

This document is received on 21 FEB 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSE/LS3
	Date Received 收到日期	21 FEB 2025

- 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

黃新光 (Mr. 先生)

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

海願規劃發展公司 (Company 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) | 新界元朗廈村丈量約份第 129 約地段第 2186 號 (部分)、第 2187 號餘段 (部分)、第 2381 號餘段 (部分)、第 2382 號 (部分)、第 2384 號 A 分段 (部分) 及 第 2384 號 B 分段 (部分) |
| (b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 2955 sq.m 平方米 <input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Gross floor area 總樓面面積 2145 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)
所包括的政府土地面積 (倘有) | sq.m 平方米 <input type="checkbox"/> About 約 |

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	「商業(5)」、「休憩用地」
(f) Current use(s) 現時用途	<p>空置</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>
(g) Additional Information (if applicable) 附加資料（如適用）	

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

The applicant 申請人 –

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

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

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

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

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

- (b) The applicant 申請人 –

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

已取得 名「現行土地擁有人」[#]的同意。

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

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

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

已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- ☐ published notices in local newspapers[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises[&] on
_____ 28/01/2025 (DD/MM/YYYY)
於 _____ 28/01/2025 (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 _____ 11/02/2025 (DD/MM/YYYY)
於 _____ 11/02/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	<p>擬議臨時物流中心</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
(b) Effective period of permission applied for 申請的許可有效期	<p><input checked="" type="checkbox"/> year(s) 年 3</p> <p><input type="checkbox"/> month(s) 個月 _____</p>

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	830	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2125	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	6	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2145	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2145	sq.m <input checked="" type="checkbox"/> About 約
<p>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)</p> <p>詳情請見附頁。</p>		
<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位 1</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		
<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>貨櫃車上落車位 3</p>		
<p>Proposed operating hours 擬議營運時間</p> <p>星期一至星期六上午八時至下午八時，星期日及公眾假期休息。</p>		
<p>(d) Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>可經由流浮山道到達申請地點</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>

[illegible]

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	

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

7. Justifications 理由

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

可參閱附頁申請理由

8. Declaration 聲明

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

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

Signature
簽署

Signed with recognised
e-signature
Signer: HUI HANG YU

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

文員.....

Name
姓名

Position (if applicable)
職位 (如適用)

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

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

海願規劃發展公司.....

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)				
Application No. 申請編號		(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址		新界元朗厦村丈量約份第 129 約地段第 2186 號（部分）、第 2187 號餘段（部分）、第 2381 號餘段（部分）、第 2382 號（部分）、第 2384 號 A 分段（部分）及第 2384 號 B 分段（部分）		
Site area 地盤面積		2955 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則		洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2		
Zoning 地帶		「商業(5)」、「休憩用地」		
Type of Application 申請類別		<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/development 申請用途/發展		擬議臨時物流中心		
(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	2145 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.73 <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	6
(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	m 米 10 <input checked="" type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 2 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	71.91 % <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 1 Private Car Parking Spaces 私家車車位 1 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 3 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 貨櫃車上落車位 3	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
場地大綱圖、場地位置圖、場地大綱圖、渠務建議計劃圖、消防建議計劃圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
_____	<input type="checkbox"/>	<input type="checkbox"/>

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

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

申請理由

申請地點位於新界元朗廈村丈量約份第129約地段第2186號（部分）、第2187號餘段（部分）、第2381號餘段（部分）、第2382號（部分）、第2384號A分段（部分）及第2384號B分段（部分），面積為 2955 平方米，由黃新光先生提出申請，作擬議臨時物流中心（為期 3 年），申請地點位於洪水橋及廈村分區計劃大綱圖（S/HSK/2）的「商業（5）」及「休憩用地」地帶內。

申請地點不涉及政府土地，申請地點地型不規則，近似正方形，總面積約 2955 平方米，總樓面面積為約 2145 平方米。申請人已進行了合理步驟，於提交前已於地點當眼位置張貼通告，並將通告郵寄到有關鄉事委員會張貼，以通知申請地點內的土地擁有人有關申請發展事宜。（可參閱：場地位置圖）

是次申請與 A/HSK/432 的規劃用途及構築物完全一致，由於前申請沒有完成附帶條件(b)(e)而被撤銷。渠務工程方面，有部分渠道因工程延誤而未做好，故未被渠務署接受。落實消防建議方面，仍在等待水務署審批其水紙，因此上一個申請人未能落實消防建議。現時，申請人為場地新租客，因此再次提出申請提交規劃申請。

按規劃署記錄，在申請地點所在的四周有不少類似案件獲通過：

- 檔案編號：A/HSK/432，臨時物流中心（為期 3 年），於31/03/2023在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/157，臨時露天存放貨櫃（為期3年），於05/07/2019在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/236，臨時貨倉連附屬地盤辦公室（為期3年），於21/08/2020在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/25，臨時密封倉儲及附屬辦公室（為期3年），於24/11/2017在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/1032，臨時露天存放貨櫃（為期3年），於15/07/2016在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/1039，臨時密封倉儲及附屬辦公室（為期3年），於12/08/2016在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/515，臨時物流中心、貨櫃車停車場、露天存放貨櫃和建築材料連附屬車輛維修工場（為期 3 年），於30/11/2007在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/566，臨時物流中心、貨櫃車停車場、露天存放貨櫃及建築材料連附屬車輛維修工場（為期 3 年），於19/09/2008在有條件下批給臨時性質的許可。

申請地點基本設施齊備，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開關工作。申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。申請人會委託專業管理公司進行管理，實施附帶條件工程並為設備提供維修及保養，包括現有樹木、渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點發展作臨時物流中心，申請地點地內共設 6 個構築物，構築物序號 TS1 至 TS6，包含了寫字樓、物流中心、電錶房及洗手間。6 個構築物共佔上蓋面積 2125 平方米，6 個構築物佔場地約 71.9% 的土地。以下為構築物的詳細資料：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	2090	2090	10	1	金屬搭建	物流中心
TS2	20	40	6	2	金屬搭建	寫字樓
TS3	5	5	3	1	金屬搭建	消防泵房
TS4	6	6	3	1	金屬搭建	電錶房
TS5	2	2	3	1	金屬搭建	洗手間
TS6	2	2	3	1	金屬搭建	洗手間

申請地點設有 3 個貨櫃車上落貨車位（每個面積 16 米 x 3.5 米）及 1 個私家車泊車位（每個面積 5 米 x 2.5 米），設置上落貨車位以供申請地點所屬的車輛輪候上落貨，作短暫停泊之用。設立此區目的可確保申請地點發展不會影響附近交通。

餘下面積約 830 平方米的土地，佔申請地點約 28% 土地會用作流動空間。流動空間具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

場地位於新界元朗臨近流浮山，出入口（閘門）設於場地東邊。出入口位置寬敞明確，可供消防車之類的緊急車輛進入，並連接行車通道接駁流浮山道，透過流浮山道貫通新界道路網絡，方便往來各處。

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

流浮山道實況照片



行車通道實況照片



申請地點開放時間，為星期一至星期六，每日早上八時至晚上八時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作。另外，下午八時至翌日早上八時，不會進行夜間作業。

申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，必要的貨櫃交收運輸工作，會安排在日間非繁忙時間進行。按實際經驗，每天早上八時至十時（場地開放後）及下午四時至六時（場地關門前），屬物流場運作的繁忙時間。加上上午十二時下午二時為午膳時間，不會有上落貨的工作。而晚上六時以後，亦不會進行任何運輸工作。故此，一般上落貨的汽車流量，只會出現在每天早上十時至上午十二時及下午二時至四時的非繁忙時間進行。

在申請地點裝卸的貨櫃車均已有車位安排。由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點裝卸的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對流浮山及附近交通構成壓力。總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	星期一至六				
	貨櫃車上落貨		私家車		
	入	出	入	出	每小時車輛出入次數
08:00 - 09:00	0	0	1	0	1
09:00 - 10:00	0	0	0	0	0
10:00 - 11:00	2	0	0	0	2
11:00 - 12:00	1	2	0	0	3
12:00 - 13:00	0	1	0	1	2
13:00 - 14:00	0	0	1	0	1
14:00 - 15:00	3	0	0	0	3
15:00 - 16:00	0	3	0	0	3
16:00 - 17:00	0	0	0	0	0
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	0	0	0	0
19:00 - 20:00	0	0	0	1	1
<p>以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。</p>					

F.S.NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FS PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HIEGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m
THE MAXIMUM STORAGE AREA OF A SINGLE BLOCK (i.e. 50m²)

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND BS EN 1838 :2013", AND FSD CIRCULAR LETTER 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE


6. EXIT SIGN


- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.


