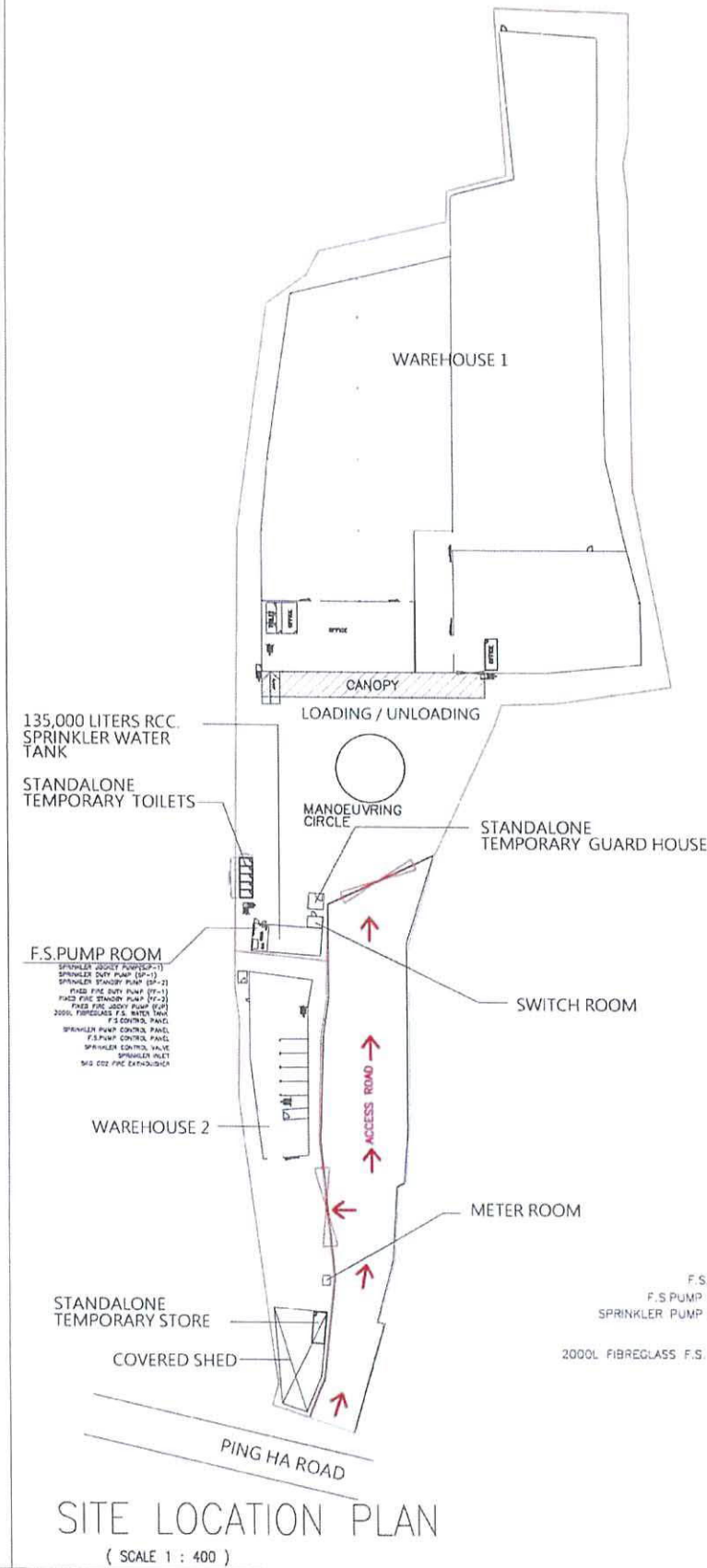
Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
Encl.
RK/AL

c.c.
DPO/TM&YLW (Attn.: Mr. Tony Lam By Email)

FIRE SERVICE NOTES :

- 1 A MODIFIED HOSE REEL SYSTEM WITH A 2,000 L F.S. TANK SHALL BE PROVIDED TO THE SUBJECT BUILDINGS IN ACCORDANCE WITH PARA 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012. HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDINGS WHERE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
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- 4 SUFFICIENT EXIT SIGN / DIRECTIONAL SIGN TO BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER NO. 5/2008
- 5 FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON PLANS
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 - 7.5 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50 SQ.M IN PLAN AREA FOR CATEGORY 1
 - 7.6 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE
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 - 7.8 SPRINKLER PUMPS, SPRINKLER CONTROL VALVES AND SPRINKLER INLETS SHALL BE PROVIDED AS INDICATED ON PLANS
- 8 SECONDARY SOURCE OF POWER SUPPLY FOR FIRE SERVICE INSTALLATIONS TO BE PROVIDED BY CONNECTION BEFORE THE MAIN SWITCH WITH AUTOMATIC CHANGE-OVER DEVICE AND SATISFACTION OF THE DIRECTOR OF FIRE SERVICES
- 9 SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED WHEREAS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT IN WAREHOUSES



BLOCK PLAN (NOT TO SCALE)

LEGEND

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

FOR PlanD SUBMISSION

FSI CONSULTANT:



PROJECT:

