

This document is received on - 4 JAN 2022
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 Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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/NE-77A/211
	Date Received 收到日期	- 4 JAN 2022

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>),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)

時代名揚發展有限公司 TIMES FAME DEVELOPMENT LIMITED

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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

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)	新界上水華山丈量約份第52約地段 第189號餘段和毗連政府土地 Lot 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,800 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4,776 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) 340 sq.m 平方米 <input checked="" 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	虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/16 Approved Fu Tei Au & Sha Ling Outline Zoning Plan No.S/NE-FTA/16
(e) Land use zone(s) involved 涉及的土地用途地帶	「其他指定用途」註明「港口後勤用途」、「農業」及「綠化地帶」 "Other Specified Uses" annotated "Port Back-up Uses", "Agriculture" and "Green Belt"
(f) Current use(s) 現時用途	臨時倉庫 (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 _____ (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 _____ (DD/MM/YYYY)[&]
於 6/12/2021 (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 _____ (DD/MM/YYYY)[&]
於 6/12/2021 (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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時物流倉庫 Proposed Temporary Logistics Warehouse (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1655sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	3145sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	4776sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	4776sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
..... 構築物1：臨時倉庫，總樓面面積不多於4760平方米，1-2層高，高度不多於14米。 構築物2：洗手間，總面積不多於16平方米，1層高，高度不多於2.6米。	
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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	5
Others (Please Specify) 其他 (請列明)	3個貨櫃車上落客貨車位

Proposed operating hours 擬議營運時間			
星期一至星期六上午八時至下午八時，星期日及公眾假期全日休業。			
(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)) 由文錦渡路經一條鄉村道路進入	
	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)	
(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，請另頁表示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"/>		

	<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) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>不需要砍伐樹木</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

[illegible]

請參考附件的申請報告書及擬議發展的計劃細節

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 an application to the Board 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



Ms Hermose Chong

Name in Block Letters
姓名（請以正楷填寫）

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

Manager

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



on behalf of
代表

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

6/12/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界上水華山丈量約份第52約地段第189號餘段和毗連政府土地 Lot 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan, New Territories
Site area 地盤面積	4800 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 340 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/16 Approved Fu Tei Au & Sha Ling Outline Zoning Plan No.S/NE-FTA/16
Zoning 地帶	「其他指定用途」註明「港口後勤用途」、「農業」及「綠化地帶」 "Other Specified Uses" annotated "Port Back-up Uses", "Agriculture" and "Green Belt"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/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	擬議臨時物流倉庫 Proposed Temporary Logistics Warehouse

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	4776 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.995 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	14 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	65.5 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> 3個貨櫃車上落客貨車位		0 0 0 0 5

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"/>
位置圖 Location Plan, 地盤平面圖 Site Plan, 行車路線圖 Vehicular Access Plan		
已批准的排水圖 Approved Drainage Plan, 已批准的消防裝置圖 Approved Fire services installations Proposal		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input 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"/>
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。



全堅土地行政師行

Allgain Land Administrators Company

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敬啟者：

本公司全堅土地行政師行(香港)有限公司(公司註冊號碼：2529693)
代申請人時代名揚發展有限公司(公司註冊號碼：1453616)向城規會遞交
第 16 條的許可申請：位於鄉郊地區土地上進行為期不超過三年的臨時用
途。

地址：新界上水華山

丈量和地段編號：丈量約份第 52 約地段第 189 號餘段和毗連政府土地

擬申請用途：臨時物流倉庫

2022年 1月 4 日

此文件在_____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 - 4 JAN 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.



全堅土地行政師行(香港)有限公司

2021 年 12 月 7 日

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

上水華山丈量約份第 52 約地段第 189 號餘段和毗連政府土地
擬議臨時物流倉庫 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-4

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關上水華山丈量約份第 52 約地段第 189 號餘段和毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時物流倉庫。
2. 申請地點位於上水北區文錦渡路附近，在《虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/16》上劃為「其他指定用途」註明「港口後勤用途」、「農業」及「綠化地帶」用途。
3. 申請地盤面積為約 4,800 平方米，上蓋面積為 3,145 平方米，露天地方面積為 1,655 平方米，上蓋覆蓋率為 65.5 %。
4. 申請地點將設有兩個構築物，總樓面面積不多於 4,776 平方米，用途如下：
構築物 1：貨倉，面積不多於 4,760 平方米，1-2 層高，高度不多於 14 米；構築物 2：洗手間，每層面積不多於 16 平方米，1 層高，高度不多於 2.6 米。
5. 申請地點涉及 5 個重型貨車上落客貨車位及 3 個貨櫃車上落客貨車位，不設任何停車位。
6. 申請地點可從由文錦渡路經一條鄉村地區道路前往。
7. 擬議發展的營運時間為星期一至星期六上午八時至下午八時，星期日及公眾假期全日休業。