7. PORTABLE APPLIANCES


- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.


LEGEND


 HOSE REEL


 BREAK GLASS UNIT


 FIRE ALARM BELL


 EMERGENCY LIGHT


 EXIT SIGN


 PUMP SET

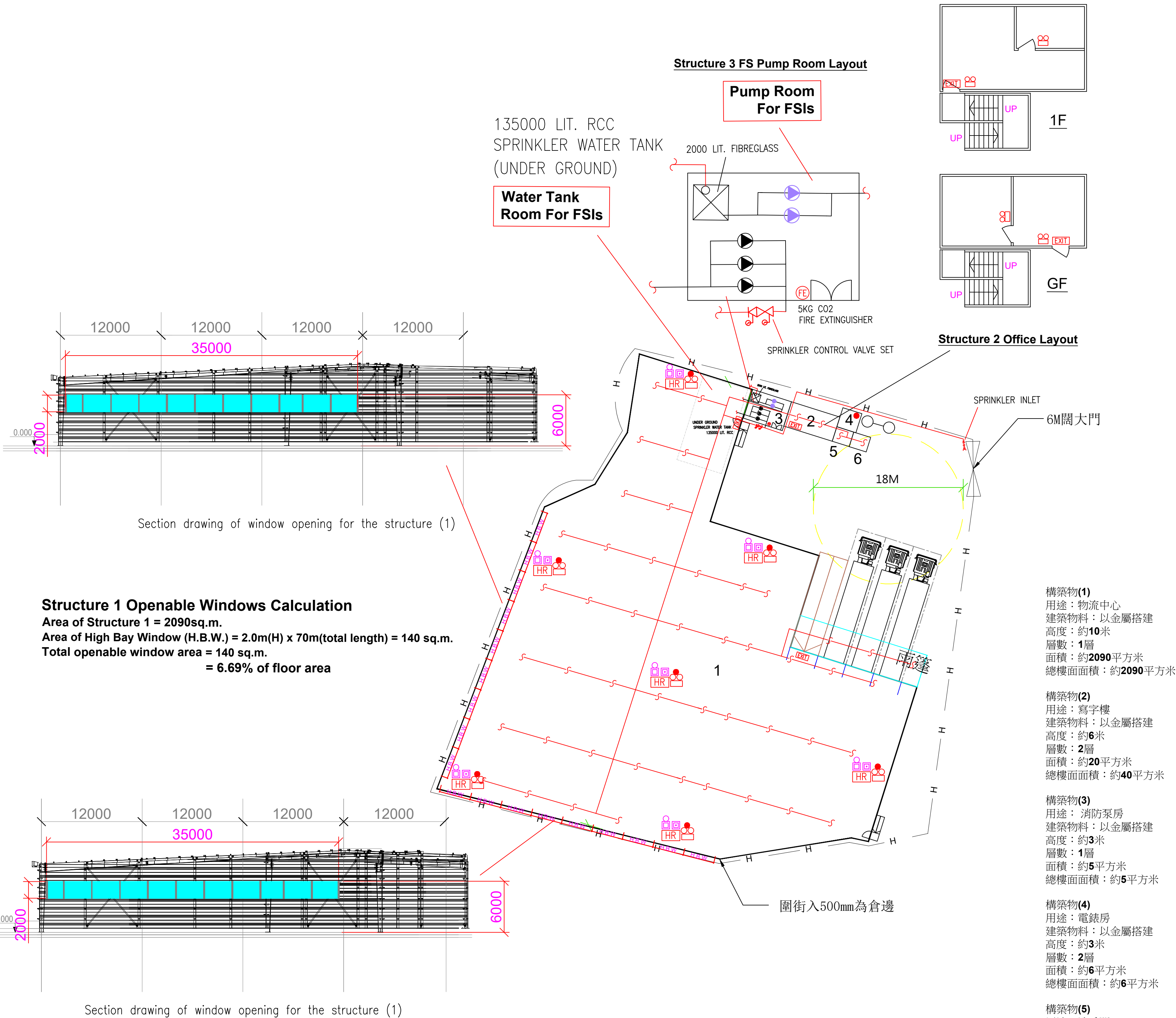
 5KG CO2 FIRE EXTINGUISHER

 SPRINKLER CONTROL VALVE SET

 SPRINKLER INLET

 5KG DRY POWDER FIRE EXTINGUISHER

 SPRINKLER HEAD (ON PLAN)



構築物(1)
用途：物流中心
建築物料：以金屬搭建
高度：約10米
層數：1層
面積：約2090平方米
總樓面面積：約2090平方米

構築物(2)
用途：寫字樓
建築物料：以金屬搭建
高度：約6米
層數：2層
面積：約20平方米
總樓面面積：約40平方米

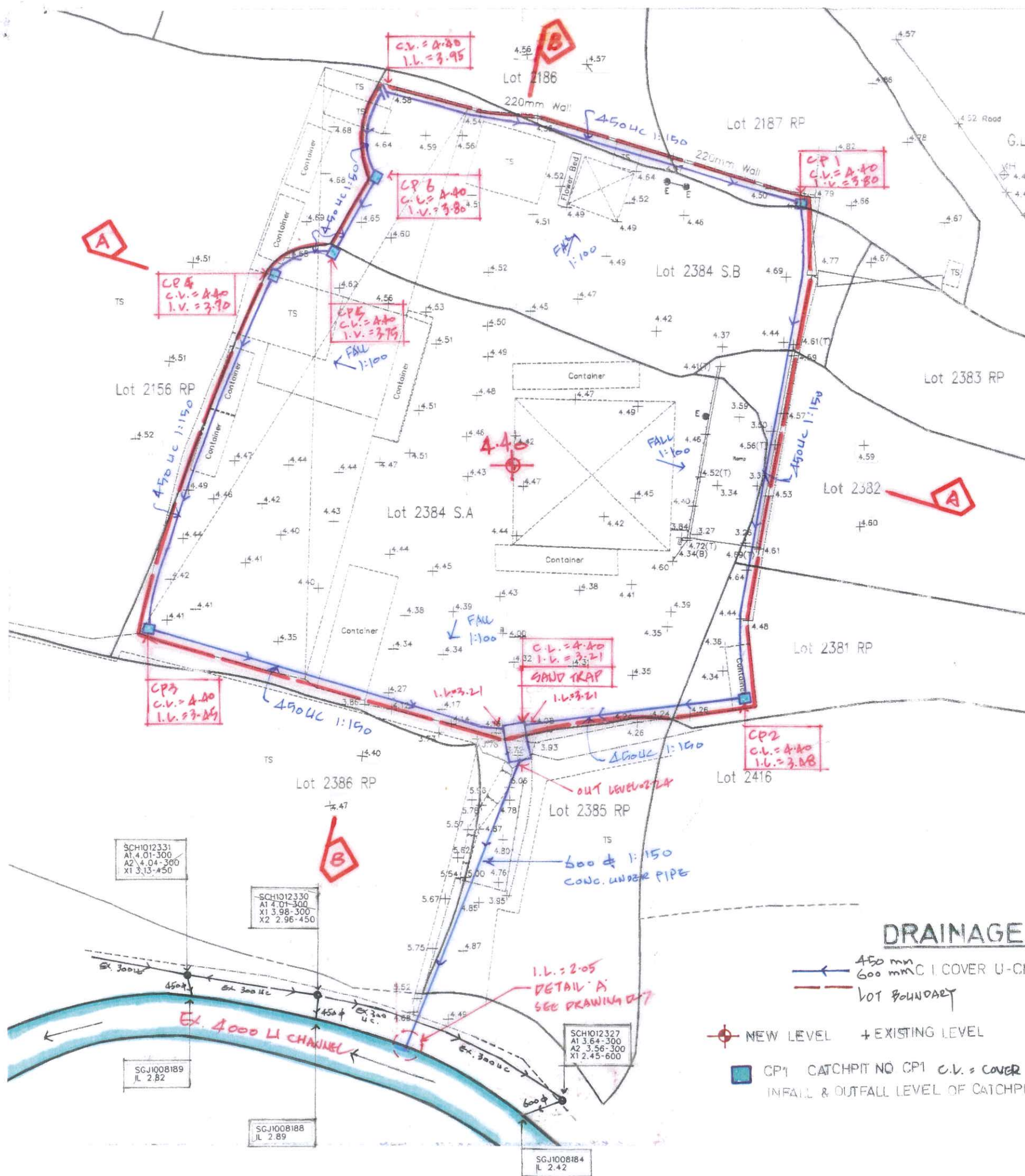
構築物(3)
用途：消防泵房
建築物料：以金屬搭建
高度：約3米
層數：1層
面積：約5平方米
總樓面面積：約5平方米