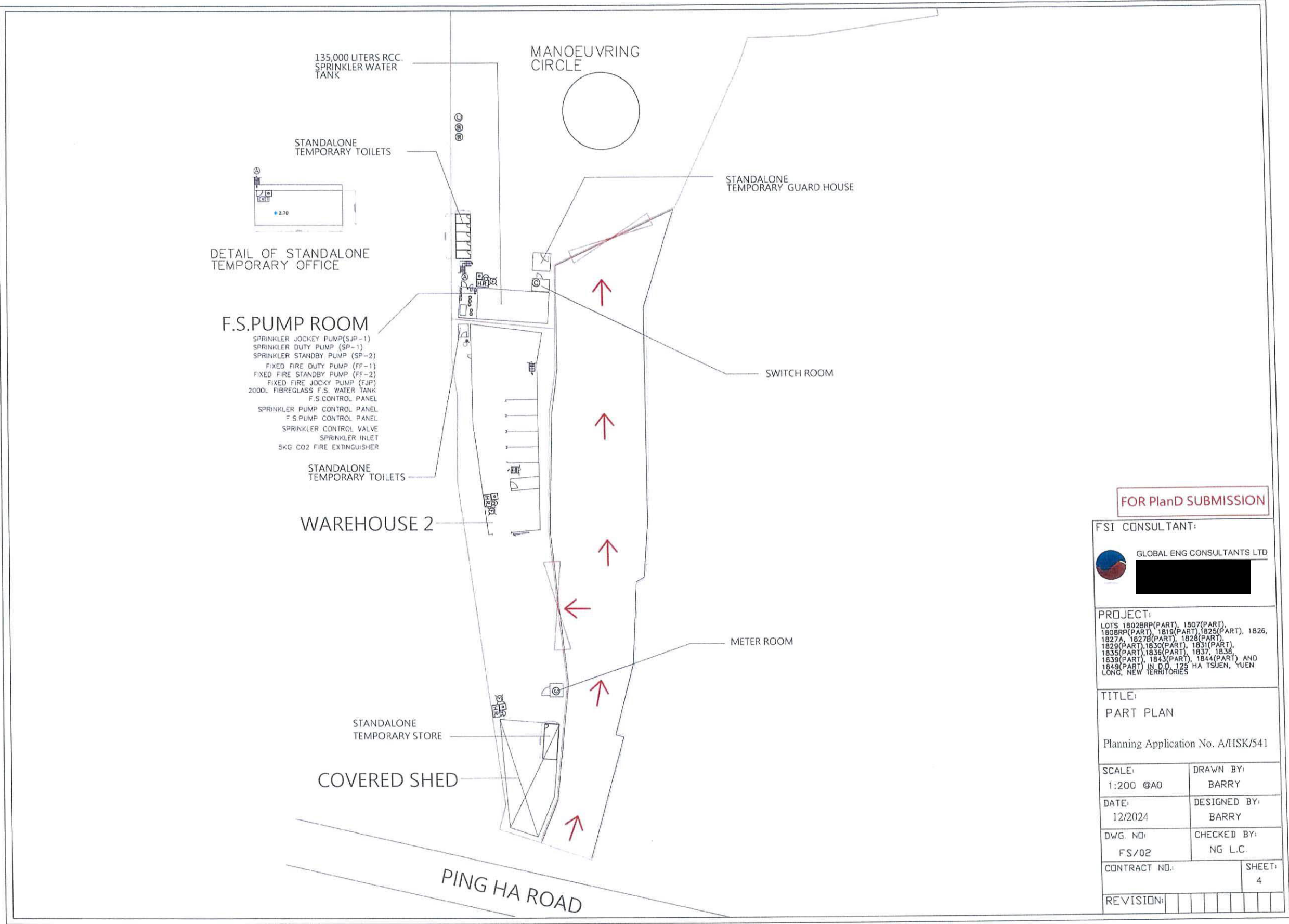
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TITLE:

FSI NOTES, LEGEND, DETAIL OF F.S. PUMP ROOM, DETAIL OF STANDALONE TEMPORARY OFFICE, BLOCK PLAN AND SITE LOCATION PLAN

Planning Application No. A/HSK/541

SCALE:	DRAWN BY:
1:400 @A0	BARRY
DATE:	DESIGNED BY:
12/2024	BARRY
DWG. NO:	CHECKED BY:
FS/01	NG L.C.
CONTRACT NO.:	SHEET:
	4
REVISION:	



FOR PlanD SUBMISSION

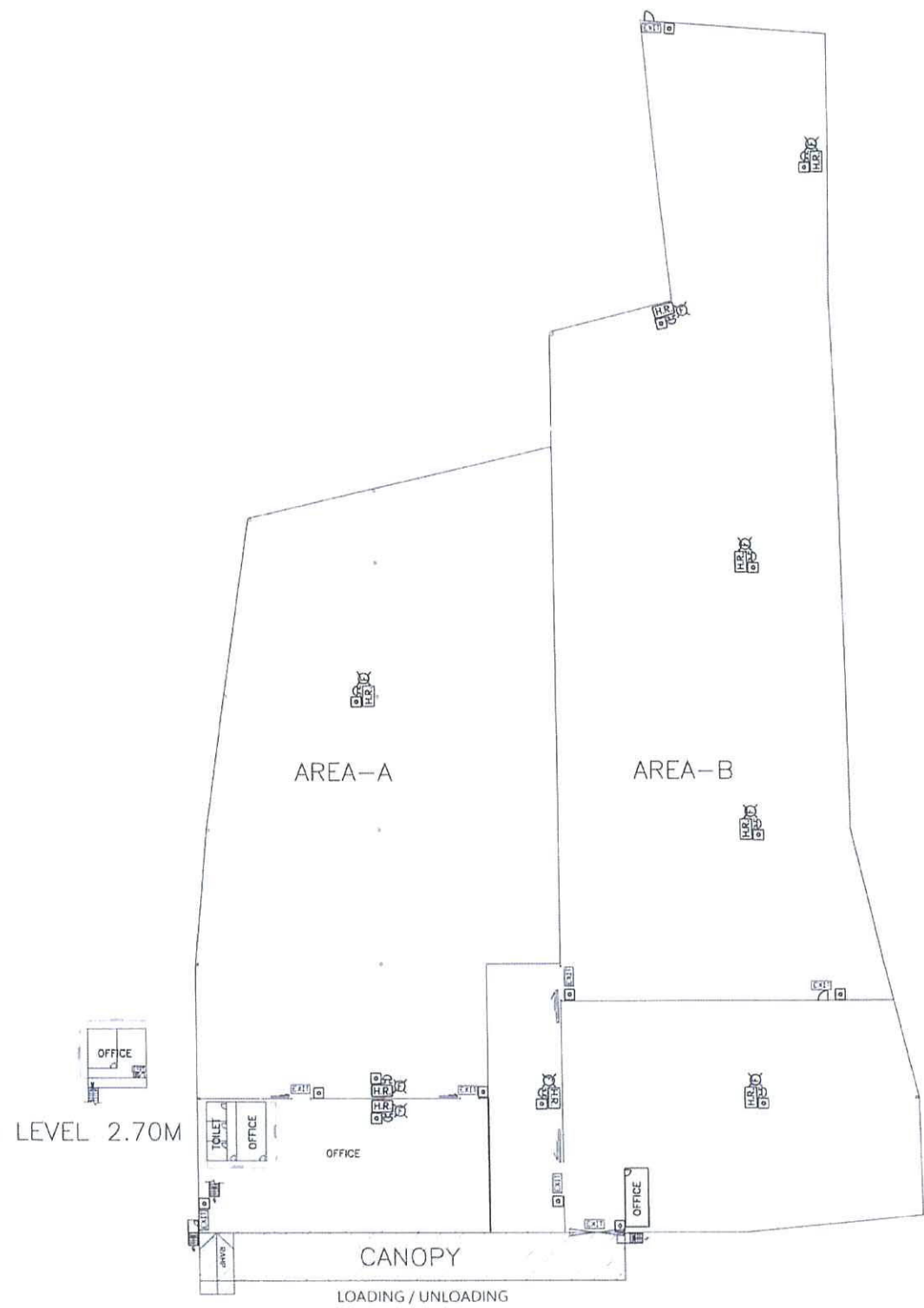
FSI CONSULTANT:



PROJECT:
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1808B(PART), 1819(PART), 1825(PART), 1826,
1827A, 1827B(PART), 1828(PART),
1829(PART), 1830(PART), 1831(PART),
1835(PART), 1836(PART), 1837, 1838,
1839(PART), 1843(PART), 1844(PART) AND
1849(PART) IN D.D. 125 HA TSUEN, YUEN
LONG, NEW TERRITORIES

TITLE:
PART PLAN
Planning Application No. A/HSK/541

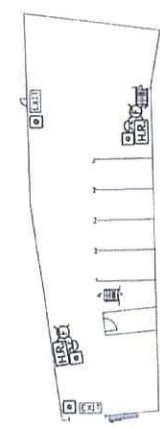
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DWG. NO: FS/02	CHECKED BY: NG L.C.
CONTRACT NO.:	SHEET: 4
REVISION:	



WAREHOUSE 1




COCKLOFT



GROUND FLOOR

WAREHOUSE 2

FOR PlanD SUBMISSION

FSI CONSULTANT:	
	GLOBAL ENG CONSULTANTS LTD
PROJECT:	
LOTS 1802BRP(PART), 1807(PART), 1808RP(PART), 1819(PART), 1825(PART), 1826, 1827A, 1827B(PART), 1828(PART), 1829(PART), 1830(PART), 1831(PART), 1835(PART), 1836(PART), 1837, 1838, 1839(PART), 1843(PART), 1844(PART) AND 1848(PART) IN D.O. 125 HA TSUEN, YUEN LONG, NEW TERRITORIES	
TITLE:	
WAREHOUSE 1 AND WAREHOUSE 2 FIRE SERVICES LAYOUT PLAN	
Planning Application No. A/HSK/541	
SCALE:	DRAWN BY:
1:200 @A0	BARRY
DATE:	DESIGNED BY:
12/2024	BARRY
DWG. NO:	CHECKED BY:
FS/03	NG L.C.
CONTRACT NO.:	SHEET:
	4
REVISION:	

Our Ref.: YL/TPN/2470B/L06

27 February 2025

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

By Post and Email

Dear Sir/Madam,

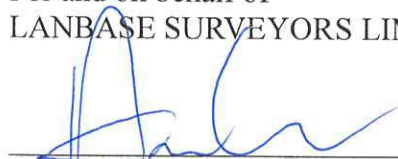
**Planning Application for
A Temporary Storage of Construction Materials and Containers, Logistics Centre and
Ancillary Workshop for a Period of Three Years
at Lots 31802BRP(Part), 1807(Part), 1808RP(Part), 1819(Part), 1825(Part), 1826,
1827A, 1827B(Part), 1828(Part), 1829(Part), 1830(Part), 1831(Part), 1835(Part),
1836(Part), 1837, 1838, 1839(Part), 1843(Part), 1844(Part) and 1849(Part) in D.D. 125
Ha Tsuen, Yuen Long, New Territories
(Planning Application No. A/HSK/541)**

We refer to the captioned planning application.

We would like to supersede our previous letter (Ref.: YL/TPN/2470B/L06) dated 26 February 2025 and submit herewith a set of "Response-to-Comments" together with a revised fire service installations proposal with an updated fire notes in accordance with updated FSD Circular Letter(s) in responding to the Fire Services Department's comment.

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED]
Thank you for your kind attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
Encl.
RK/AL

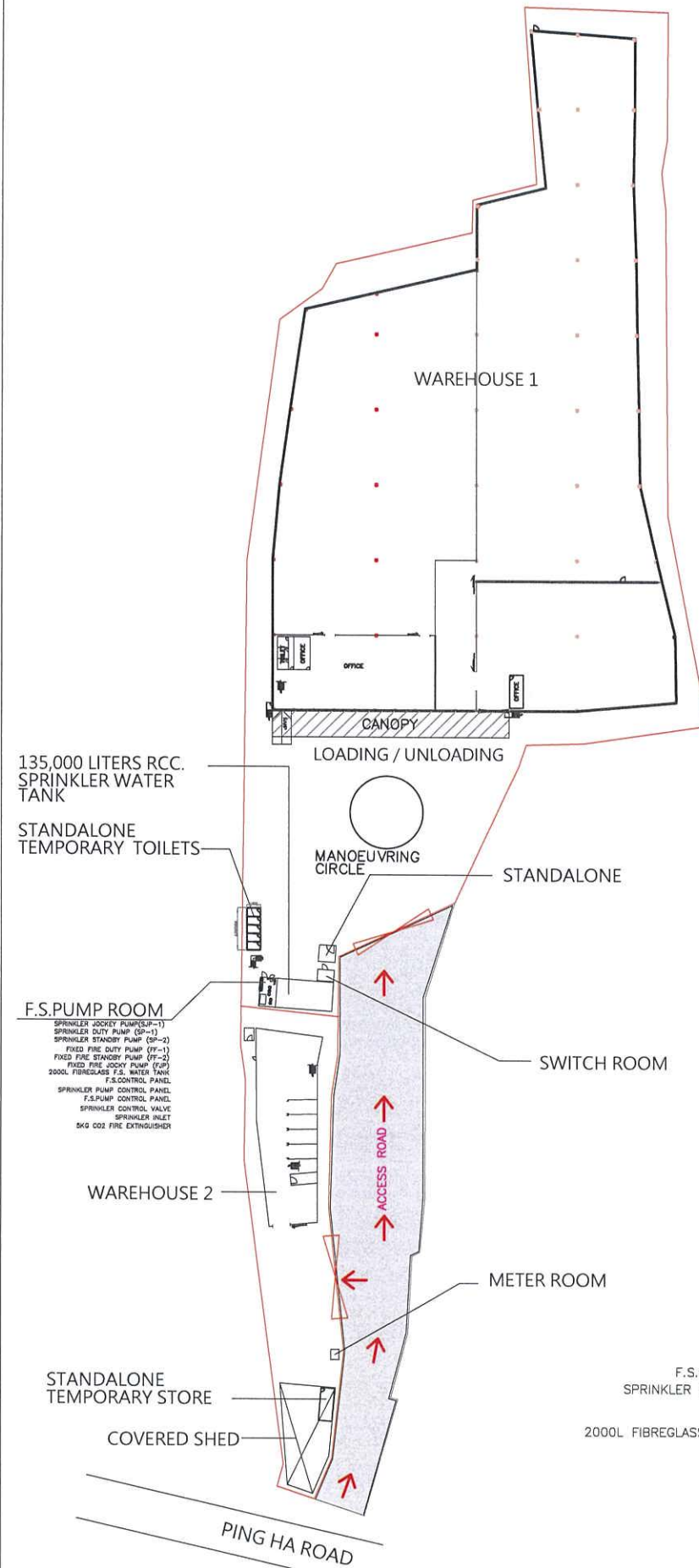
c.c.
DPO/TM&YLW (Attn.: Mr. Tony Lam By Email)