申請原因

1. 申請地點的面積約為 4,800 平方米，根據虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/16，申請地點絕大部份被規劃為「其他指定用途」註明「港口後勤用途」，只有少部份被規劃為「農業」及「綠化地帶」。
2. 擬議申請用途為臨時物流倉庫，屬於「其他指定用途」註明「港口後勤用途」地帶內第二欄的准許用途，按照城規會條例，需向城規會作出申請。
3. 根據資料顯示，「其他指定用途」註明「港口後勤用途」的規劃意向，主要是應付預料日益增加的跨界貨運交通量，尤其是因此而衍生的貨櫃車(包括貨櫃車拖架及拖頭)停放需要，以及對其他港口後勤用途的需求，擬議申請完全符合以上規劃意向。
4. 城市規劃委員會曾批准申請地點作相同用途(請參考城規會編號：A/NE-FTA/189)，因此申請人懇請城市規劃委員會對本申請作出相同的對待，之前因社會疫情關係只完成了某幾項附帶條件，申請人承諾今次定會履行所有相關的附帶條件。
5. 申請地點附近已存在貨櫃場及與本規劃申請相類似的物流貨倉用途，因此本申請用途與周遭環境並非不協調。而大部份於申請地點附近的露天存放場地及港口後勤用途都已取得城市規劃委員會的規劃許可。
6. 擬議發展只是臨時三年的性質，擬議發展不會影響用途地帶的長遠規劃意向。
7. 申請用途不會破壞「農業」及「綠化」地帶上的一草一木，只是利用現時的硬地面作臨時物流貨倉，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
8. 申請地點的營運時間為星期一至星期六上午八時至下午八時，星期日及公眾假期全日休業。必要的運輸工作，會安排在日間非繁忙時間進行，營運時間以外不會進行任何運輸工作。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界上水華山丈量約份第 52 約地段第 189 號餘段和毗連政府土地作為期三年的臨時物流倉庫。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及一個私家地段及部份政府土地。該地段為政府集體官契的農地，擬議發展涉及兩個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書和政府土地部份的短期租約。

2. 擬議發展的入口

申請地點有行車通道連接文錦渡路，該行車通道少有行人，已經早已平整，平均闊度有 6 米以上，由於道路屬私人土地，申請人和業主也會負責參與管理、維修及保養工作。

3. 擬議發展的交通安排

申請用途涉及 5 個重型貨車上落客貨車位及 3 個貨櫃車上落客貨車位。申請地點設有足夠迴旋空間供車輛掉頭，貨車不會以倒車方式進入。擬議發展不會對附近交通造成不良影響，不會構成道路安全問題。

4. 環境方面

申請人會按照環保署對臨時物流中心的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時物流中心，不涉及任何機械加工，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時物流貨倉，只在星期一至星期六上午八時至下午八時，星

期日及公眾假期全日休業。；而附近主要都物流中心及港口後勤用途，甚少民居，不會為居民帶來重大的噪音影響。

7. 排污方面

申請用途涉及一個洗手間，將會按照指引興建化糞池。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

10. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界上水華山丈量約份第 52 約地段第 189 號餘段和毗連政府土地作為期不超過三年的臨時物流倉庫。

有關第 16 條規劃申請編號

擬議申請用途：臨時物流倉庫

丈量和地段編號：新界上水華山丈量約份第 52 約地段第 189 號餘段和毗連政府土地

預計 重型貨車(30 噸) 進出流量報告
(星期一至星期六)

時間	進入 (輛)	離開 (輛)
8 : 00 - 9 : 00	0	0
9 : 00 - 10 : 00	1	0
10 : 00 - 11 : 00	1	2
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	1	1
14 : 00 - 15 : 00	0	1
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	1	0
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	1
19 : 00 - 20 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