構築物(4)
用途：電鍍房
建築物料：以金屬搭建
高度：約3米
層數：2層
面積：約6平方米
總樓面面積：約6平方米

構築物(5)
用途：洗手間
建築物料：以金屬搭建
高度：約3米
層數：1層
面積：約2平方米
總樓面面積：約2平方米

構築物(6)
用途：洗手間
建築物料：以金屬搭建
高度：約3米
層數：1層
面積：約2平方米
總樓面面積：約2平方米

PROJECT : PROPOSED TEMPORARY LOGISTIC CENTRE FOR A PERIOD OF 3 YEARS LOTS 2186 (PART), 2187 RP (PART), 2381 RP (PART), 2382 (PART), 2384 S.A (PART) AND 2384 S.B (PART) IN D.D.129, HA TSUEN, YUEN LONG	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan			ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.		NAME C.K.NG	DATE 26 MAR 2024	DRAWING NO : FS-01	REV. 0
										SCALE : 1 : 300 @ (A1)	
										SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
		REV	DESCRIPTION	DATE							



DRAINAGE PLAN

450 mm
600 mm COVER U-CHANNEL (FALL 1:150)
LOT BOUNDARY

NEW LEVEL + EXISTING LEVEL
SCALE = 1:400
CP1 CATCHPIT NO CP1 C.V. = COVER LEVEL I.V. = INVERT LEVEL
INFALL & OUTFALL LEVEL OF CATCHPIT TO BE THE SAME



BLOCK PLAN 1:1000

John Kwan Chi Ming - 1 MAR 2024

Registered Professional Engineer

PROPOSED DRAINAGE WORK
Lots 2186(Part), 2187 RP (Part), 2381 RP (Part), 2382 (Part),
2384 S.A (Part) and 2384 S.B (Part)
in D.D. 129 Ha Tsuen, Yuen Long, NT

DATE: 15 OCT 2023
DRAWING: 0-1/1

Calculation of Flow Rate

Refer to the attached drawing no. SKETCH A

[illegible]

General Formulas :

1. $S = (USIL - DSIL)/L$
2. $to = 0.14465 \cdot L \cdot (H^{0.2} \cdot A^{0.1})$
3. $i = a / \{ (tc + b)^c \}$
4. $Vf = (1/n) \cdot R^{2/3} \cdot S^{0.5}$
5. $Q = Ah \cdot Vf$
6. $tc = to + tf$

(I,D,F Relationship)
(Manning's formula)

i - extreme mean intensity in mm/hr, where a, b, and c are storm constants given in table 3 of Stormwater Drainage Manual by DSD

L = Distance in metres measured on the line of natural flow between the design section and that point of the catchment from which water would take the longest time to reach the design section.

Note : Equation 2-5 from *Geotechnical Manual For Slopes*

Filename : A200a/b

CALCULATION

Pipe Checking Using The Colebrook-White Equation

roughness factor (n) = $\frac{0.013}{0.6}$
 Roughness (Ks) = $\frac{0.6}{1.141\text{E-}06}$ m²/s (at Temp = 150 C)

[illegible]

General Formulas :

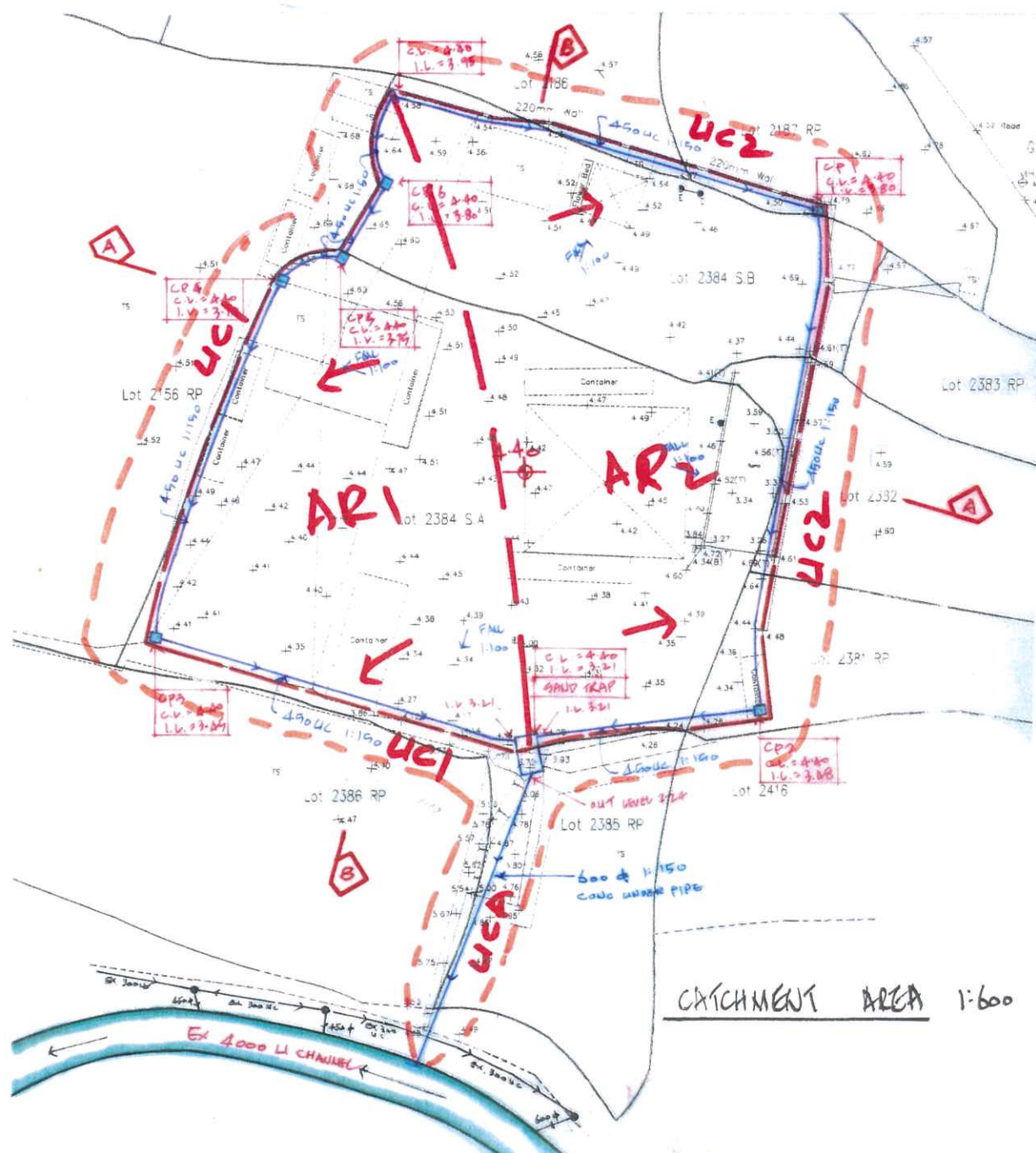
1. $S = (USIL - DSIL)/L$
2. $Vf = -2^{*}(2^{*}g^{*}D^{*}S)^{0.5} * \log (Ks/(3.7^{*}D)+2.51v/\{D^{*}(2^{*}g^{*}D^{*}S)^{0.5}\})$
3. $Q = Ah * Vf$