Response-to-Comments

	Departmental Comments	Responses
	<u>Fire Services Department (FSD)</u> (Contact: Mr. YUEN Tsz-fung at 2733-7781)	
(i)	A set of legible FSI proposal, particularly the section drawings with dimensions and calculation of all openable windows shall be provided.	Please see the attached revised Fire Service Installations Proposal.
(ii)	Modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022.	Please see the attached revised Fire Service Installations Proposal.
(iii)	The standards and specification of the proposed fire alarm system shall be revised to “BS 5839-1:2017 and the FSD Circular Letter No. 6/2021”.	Please see the attached revised Fire Service Installations Proposal.
(iv)	The standards and specification of the proposed emergency lighting shall be revised to “BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021”.	Please see the attached revised Fire Service Installations Proposal.
(v)	The standards and specification of the proposed directional and exit signs shall be revised to “BS 5266-1:2016 and the FSD Circular Letter No. 5/2008”.	Please see the attached revised Fire Service Installations Proposal.

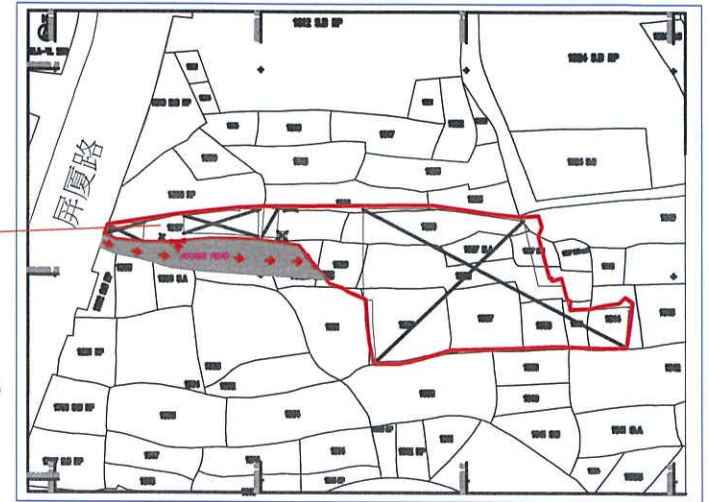
FIRE SERVICE NOTES :

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



SITE LOCATION PLAN
(SCALE 1 : 400)

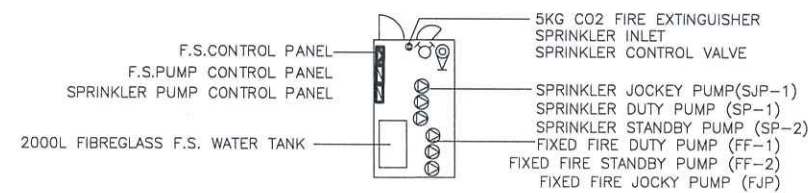
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BLOCK PLAN
(NOT TO SCALE)

LEGEND

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

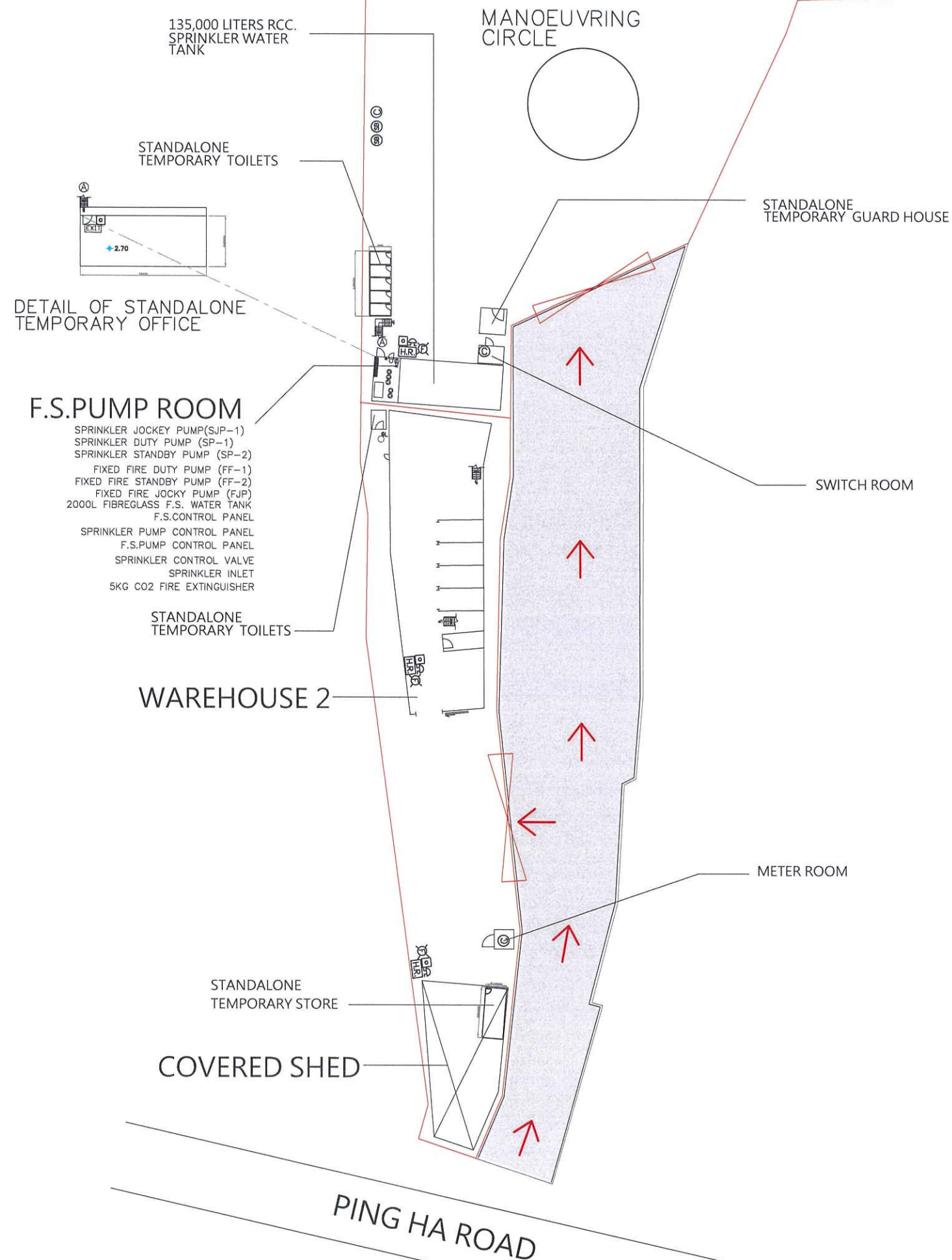


DETAIL OF F.S. PUMP ROOM
(1:200)