有關第 16 條規劃申請編號

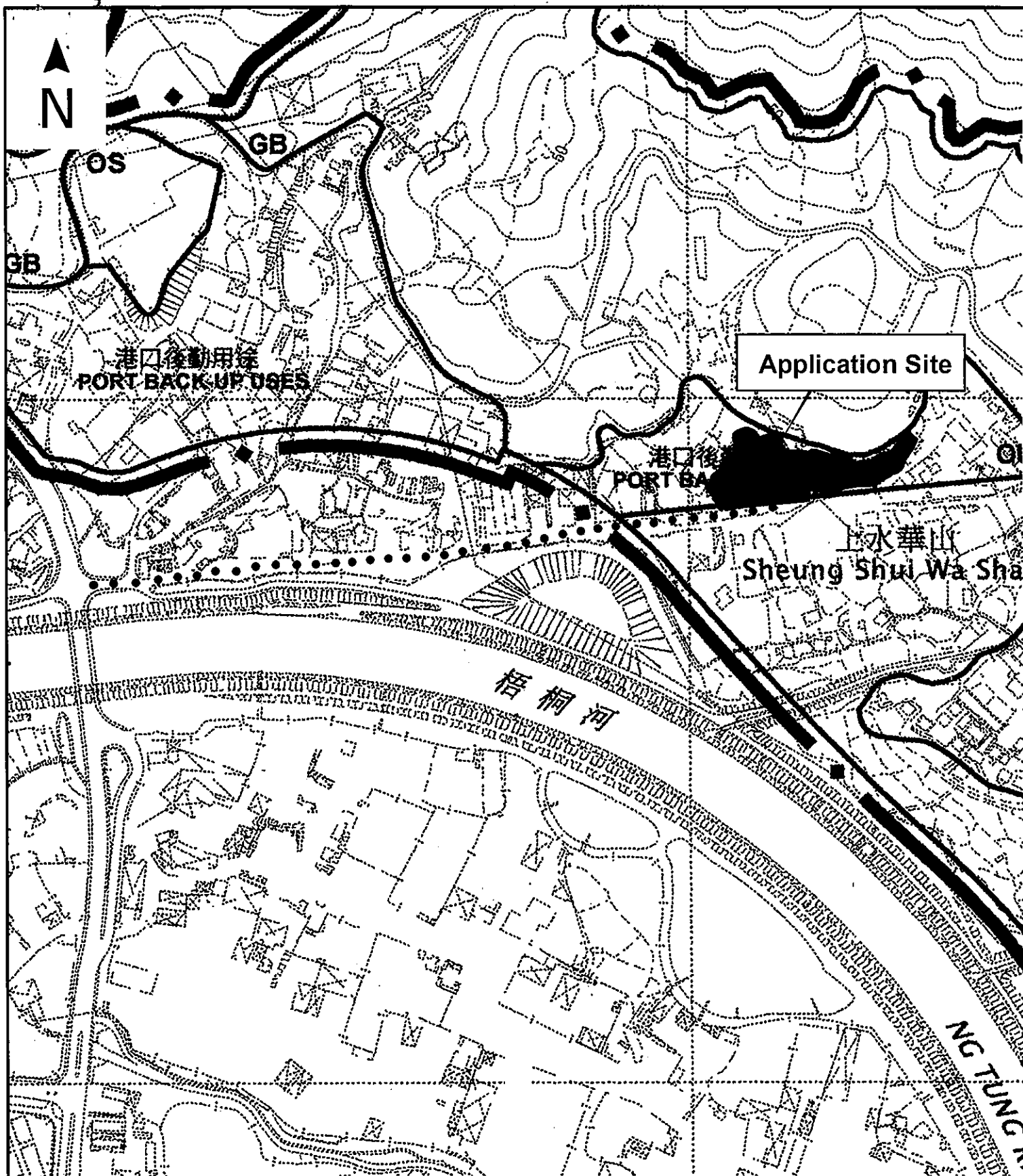
擬議申請用途：臨時物流倉庫

丈量和地段編號：新界上水華山丈量約份第 52 約地段第 189 號餘段和毗連政府土地

預計 貨櫃車 進出流量報告
(星期一至星期六)

時間	進入 (輛)	離開 (輛)
8 : 00 - 9 : 00	0	0
9 : 00 - 10 : 00	1	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	0	1
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	1	1
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	1	1
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	0
19 : 00 - 20 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



Project 項目名稱:

Proposed Temporary Logistics Warehouse for a Period of 3 Years at Lot 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan, N.T.