... (The Colebrook-White Equation)

L - Distance in metres measured on the line of natural flow between the design section and that point of the catchment from which water would take the longest time to reach the design section.

File name : A10a/b

Note: Equation 3-6 from *STORMWATER DRAINAGE MANUAL*



John Kwan Chi Ming

Registered Professional Engineer

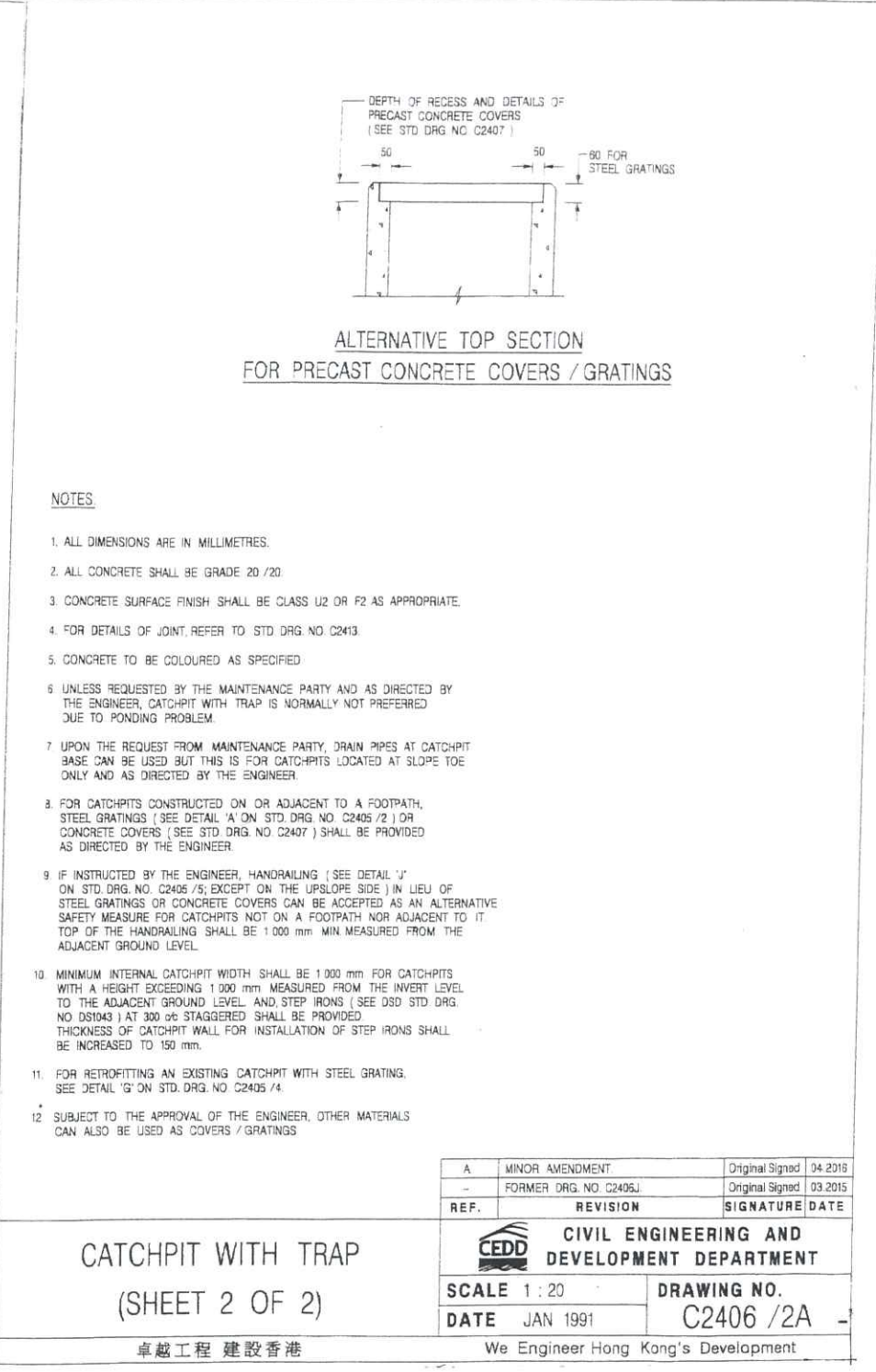
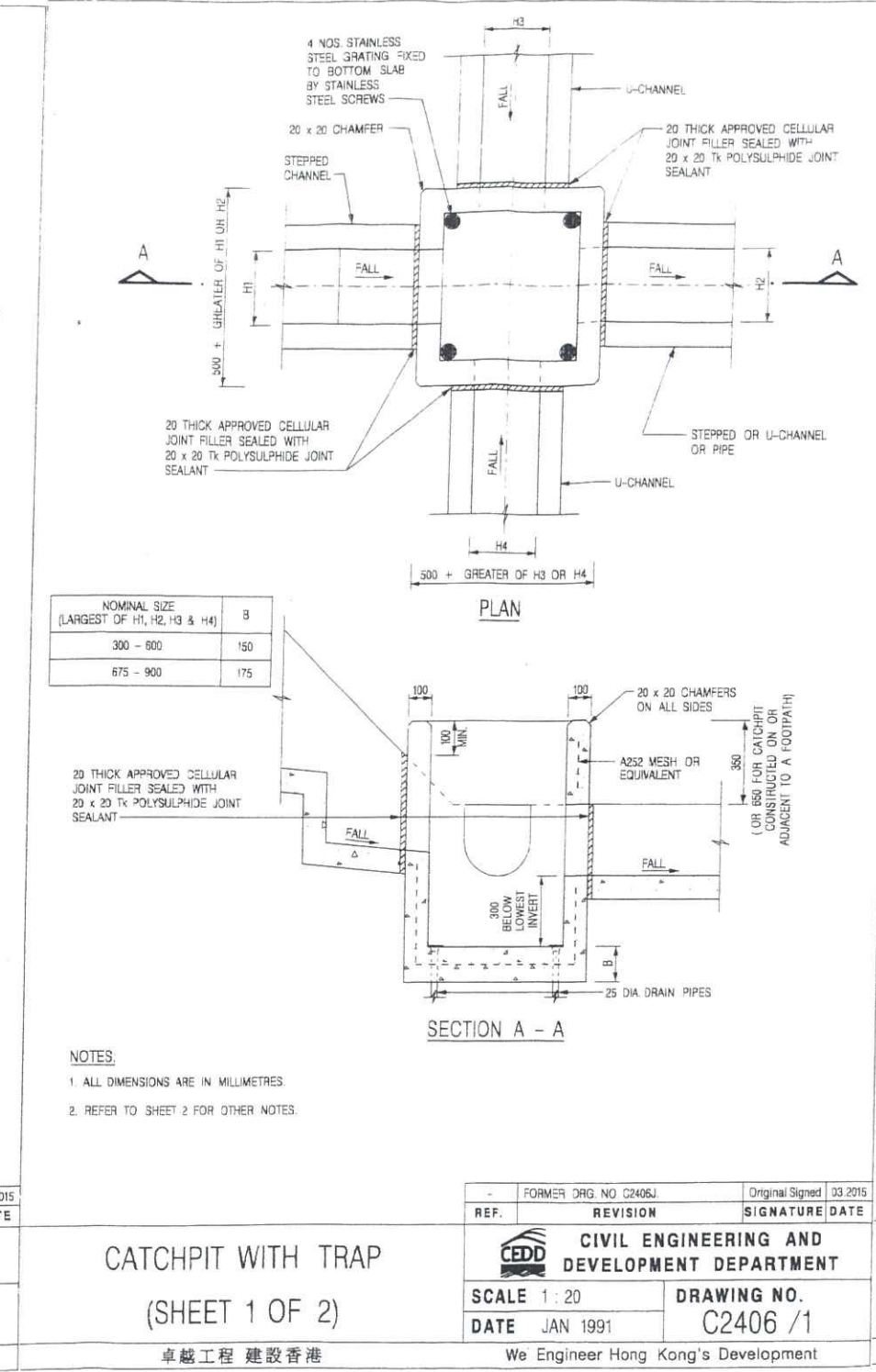
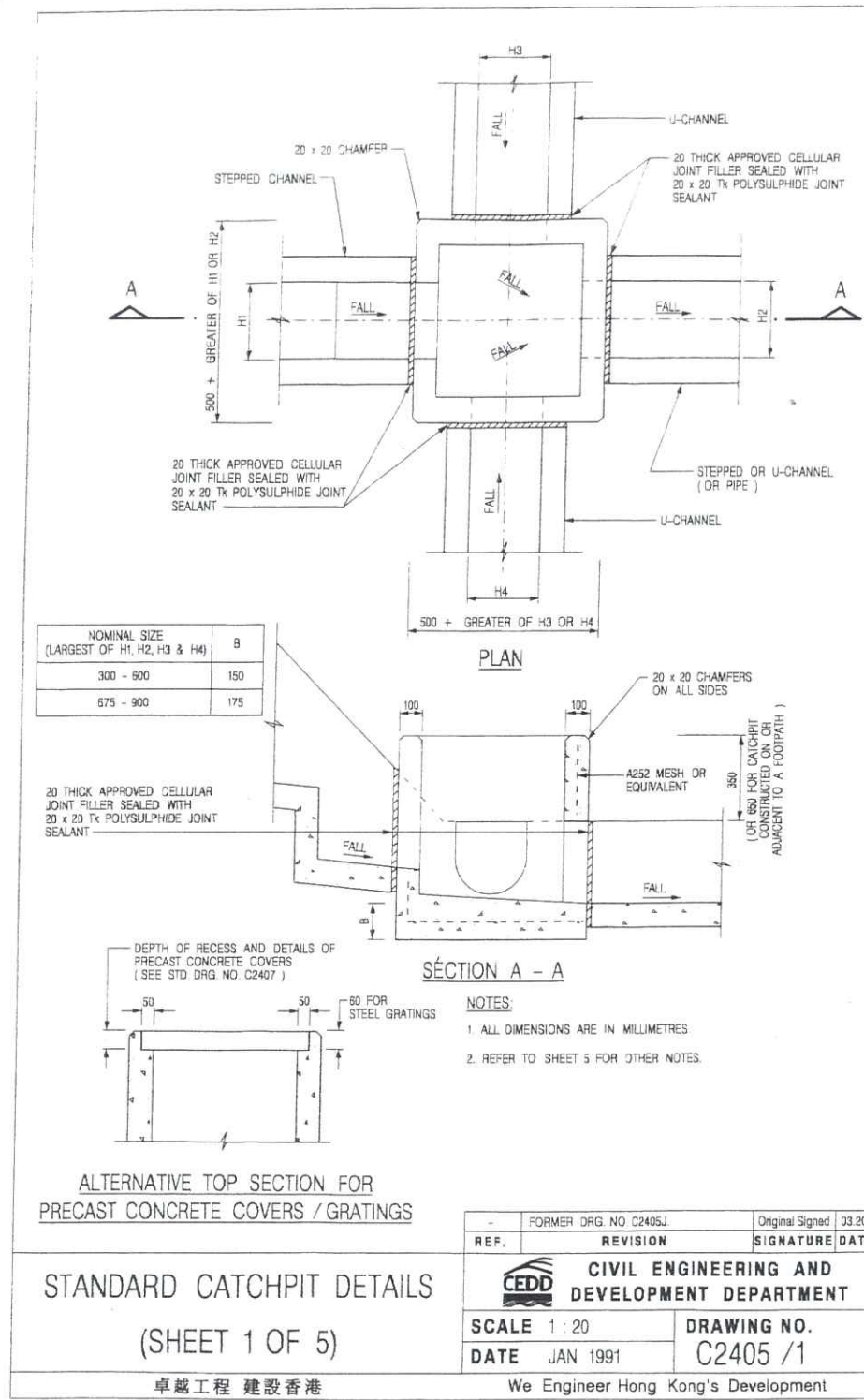
PROPOSED DRAINAGE WORK