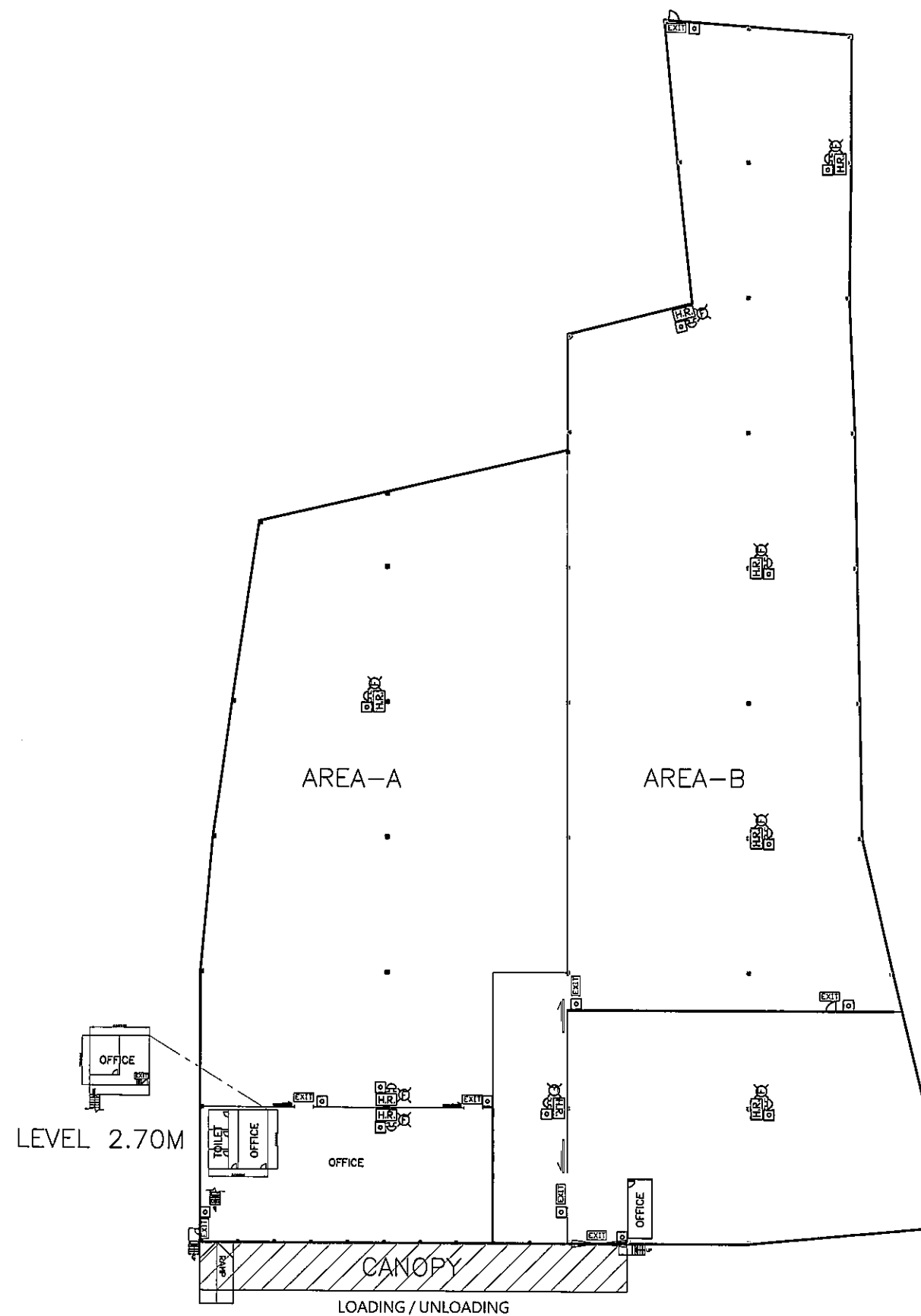
PROJECT:
LOTS 1802BRP(PART), 1807(PART), 1808RP(PART), 1819(PART), 1825(PART), 1826, 1827A, 1827B(PART), 1828(PART), 1829(PART), 1830(PART), 1831(PART), 1835(PART), 1836(PART), 1837, 1838, 1839(PART), 1843(PART), 1844(PART) AND 1849(PART) IN D.D. 125 HA TSUEN, YUEN LONG, NEW TERRITORIES

TITLE:
FS NOTES, LEGEND, DETAIL OF F.S. PUMP ROOM, DETAIL OF STANDALONE TEMPORARY OFFICE, BLOCK PLAN AND SITE LOCATION PLAN
(RNTPC PAPER NO.A/HSK/541)

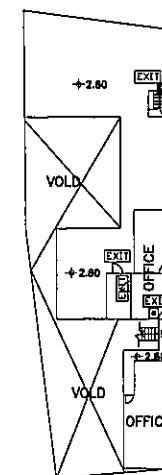
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DATE: 27-02-2025	DESIGNED BY: MR CHEUNG
DWG. NO: FS/01	CHECKED BY: MR CHEUNG
CONTRACT NO.: 97540626	SHEET: 5
REVISION: 1	



PROJECT:	
LOTS 1802BRP(PART), 1807(PART), 1808RP(PART), 1819(PART), 1825(PART), 1826, 1827A, 1827B(PART), 1828(PART), 1829(PART), 1830(PART), 1831(PART), 1835(PART), 1836(PART), 1837, 1838, 1839(PART), 1843(PART), 1844(PART) AND 1849(PART) IN D.D. 125 HA TSUEN, YUEN LONG, NEW TERRITORIES	
TITLE:	
PART PLAN	
(RNTPC PAPER NO.A/HSK/541)	
SCALE:	DRAWN BY:
1:200 @A0	MR CHEUNG
DATE:	DESIGNED BY:
27-02-2025	MR CHEUNG
DWG. NO:	CHECKED BY:
FS/02	MR CHEUNG
CONTRACT NO.:	SHEET:
97540626	5
REVISION:	1