Drawing Title 圖紙標題:

Location Plan

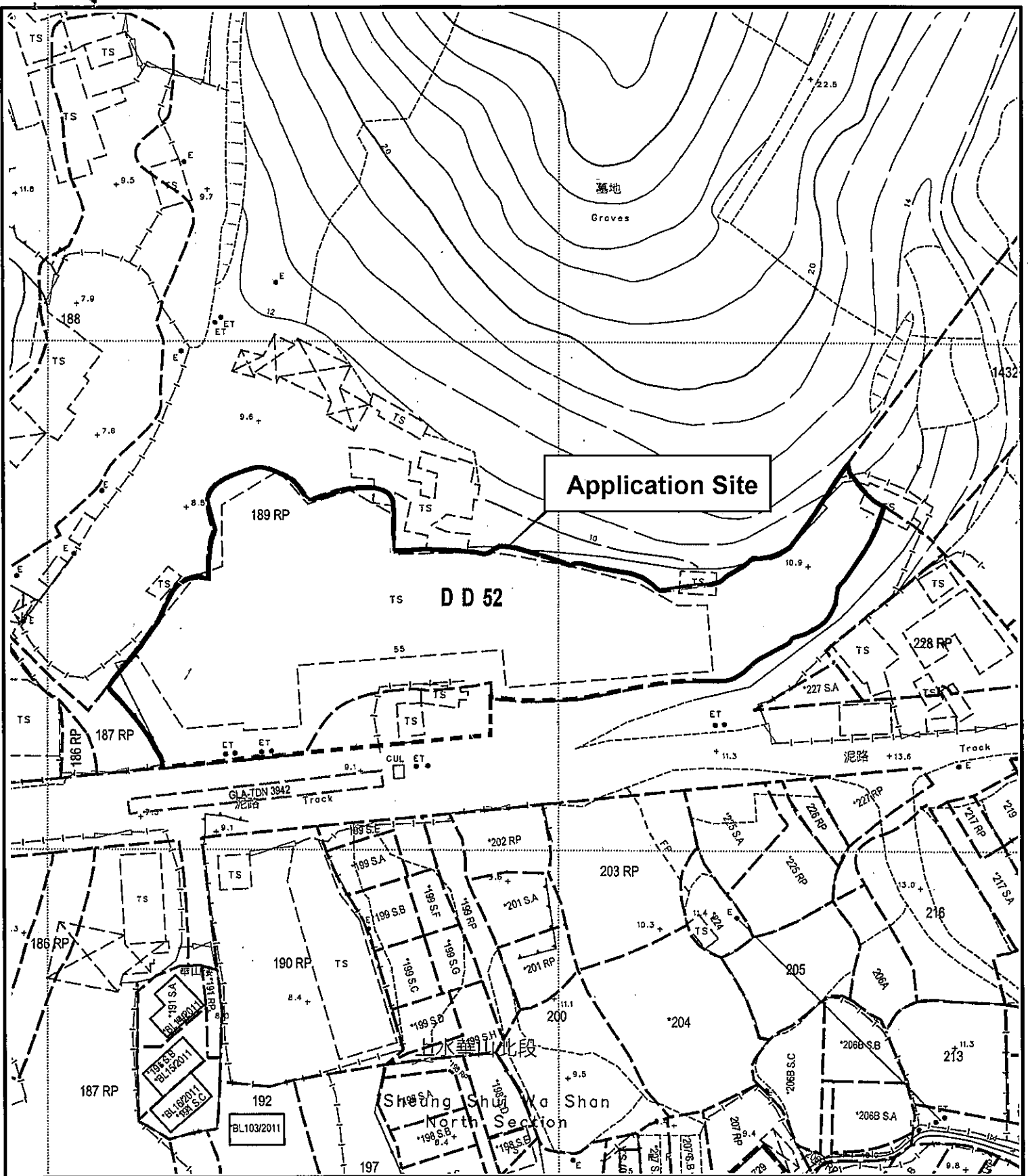
Drawing No. 圖號:

Figure 1.

Remarks 備註:

●●● Vehicular access leading from Man Kam To Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Logistics Warehouse for a Period of 3 Years at Lot 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan, N.T.

Drawing Title 圖紙標題:

Site Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

--- No Fencing (Open Spaces)

Scale 比例:

Structure 1 (Existing)
Included Warehouse Part A,
Part B, Rain Shelter A & Rain Shelter B