Lots 2186(Part), 2187 RP (Part), 2381 RP (Part), 2382 (Part),
2384 S.A (Part) and 2384 S.B (Part)
in D.D. 129 Ha Tsuen, Yuen Long, NT

DATE: 15 OCT 2023

DRAWING :

□-2



John Kwan Chi Ming - 1 MAR 2024

Registered Professional Engineer

PROPOSED DRAINAGE WORK

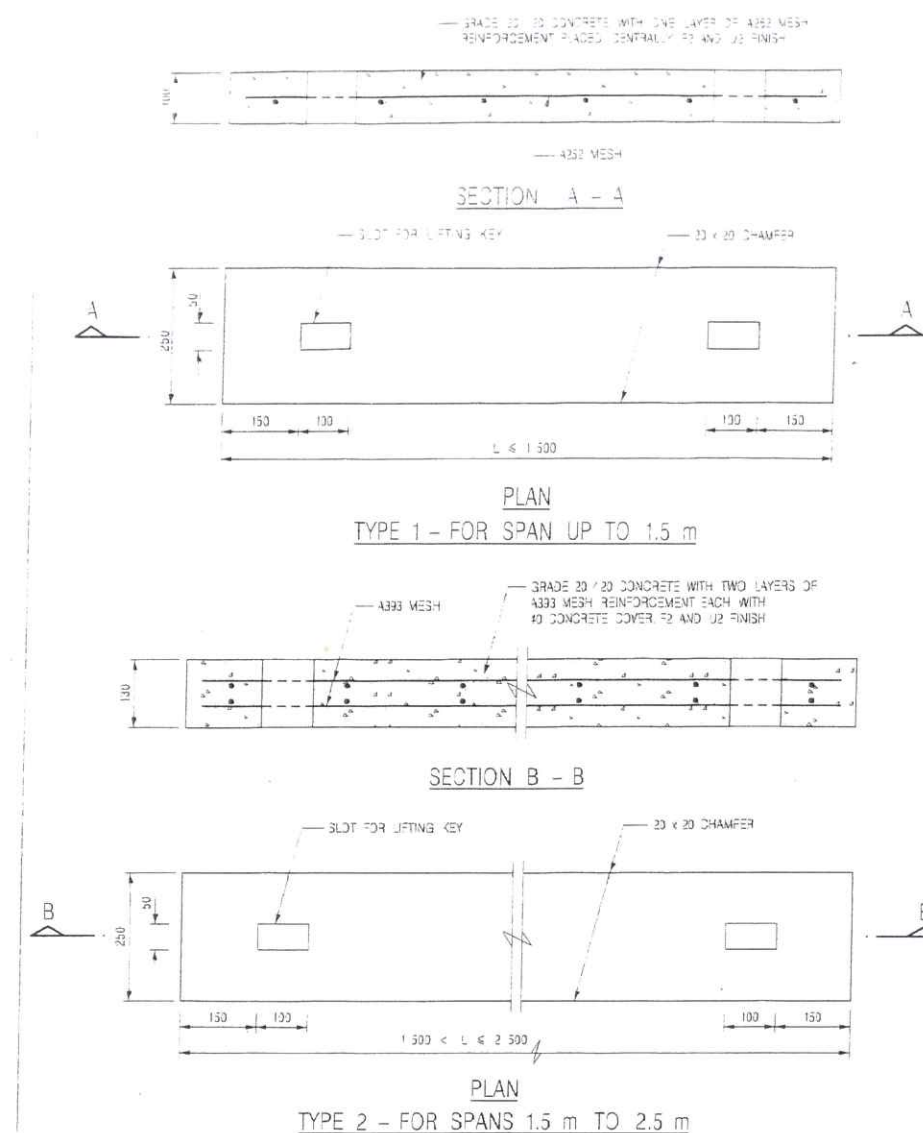
Lots 2186(Part), 2187 RP (Part), 2381 RP (Part), 2382 (Part),

2384 S.A (Part) and 2384 S.B (Part)

in D.D. 129 Ha Tsuen, Yuen Long, NT

DATE: **15 OCT 2023**

DRAWING: **0.3**



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. ALL EXTERNAL EDGES OF THE COVERS SHALL BE 20mm CHAMFERED.

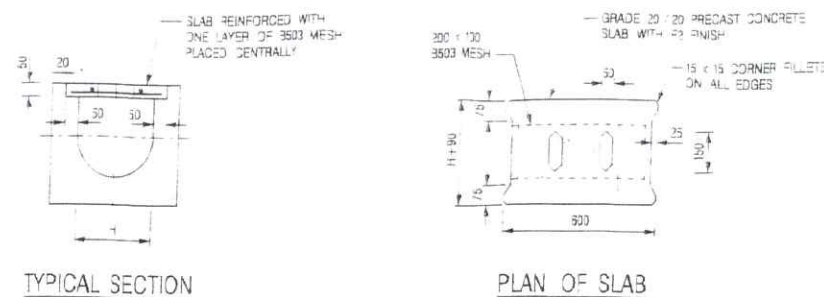
PRECAST CONCRETE COVERS
FOR CATCHPIT AND SAND TRAP

興土木 利民生 齊拓展 創明天

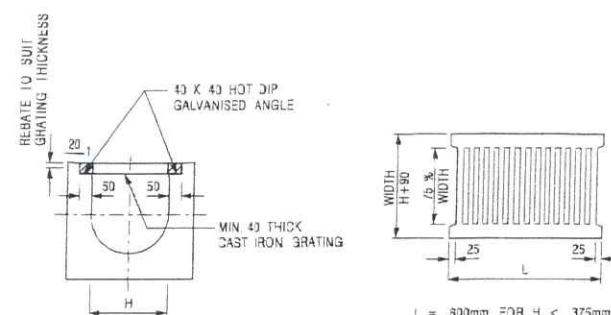
3	NAME OF DEPARTMENT AMENDED.	Original Signed	31.2005
A	GENERAL REVISION	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

CEDD	CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
SCALE 1:10	DRAWING NO. C2407B
DATE JAN 1991	

We bring the best engineering to life



U-CHANNELS WITH PRECAST CONCRETE SLABS
(UP TO H OF 525)



U-CHANNEL WITH CAST IRON GRATING
(UP TO H OF 525)

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. H=NOMINAL CHANNEL SIZE.
 3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
 4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HYD STD. DRG. NO. H3198.

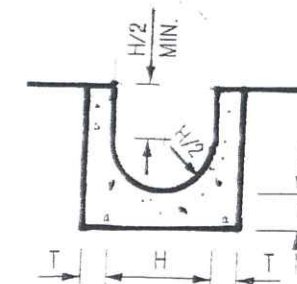
E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	31.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS

卓越工程 建設香港

CEDD	CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
SCALE 1:20	DRAWING NO. C2412E
DATE JAN 1991	

We Engineer Hong Kong's Development



DETAIL OF
U CHANNEL

DIMENSION TABLE

NOMINAL SIZE H	T	B	D
225	90	100	350
375	100	150	540
450	100	150	575
525	100	150	615
600	100	150	650
675	125	175	740
750	125	175	775
900	125	175	850

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. FOR DIMENSIONS OF CHANNELS SEE TABLE.
3. ALL CONCRETE SHALL BE GRADE 20/20.
4. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
5. EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 10 METRES WITH DETAILS AS SHOWN ON STD. DRG. NO. C2413.
6. 675 - 900 CHANNELS SHALL BE REINFORCED AS SHOWN ON STD. DRG. NO. C2410.

John Kwan Chi Ming

-1 MAR 2024

Registered Professional Engineer

PROPOSED DRAINAGE WORK

Lots 2186(Part), 2187 RP (Part), 2381 RP (Part), 2382 (Part),

2384 S.A (Part) and 2384 S.B (Part)

in D.D. 129 Ha Tsuen, Yuen Long, NT

DATE: 15 OCT 2023

DRAWING:

D-4

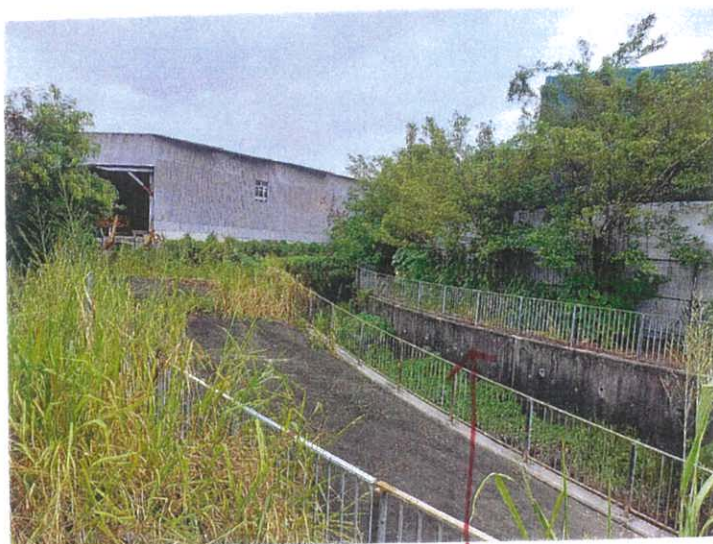


3



DEEP BAY ROAD

4



EX. 3000 U CHANNEL

5



PHOTO PLAN

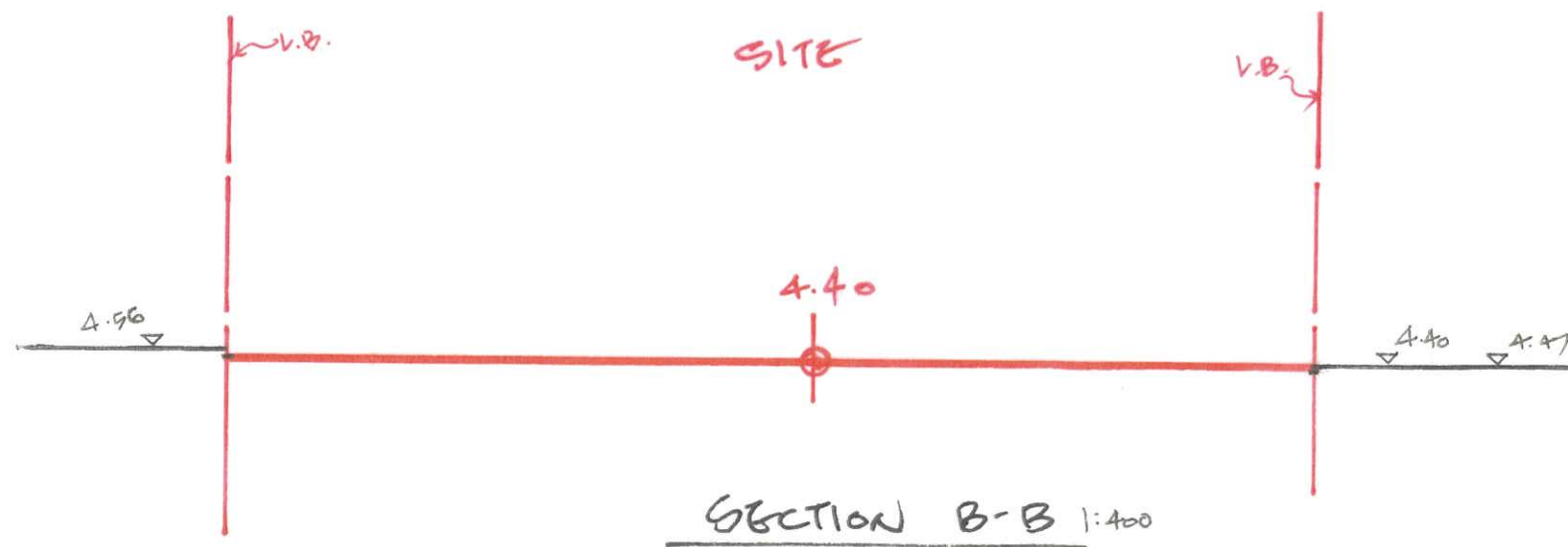
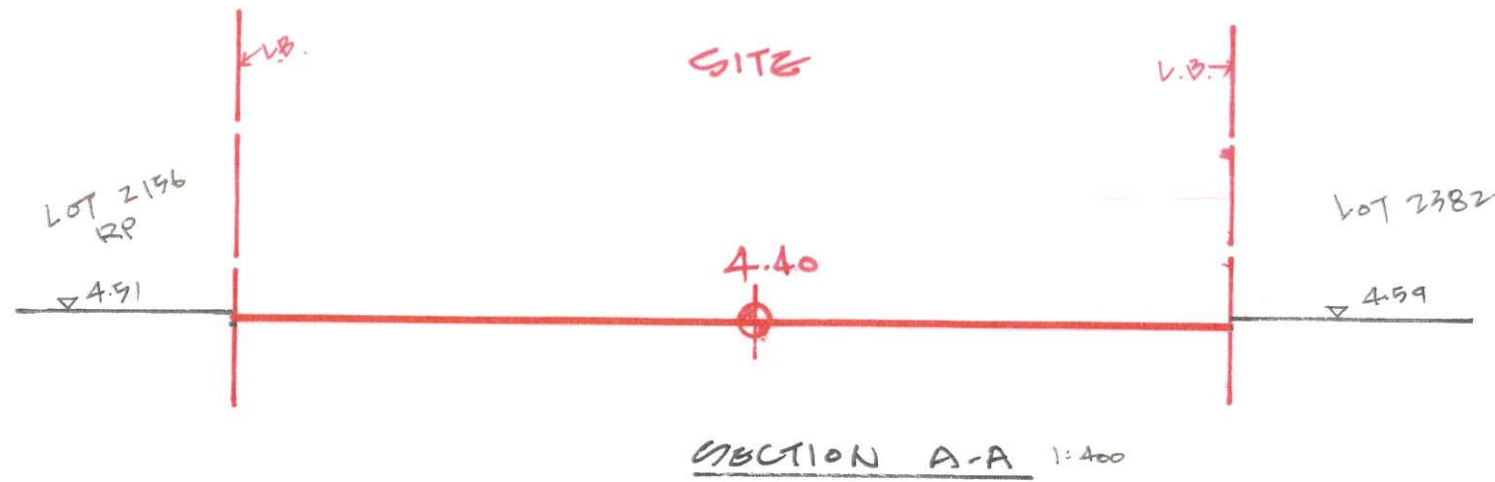


2



1

John Kwan Chi Ming ^{-1 MAR 2024}		
Registered Professional Engineer		
PROPOSED DRAINAGE WORK		
Lots 2186(Part), 2187 RP (Part), 2381 RP (Part), 2382 (Part), 2384 S.A (Part) and 2384 S.B (Part) in D.D. 129 Ha Tsuen, Yuen Long, NT		
DATE:	15 OCT 2023	DRAWING: D-9



John Kwan Chi Ming

-1 MAR 2024

Registered Professional Engineer

PROPOSED DRAINAGE WORK

Lots 2186(Part), 2187 RP (Part), 2381 RP (Part), 2382 (Part),
2384 S.A (Part) and 2384 S.B (Part)
in D.D. 129 Ha Tsuen, Yuen Long, NT