WAREHOUSE 1



COCKLOFT



GROUND FLOOR

WAREHOUSE 2

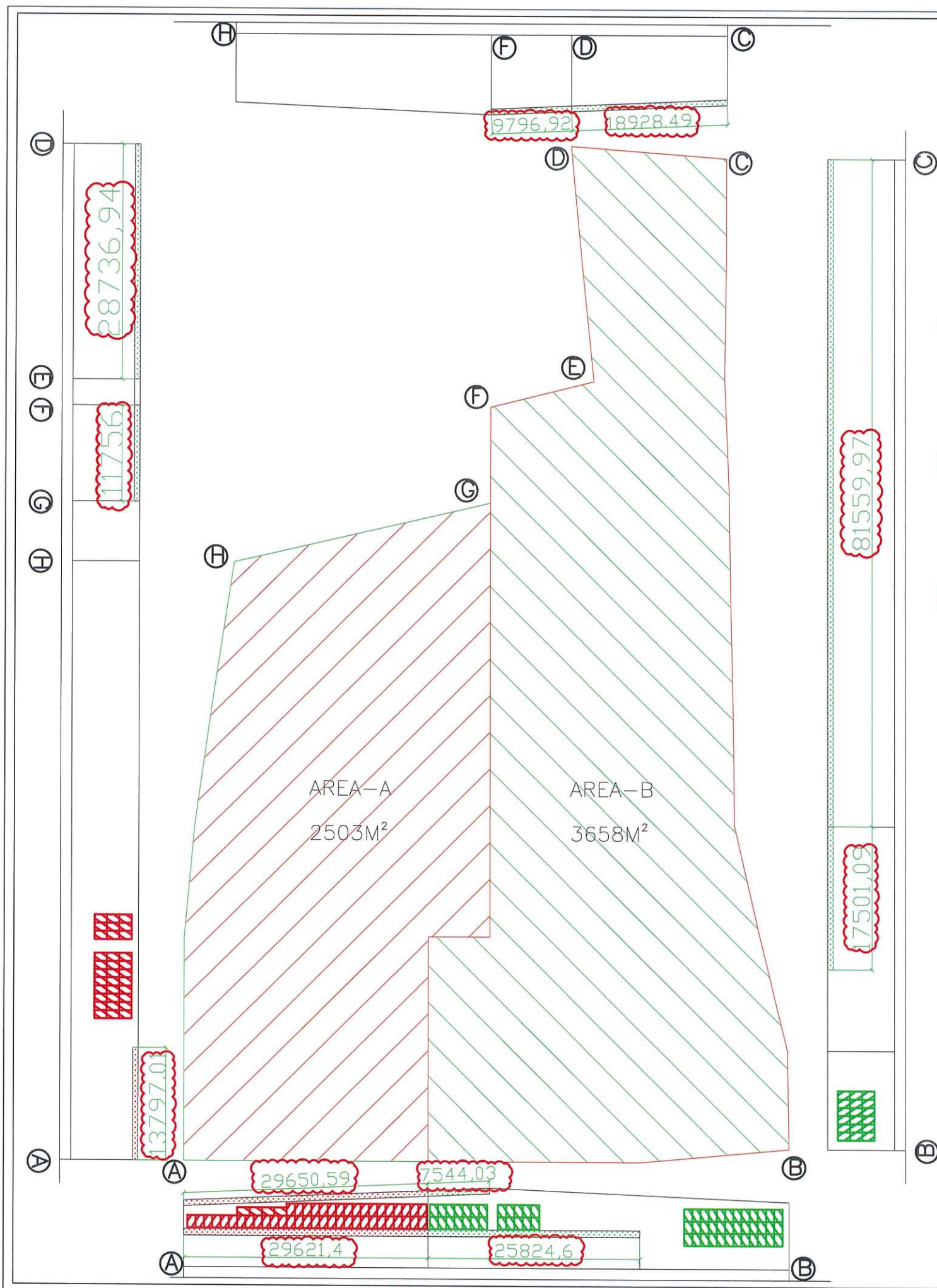
PROJECT:
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1829(PART), 1830(PART), 1831(PART),
1835(PART), 1836(PART), 1837, 1838,
1839(PART), 1843(PART), 1844(PART) AND
1849(PART) IN D.D. 125 HA TSUEN, YUEN
LONG, NEW TERRITORIES

TITLE:
WAREHOUSE 1 AND
WAREHOUSE 2
FIRE SERVICES LAYOUT
PLAN
(RNTPC PAPER NO.A/HSK/541)

SCALE: 1:200 @A0	DRAWN BY: MR CHEUNG
DATE: 27-02-2025	DESIGNED BY: MR CHEUNG
DWG. NO: FS/03	CHECKED BY: MR CHEUNG

CONTRACT NO.: 97540626	SHEET: 5
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REVISION:	1						
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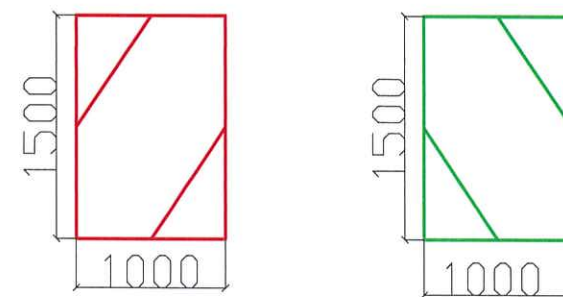


WAREHOUSE 1

FLOOR AREA		REQUIRED OPENABLE WINDOWS
AREA-A	2503 M ²	X 6.25% = 156.5 M ²
AREA-B	3658 M ²	X 6.25% = 228.6 M ²

TOTAL :	6161 M ²	X 6.25% = 385.1 M ²
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OPENABLE WINDOWS	VENTILATION OPENING	PROVIDED OPENABLE WINDOWS
1 M X 1.5 M = 1.5 M ² X 83 Nos. = 124.5 M ²	0.7 M X 73.069 M = 51.14 M ²	175.64 M ²
1 M X 1.5 M = 1.5 M ² X 78 Nos. = 117 M ²	0.7 M X 201.6 M = 141.12 M ²	258.12 M ²
TOTAL :		433.76 M ²