Warehouse

GFA: Not exceeding 4,760m²

No. of Storey: 2

Height: Not exceeding 14m

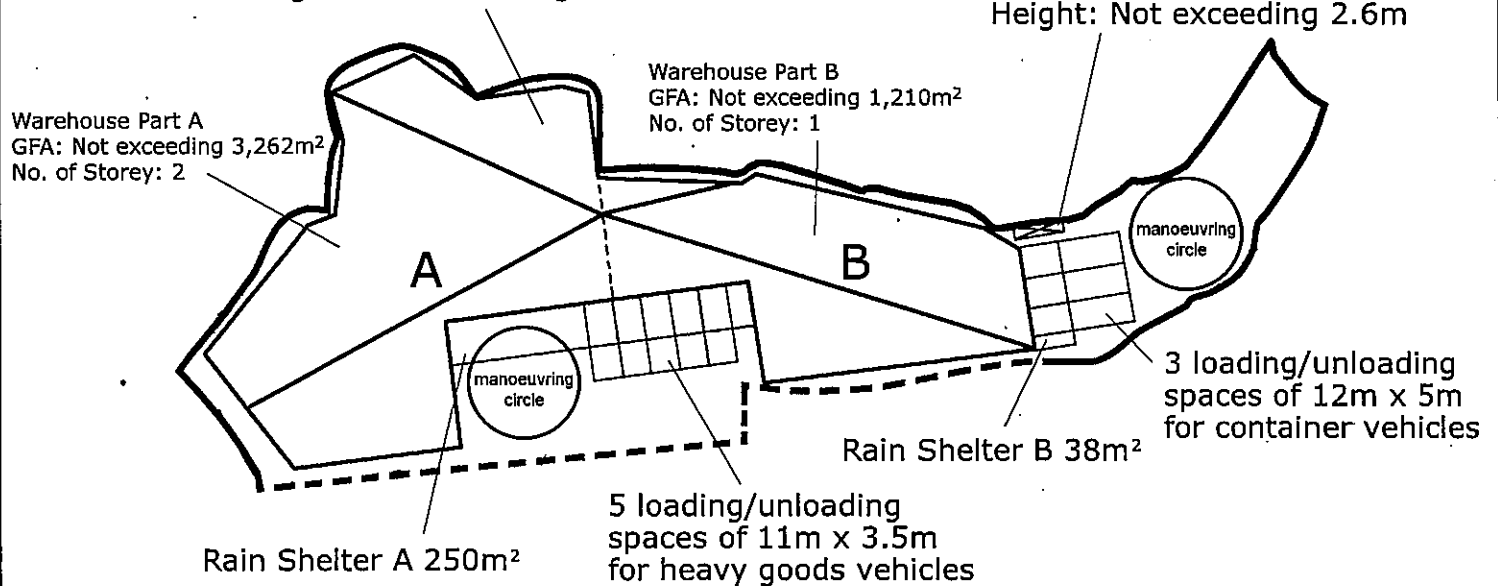
Structure 2 (Existing)

Toilet

GFA: Not exceeding 16m²

No. of storey: 1

Height: Not exceeding 2.6m



Project 項目名稱:

Proposed Temporary Logistics
Warehouse for a Period of 3 Years at
Lot 189 RP in D.D. 52 and Adjoining
Government Land, Sheung Shui Wa
Shan, N.T.

Drawing Title 圖紙標題:

Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

--- No Fencing
(Open Spaces)

Scale 比例:

DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

**Proposed Temporary Logistics Warehouse for a Period of 3 Years
at Lot 189 RP in D.D. 52 and Adjoining Government Land,
Sheung Shui Wa Shan, Sheung Shui, New Territories**

(Town Planning Ref: TPB/A/NE-FTA/189)

Prepared by APT Architects Limited

June 2021

TPB/A/NE-FTA/189

Proposed Temporary Logistics Warehouse for a Period of 3 Years

Lot 189 RP in DD 52 and Adjoining Government Land, Sheung Shui Wa Shan

DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

CONTENTS

DRAINAGE IMPACT ASSESSMENT

- 1.0 Introduction
- 2.0 The Drainage Proposal
Response to Comments (of DSD)
- 3.0 Maintenance of the Proposed Stormwater Drainage Systems
- 4.0 Conclusion

APPENDIX

- Photo of Site Condition
- Calculation Table

DRAINAGE PLAN AND DETAILS

- Drainage Layout Plan No. D-01 rev A
- Typical Catchpit / U-Channel Detail
(DSD typical detail Appendix Sheet 2 of 2)

Proposed Temporary Logistics Warehouse for a Period of 3 Years
Lot 189 RP in DD 52 and Adjoining Government Land, Sheung Shui Wa Shan
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

1.0 INTRODUCTION

- 1.1 This site is located at Lot 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan, Sheung Shui, New Territories.

The site is accessed from Jockey Club Road. The **Site Area** is about **4,800 m²**, including some Government Land.

- 1.2 The proposed use of the site is **Temporary Logistics Warehouse for a Period of 3 Years**.
- 1.3 The Drainage Layout Plan and this report was amended in response to minor comments of Planning Department / Drainage Services Department given in May 2021; **and a table of Response to Comments** is enclosed in para. 2.4.
- 1.4 The enclosed **Drainage Layout Plan no. D-01 revA** is proposed for the application site which also shows the existing condition of the Site and its surrounding areas.