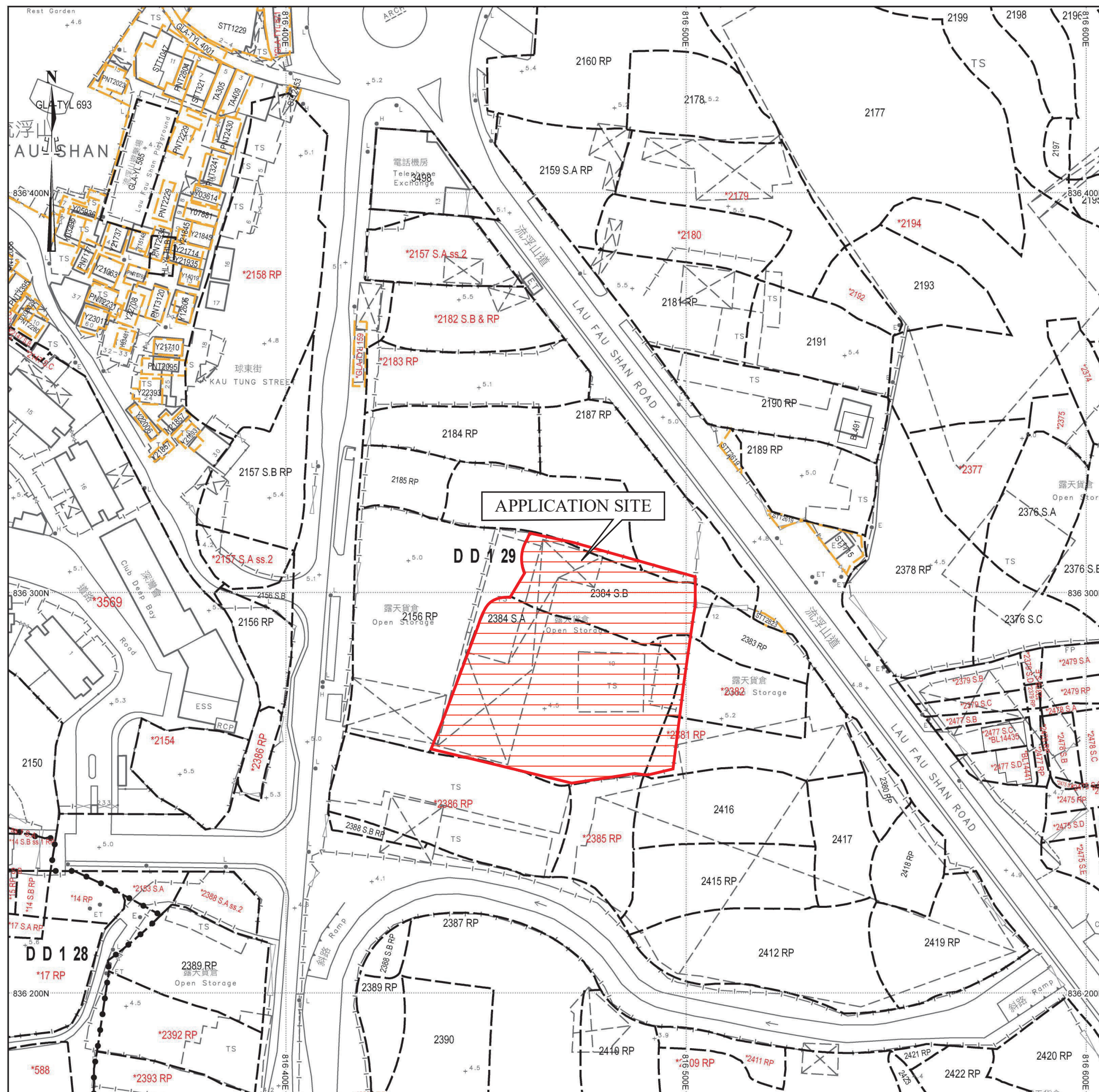
DATE: 15 OCT 2023

DRAWING: D-6

IG: D-7

場地大綱圖





場地位置圖

SCALE 1 : 1000

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

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

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/361	Temporary Logistic Centre, Container Vehicle Park, Open Storage of Containers and Construction Materials with Ancillary Vehicle Repair Workshop for a Period of 3 Years	15.10.2004
A/YL-HT/515	Temporary Logistics Centre, Container Vehicle Park, Open Storage of Containers and Construction Materials with Ancillary Vehicle Repair Workshop for a Period of 3 Years	30.11.2007 (revoked on 30.5.2008)
A/HSK/432	Proposed Temporary Logistic Centre for a Period of 3 Years	31.3.2023 (revoked on 30.12.2024)

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reason
A/YL-HT/215	Temporary Open Storage of Construction Materials (Mainly Steel Scaffolding Racks) for a Period of 12 Months	19.10.2001	(1)

Rejection Reason:

(1) insufficient information to demonstrate no adverse drainage and environmental impacts.

**Similar S.16 Applications within/straddling the same
“Commercial (5)” and “Open Space” 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/216	Temporary Logistics Centre for a Period of 3 Years	29.5.2020 (Revoked on 28.8.2022)
A/HSK/245	Temporary Logistics Centre for a Period of 3 Years	18.9.2020 (revoked on 19.12.2022)
A/HSK/283	Temporary Logistics Centre for a Period of 3 Years	28.5.2021 (revoked on 28.8.2023)
A/HSK/305	Temporary Logistics Centre for a Period of 3 Years	24.9.2021 (revoked on 24.6.2023)
A/HSK/321	Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	27.8.2021 (revoked on 27.5.2023)
A/HSK/338	Temporary Logistics Centre for a Period of 3 Years	22.4.2022 (revoked on 22.1.2024)
A/HSK/389	Proposed Temporary Logistics Centre with Ancillary Staff Canteen for a Period of 3 Years	26.8.2022 (revoked on 26.5.2023)
A/HSK/391	Temporary Logistics Centre for a Period of 3 Years	26.8.2022 (revoked on 26.5.2024)
A/HSK/413	Temporary Logistics Centre for a Period of 3 Years	11.11.2022 (revoked on 11.8.2024)
A/HSK/439	Temporary Logistics Centre with Ancillary Staff Canteen for a Period of 3 Years	5.5.2023
A/HSK/450	Temporary Logistics Centre for a Period of 3 Years	9.6.2023 (revoked on 9.3.2024)
A/HSK/456	Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	12.1.2024
A/HSK/501	Temporary Logistics Centre for a Period of 3 Years	24.5.2024
A/HSK/510	Temporary Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years	21.6.2024

Application No.	Uses/Development	Date of Consideration
A/HSK/522	Temporary Logistics Centre for a Period of 3 Years	20.9.2024
A/HSK/536	Temporary Logistics Centre for a Period of 3 Years	28.3.2025

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reason
A/HSK/249	Temporary Logistics Centre for a Period of 3 Years	9.10.2020	(1)

Rejection Reason:

- (1) three previous planning permissions granted for the site were revoked due to non-compliance with approval conditions.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

No adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport:

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

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

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

3. Drainage

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

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

4. Fire Safety

Comments of the Director of Fire Services:

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

5. Building Matters

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

- no objection to the application under the Buildings Ordinance; and
- no record of approval granted by the Building Authority for the existing structures.

6. **Long-term Development**

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

- 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 programme and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change; and
- if the planning application is granted, notwithstanding the validity period, the applicant should note his advisory comments at **Appendix V**.

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

- no in-principle objection to the application; and
- he has no plan to develop the Site into public open space in the upcoming three years.

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 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 lots within the Site are covered by Short Term Waivers (STW) are listed as below:

<u>STW No.</u>	<u>Lot(s)</u> <u>(D.D. 129)</u>	<u>Purposes</u>
4010	2381 RP, 2382 and 2412 RP	Temporary Open Storage of Containers, Cargo Handling, and Container Repair Workshop
5642	2384 S.A and 2384 S.B	Temporary Logistic Centre and any Ancillary Uses as may be approved by DLO/YL

- the lot owner(s) should apply to his office for STW(s) to permit the structure(s) erected within the subject lots and apply for modification of STW(s) where appropriate. The application(s) for STW(s) and modification of STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(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;
- (d) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (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 Lau Fau Shan 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 Lau Fau Shan Road;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimise the possible environmental nuisance on the surrounding area;
- (h) to note the comments of the Director of Fire Services that:
- the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC); 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at 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 Buildings 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

- (j) 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.

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

From:
Sent: 2025-03-19 星期三 02:52:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/HSK/553 DD 129 Ha Tsuen

Dear TPB Members,

432 approved 31 Mar 2023 but conditions never fulfilled. Solution, lodge a fresh application and good to go for another two years.

It is unacceptable to the community that it is now, TWO YEARS LATER, submitting Fire and Drainage plans.

For far too long both government depts and TPB members have encouraged procrastination on implementing conditions. It is now time that the same determination as displayed in, say pursuing folk who took part in protests, be activated with regard to operations that pose a hazard to the community.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 15 March 2023 2:12 AM HKT
Subject: A/HSK/432 DD 129 Ha Tsuen

A/HSK/432

Lots 2186 (Part), 2187 RP (Part), 2381 RP (Part), 2382 (Part), 2384 S.A (Part) and 2384 S.B (Part) in D.D. 129, Ha Tsuen

Site area: About 2,955sq.m

Zoning: "Commercial (5)" and "Open Space"

Applied use: Logistic Centre / 4 Vehicle Parking

Dear TPB Members,

While the plan indicates that the site is used for Open Storage, there appears to be no approved application for this use.

Members should question is the term 'Logistics Centre' is being used as an euphemism for what is essentially an open storage operation.

This would be incompatible with the zoning and planning intention.

Mary Mulvihill