WINDOW DETAIL

PROJECT:
LOTS 1802BRP(PART), 1807(PART),
1808BRP(PART), 1819(PART), 1825(PART), 1826,
1827A, 1827B(PART), 1828(PART),
1829(PART), 1830(PART), 1831(PART),
1835(PART), 1836(PART), 1837, 1838,
1839(PART), 1843(PART), 1844(PART) AND
1849(PART) IN D.D. 125 HA TSUEN, YUEN
LONG, NEW TERRITORIES

TITLE:
PROVISION OF OPENABLE
WINDOW AREA WITH
CALCULATION

(RNTPC PAPER NO.A/HSK/541)

SCALE:
1:200 @A0

DRAWN BY:
MR CHEUNG

DATE:
27-02-2025

DESIGNED BY:
MR CHEUNG

DWG. NO:
FS/04

CHECKED BY:
MR CHEUNG

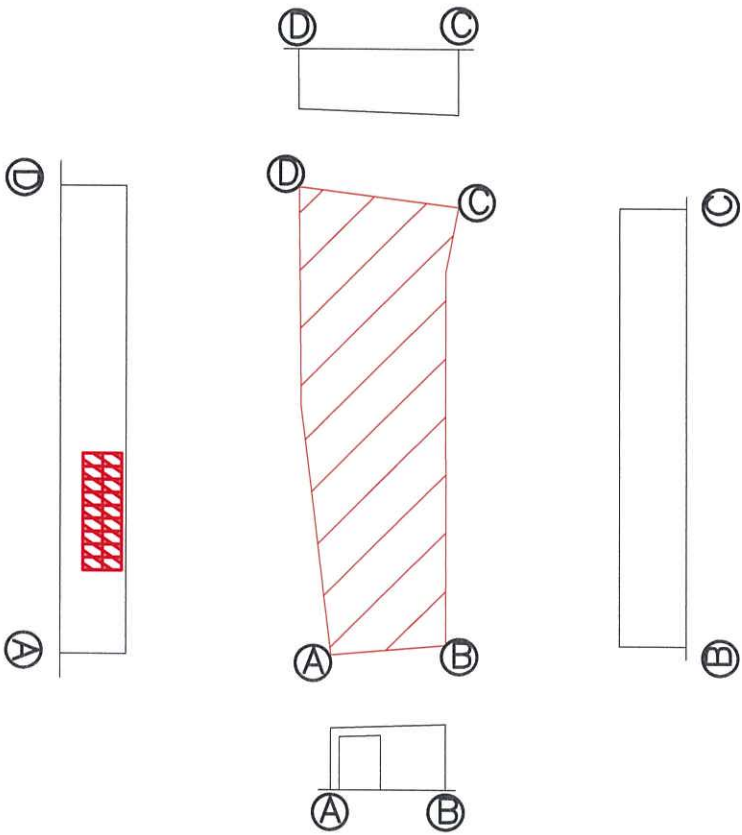
CONTRACT NO.:
97540626

SHEET:
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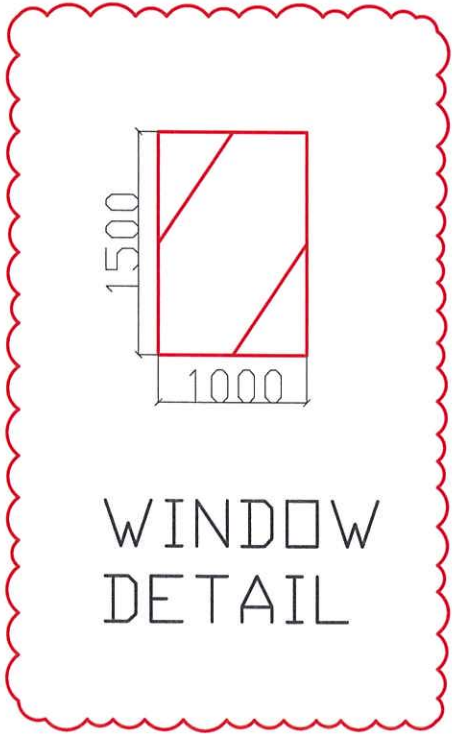
REVISION: 1

WAREHOUSE 2

FLOOR AREA		REQUIRED OPENABLE WINDOWS	OPENABLE WINDOWS	PROVIDED OPENABLE WINDOWS
AREA	371.2 M ²	X 6.25% = 23.2 M ²	1 M X 1.5 M = 1.5 M ² X 18 Nos. = 27 M ²	27 M ²



WAREHOUSE 2



PROJECT: LOTS 1802BRP(PART), 1807(PART), 1808RP(PART), 1819(PART), 1825(PART), 1826, 1827A, 1827B(PART), 1828(PART), 1829(PART), 1830(PART), 1831(PART), 1835(PART), 1836(PART), 1837, 1838, 1839(PART), 1843(PART), 1844(PART) AND 1849(PART) IN D.O. 125 HA TSUEN, YUEN LONG, NEW TERRITORIES		
TITLE: PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION (RNTPC PAPER NO.A/HSK/541)		
SCALE: 1:200 @A0	DRAWN BY: MR CHEUNG	
DATE: 27-02-2025	DESIGNED BY: MR CHEUNG	
DWG. NO: FS/05	CHECKED BY: MR CHEUNG	
CONTRACT NO.: 97540626		SHEET: 5
REVISION: 1		

**Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for New Development Areas:
 - (a) The planning for various New Development Areas (NDAs) (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
 - (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
 - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
 - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

Previous S.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/YL-HT/7	Temporary Open Storage of Containers for a Period of 3 Years	29.11.1996 on review (revoked on 29.9.1997)
A/YL-HT/46	Temporary Open Storage of Containers for a Period of 3 Years	20.11.1998 (revoked on 20.5.1999)
A/YL-HT/222	Proposed Temporary Open Storage of Containers for a Period of 3 Years	1.2.2002 on review
A/YL-HT/348	Temporary Open Storage of Construction Machinery and Construction Materials with Ancillary Workshop for a Period of 3 Years	13.8.2004
A/YL-HT/354	Temporary Open Storage of Construction Materials for a Period of 3 Years	24.9.2004
A/YL-HT/355	Temporary Open Storage of Construction Machinery with Ancillary Workshop for a Period of 3 Years	24.9.2004
A/YL-HT/379	Temporary Open Storage of Containers for a Period of 3 Years	18.3.2005
A/YL-HT/509	Temporary Open Storage of Construction Machinery and Materials with Ancillary Workshop for a Period of 3 Years	2.11.2007 (revoked on 2.1.2010)
A/YL-HT/510	Temporary Open Storage of Construction Machinery with Ancillary Workshop for a Period of 3 Years	2.11.2007
A/YL-HT/512	Temporary Open Storage of Construction Materials for a Period of 3 Years	12.10.2007 (revoked on 12.4.2008)
A/YL-HT/532	Renewal of Planning Application of Temporary Open Storage of Containers for a Period of 3 Years	7.3.2008
A/YL-HT/609	Temporary Recyclable Collection Centre (Including Plastics, Paper and Metals) for a Period of 3 Years	17.4.2009
A/YL-HT/666	Temporary Open Storage of Construction Machinery and Recycling Materials and Car Park (with Ancillary Workshops and Offices) for a Period of 3 Years	19.3.2010 (revoked on 19.7.2012)