2.0 THE DRAINAGE PROPOSAL

- 2.1 Main access of the Site is from **Jockey Club Road**. The Site is sloped and paved with concrete and formed with ground level matching the levels of the peripheral lands.

- 2.2 A main temporary warehouse is formed occupying about 75% of the Site Area

Part of the Main Warehouse abut the site boundary (north side and part of south side) and other areas at north-east, north-west and west are bounded by metal fences.

Metal fence with curb erected will separate from the northern village settlements.

- 2.3 Catchment Areas and Flow Pattern of Site and Surrounds are summarized as follows:

Catchment Area 1 and 2

Catchment Area 1— the main steel structure (the Proposed Warehouse) with metal roof

Catchment 1 is splitted into 2 main parts.

Part 1 at west handle 75% of runoff, discharges via P1, P2, collected at roof of the building, discharging to D3, which finally discharges at west of site to CP6 (the last Manhole);

Part 2 remaining roof area at east handles 25% of runoff, discharges via P3 of the building to D3 and collected to CP2.

Proposed Temporary Logistics Warehouse for a Period of 3 Years
Lot 189 RP in DD 52 and Adjoining Government Land, Sheung Shui Wa Shan

DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Catchment Area (CA) 2 – small portion on ground level at West side of the Site, next to the warehouse. CA2 is formed in concrete to fall towards south. Runoff is handled by D3, and is collected to CP6 (final Manhole).

In summary **D3**, the 400 mm x 400 mm concrete channel is provided to handle the flow for the entire Catchment Areas 1 and 2.

D3 / CP6 therefore collects runoff from:

75% of Catchment Area 1 = $0.2442 \times 75\% = 0.18 \text{ m}^3/\text{s}$

Catchment Area 2 = $0.0065 \text{ m}^3/\text{s}$

D3's Capacity = $0.4623 \text{ m}^3/\text{s} > 0.0065$

D7 (1000mm diameter) is circular concrete channel, with a capacity of $5.3061 \text{ m}^3/\text{s}$, is to carry runoff from D3/CP6, as well as discharge from CP3/CP4/CP5, ie the whole site.

The capacity of D7 is $5.3061 \text{ m}^3/\text{s}$, is good enough to handle all the runoff.

Catchment Area 3 (amendment is made in this revised proposal)

– Located at south of the compound, and is a parking space for the lot. It is sloped area with levels matching the track / access road for the site.

Runoff of Catchment Area 3 is trapped by the platform wall of the warehouse, and concrete channel of 300mm x 300mm D8 / D8A are provided at all 3 sides to contain runoff of Catchment Area 3 within Site. All runoff of D8 / D8A (i.e. from Catchment Area 3) is collected to CP5, and discharge to village channel DA via D6 (1m diameter underground pipe).

The capacity of D8 (lowest end) is $0.3653 \text{ m}^3/\text{s}$, and Catchment 3's Peak runoff is $0.0155 \text{ m}^3/\text{s}$, thus it is OK for D8 to be provided in Catchment 3.

Catchment Area 4 and 5 -

Catchment Area 4 – Located at east of Site, surrounded by slopes at 3 sides, and on the west is the Main Warehouse.

The Catchment area is surfaced in concrete to fall towards south. Runoff is handled by D1. And is all collected to CP3.

Proposed Temporary Logistics Warehouse for a Period of 3 Years
Lot 189 RP in DD 52 and Adjoining Government Land, Sheung Shui Wa Shan

DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Catchment Area 5 - is adjoining hill at north of site, and part of this hill has part of existing flow pattern towards the Application Site.

With the Site Warehouse in place, drainage D1A, minimum 300mm x 300mm concrete channel is provided to handle the flow from this Catchment area. And the runoff is collected by CP1, and combine with discharge of roof drainage pipe P3, and discharge via underground pipe D2, and collected to CP3.

CP3 therefore collects runoff from :

25% of Catchment Area 1	= $0.2442 \times 25\% = 0.0611$ m ³ /s
Catchment Area 4	= 0.059 m ³ /s
Catchment Area 5	= 0.0139 m ³ /s
TOTAL	= 0.134 m ³ /s

And will flow westward, via underground pipes

D4 (450mm diameter, capacity 0.3204 m³/s),

D5 (1m diameter, capacity 3.1710 m³/s), and

D6 (1m diameter, capacity 4.3324 m³/s),

ultimately discharge to existing village dredged channel DA (2500/3000mm width x 1200mm depth, capacity 8.3928 m³/s) serving all the adjoining developments.

By calculation, all underground pipes D4, D5, D6 and D7 are sufficient to handle discharge of Site, and it will have spare capacity to handle runoff from the neighbouring Slope (Catchment Area 5) and settlements / neighbours of adjacent areas.

2.4 Response to Comments (last given by Planning Department / DSD on 11/05/2021):

	DSD Comments	Response to Comments
(a)	surface channel with grating covers should be provided along the site boundary (including the south side of the Site)	- D8 / D8A is to be provided at south side along the Site Boundary
(b)	catchpit with covers should be provided where there is a change of direction of the channel / drain	- such catchpits with covers will be provided at change of direction of drain / channel

Ref: 160T/03_report A

Proposed Temporary Logistics Warehouse for a Period of 3 Years
Lot 189 RP in DD 52 and Adjoining Government Land, Sheung Shui Wa Shan
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

3.0 MAINTENANCE OF THE PROPOSED STORMWATER DRAINAGE SYSTEMS

- 3.1 The applicant will construct all drainage proposed at his own costs. Where the drainage is outside boundary, DLO and appropriate land owner's consent will be obtained before the works.
- 3.2 The applicant of the Application Site will undertake the maintenance works for the proposed drainage system at his own costs.
- 3.3 Inspection, cleansing and desilting will be carried out regularly and before / after the rainy season each year to ensure the drainage facilities function efficiently. Since the system is designated to operate under gravity, the maintenance will be straightforward.

4.0 CONCLUSION

- 4.1 This drainage impact assessment is primarily based on site condition and peripheral existing drainage system near to the site. The stormwater drainage system is in a simple manner (basically surrounding the site). The neighboring runoff is partially handled by new drainage system of site. And northern neighbour has their own drainage system and therefore not affected by the development. The development is also along an inclined plane and therefore no accumulation of stormwater will be formed on site or the adjacent areas.

All proposed drain are of adequate size to handle runoff from site, and very good margin to handle runoff also from the northern neighbours.
- 4.2 From this assessment, it can be concluded that the proposed drainage will have no adverse impacts to the site and surrounding areas.

PHOTO OF SITE CONDITION



fig 1 Catchment Area 2, D3 and CP6 with metal grille, on left is neighbouring site at downstream and has its own drainage



fig.2 north west boundary showing D3, left side is existing village land with its own drainage towards south-west, part of water will flow along boundary of D3 and flow into D3



fig.3 CP6 and CP7



fig.3A CP7 and underground drainage pipe to discharge to village channel DA



fig.4 D1A collect runoff of slope of left (Catchment Area 5) and discharge via CP1/CP2 to CP3; CP3 will also carry discharge of part of Roof Structure (Catchment Area 1)



fig.5 CP3 will collect runoff from CP2 via underground pipe D2



fig 6 Northern edge of Site, with Catchment Area 5 (on right, North). D3 is to collect the runoff of Site (temporary structure). D1A to collect runoff from Catchment Area 5.



fig. 7 Catchment 3, with D8 on left and flow downstream towards west to CP5, and finally to dredged channel DA

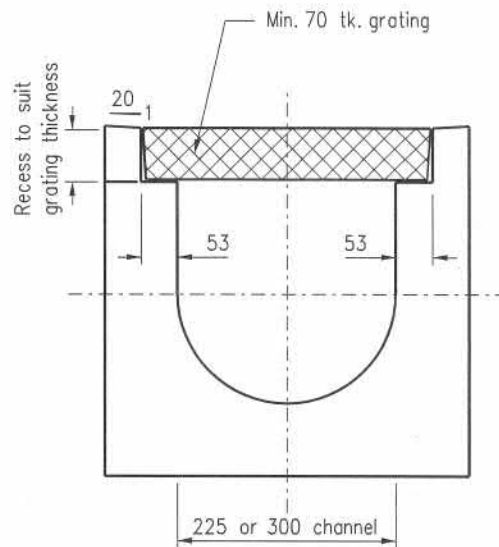
CALCULATION TABLE

Runoff Coefficient		Manning Coefficient	
crush stone and asphalt	0.7	Conc/cement	0.013
grassland	0.25	Steel	0.011
concrete	1	dredged	0.03