Application No.	Uses/Development	Date of Consideration
A/YL-HT/706	Temporary Recyclable Collection Centre (Including Plastics, Paper and Metals) with Ancillary Workshop for a Period of 3 Years	23.12.2010
A/YL-HT/717	Renewal of Planning Approval for Temporary Open Storage of Containers for a Period of 3 Years	18.3.2011
A/YL-HT/860	Temporary Workshop for Repair of Metalwares with Ancillary Storeroom and Office for a Period of 3 Years	27.9.2013 (revoked on 27.6.2014)
A/YL-HT/862	Temporary Open Storage of Construction Machinery (with Ancillary Offices) for a Period of 3 Years	3.1.2014 (revoked on 3.8.2014)
A/YL-HT/961	Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop for a Period of 3 Years	4.9.2015
A/HSK/105	Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop for a Period of 3 Years	16.11.2018 (revoked on 16.4.2021)
A/HSK/356	Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop for a Period of 3 Years	10.6.2022 (revoked on 10.3.2024)

Rejected Applications

Application No.	Uses/Development	Date of Consideration	Rejection Reason(s)
A/YL-HT/22	Temporary Open Storage Of Containers With Repair Workshop for a Period of 3 Years	6.12.1996	(1)-(3)
A/YL-HT/223	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	16.11.2001	(4)

Rejection Reasons

1. Insufficient information in the submission to demonstrate that the subject development will not aggravate the traffic condition along Ping Ha Road.
2. No information in the submission to demonstrate that the subject development will not pose road/traffic safety hazard to the road users and/or pedestrians since Ping Ha Road is a sub-standard narrow road which is not designed for vehicles use.
3. The approval of the application will set an undesirable precedent for similar applications, and/or would have cumulative adverse traffic and safety impacts and create nuisance to the nearby areas.
4. Insufficient information in the submission to demonstrate that the proposed development would not have adverse traffic, drainage and environmental impacts on the surrounding areas.

**Similar S.16 Applications within/straddling the same “Government, Institution or Community”, “Open Space” and “Residential (Group A)4”Zones
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/218	Temporary Open Storage of Construction Materials for a Period of 3 Years	29.5.2020 (revoked on 21.8.2020)
A/HSK/225	Temporary Warehouse for Storage of Spare Parts and Adblue for a Period of 3 Years	26.6.2022 (revoked on 26.11.2022)
A/HSK/229	Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years	10.7.2020
A/HSK/252	Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop for a Period of 3 Years	6.11.2020 (revoked on 6.4.2023)
A/HSK/340	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Private Cars and Light Goods Vehicles), Container Vehicles and Trailers for a Period of 3 Years	24.12.2021
A/HSK/355	Temporary Open Storage of Construction Machinery and Materials, Scrap Metal and Used Electrical/ Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	18.2.2022
A/HSK/370	Proposed Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years	10.6.2022
A/HSK/387	Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods for a Period of 3 Years	12.8.2022
A/HSK/390	Temporary Warehouse for Storage of Spare Parts and Adblue for a Period of 3 Years	26.8.2022 (revoked on 26.2.2024)
A/HSK/399	Proposed Temporary Open Storage of Construction Materials, Construction Machinery and Recyclable Materials (Plastic Bottle and Metal Waste) with Ancillary Workshop for a Period of 3 Years	23.9.2022
A/HSK/421	Proposed Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Container Tractors for a Period of 3 Years	23.12.2022
A/HSK/505	Temporary Logistics Centre for a Period of 3 Years	15.3.2024

Application No.	Uses/Development	Date of Consideration
A/HSK/523	Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop for a Period of 3 Years	20.9.2024

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 to 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 on the Site; and
- the submitted FSIs proposal is considered acceptable by his department.

4. Environment

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- there was no substantiated environmental complaint pertaining to the Site received in the past 3 years.

5. Building Matters

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

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

6. 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.

7. Water Supplies

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

No objection to the application.

8. District Officer's Comments

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

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

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) 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;
- (c) 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>STW No.</u>	<u>Lot(s) No(s). in D.D. 125</u>	<u>Purposes</u>
4363	1831	Temporary Logistics Centre
4646	1807, 1826, 1827 S.A and 1837	Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop
4647	1836 and 1838	
4656	1827 S.B	
4822	1808 RP and 1809	Temporary Open Storage of Construction Material with Ancillary Site Office
5004	1828	(i) Temporary Logistics Centre and Warehouse for Storage of Metal with Ancillary Workshop; and (ii) Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop
5005	1843, 1844 and 1848	
5006	1849	
5205	1835 and 1841 S.B	(i) Temporary Warehouse for Storage of Electrical Appliances; and (ii) Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods
5209	1839, 1841 S.A, 1855 and 1864 RP	Temporary Warehouse for Storage of Electrical Appliances

- 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 applied uses are temporary in nature, only erection of temporary structure(s) will be considered;

- there is unauthorised structure(s) within private Lot 1830 in D.D. 125 not covered by the subject planning application. The lot owner(s) should immediately rectify/regularize the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- the lot owner(s)/ applicant shall either (i) remove the unauthorised structure(s) not covered by the subject planning application immediately; or (ii) include the unauthorised structure(s) in the subject planning application for the further consideration by the relevant departments and subject to the approval of the Town planning Board to the planning application which, shall have reflected the rectification or amendment as aforesaid required, apply to his office for an STW to permit the structure(s) erected. The application(s) for STW 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. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/ applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government Land;
- unless and until the unauthorised structure(s) are duly rectified by the lot owner(s)/applicant or entirely included in the subject planning application, please take it as his office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application; and
- there is no lease modification/land exchange application or building plan submission in relation to development at the Site approved/under processing;

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

- sufficient manoeuvring spaces shall be provided within the subject 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;

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

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

(f) 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;

- (g) to note the comments of the Director of Environmental Protection that the applicant is advised:
- 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 EPD'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;
 - that the applicant is obliged 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 installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC); and
 - the RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site is considered as two separate sites and each of them 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 Building Ordinance (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 (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas – Investigation”, which is the Investigation Study and jointly commissioned by Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.