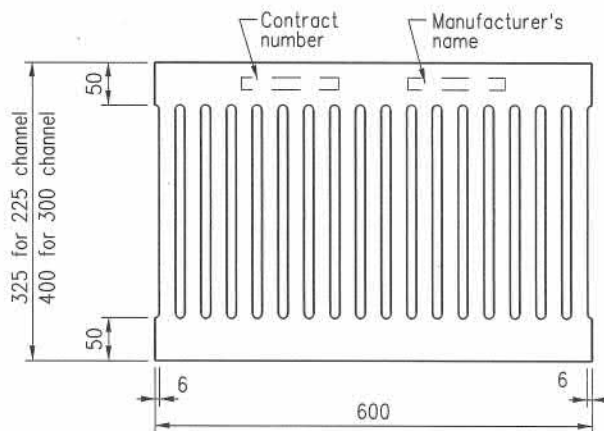
Catchment Area	C1	C2	C3	C4	C5
pave material	metal roof	concrete	concrete	concrete	soil/grassland
C = Runoff Coefficient	1	1	1	1	0.25
Area (m2)	3710	90	380	620	620
A = Area (km2)	0.00371	0.00009	0.00038	0.00062	0.00062
L = site length (m)	40	18	93	15	15
Top Level	16	9	9.4	13.8	22
Low Level	15.0	8.7	9.0	13.0	10.0
H = Average slope (m per 100m)	2.5	1.67	0.43	5.33	80.00
to = Time of Conc (min.)	8.430	5.968	35.003	3.249	1.890
I (mm/h)	236.788	259.374	147.151	295.578	321.666
Qp Peak Run off (m3/s)	0.2442	0.0065	0.0155	0.0509	0.0139
Qp Peak Run off (L/min)	14653	389	933	3057	832

D1		D1A		D2		D3		D3A		D4	
Shape	Rectangular	Shape	Rectangular	Shape	Circle	Shape	Rectangular	Shape	Rectangular	Shape	Circle
Material	cement	Material	cement	Material	concrete	Material	cement	Material	cement	Material	concrete
Mann Coeff	0.013	Mann Coeff	0.013	Mann Coeff	0.013	Mann Coeff	0.013	Mann Coeff	0.013	Mann Coeff	0.013
width	0.4	width	0.3	diameter	0.45	width	0.4	width	4	diameter	0.6
depth	0.5	depth	0.3			depth	0.4	depth	4		
Length	50	Length	13	Length	8	Length	140	Length	55	Length	40
Top Level (start)	9.00	Top Level	9.20	Top Level	11	Top Level	10.30	Top Level	10.30	Top Level	10.7
Low Level (end)	8.40	Low Level	8.60	Low Level	10.7	Low Level	7.40	Low Level	7.20	Low Level	8.3
Invert Level Difference	0.60		0.60		0.30		2.90		3.10		2.40
Sf, Slope =	0.012	Sf, Slope =	0.046	Sf, Slope =	0.038	Sf, Slope =	0.021	Sf, Slope =	0.056	Sf, Slope =	0.060
Slope (1 to ?)	83.33	Slope (1 to ?)	21.67	Slope (1 to ?)	26.67	Slope (1 to ?)	48.28	Slope (1 to ?)	17.74	Slope (1 to ?)	16.67
A, Area =	0.2000	A, Area =	0.0900	A, Area =	0.1590	A, Area =	0.1600	A, Area =	16.0000	A, Area =	0.2827
P, perimeter =	1.4000	P, perimeter =	0.9000	HMD, Hydraulic Mean Depth	0.1310	P, perimeter =	1.2000	P, perimeter =	12.0000	HMD, Hydraulic Mean Depth	0.1746
R = A/P =	0.1429	R = A/P =	0.1000	R = A/P =	0.1125	R = A/P =	0.1333	R = A/P =	1.3333	R = A/P =	0.1500
		V, Velocity =		V, velocity =		V, Velocity =		V, Velocity =		V, velocity =	
		R1/6/		(1/n)xHMD^0.667		R1/6/		R1/6/		(1/n)xHMD^0.667	
V, Velocity = R1/6/ (n((RSf)1/2))	2.3028	(n((RSf)1/2))	3.5604	xSf^0.5	3.8413	(n((RSf)1/2))	2.8895	(n((RSf)1/2))	22.1232	xSf^0.5	5.8861
capacity =AV (m3/s)	0.4606	capacity =AV (m3/h	0.3204	capacity =AV (m3/h	0.6109	capacity =AV (m3/h	0.4623	capacity =AV (m3/h	353.9717	capacity =AV (m3/h	1.6643

D5		D6		D7		D8		DA	
Shape	Circle	Shape	Circle	Shape	Circle	Shape	Rectangular	Shape	Trapezium
Material	concrete	Material	concrete	Material	concrete	Material	cement	Material	dredged
Mann Coeff	0.013	Mann Coeff	0.013	Mann Coeff	0.013	Mann Coeff	0.013	Mann Coeff	0.03
diameter	1	diameter	1	diameter	1	width	0.3	upperwidth	3
						depth	0.3	lowerwidth	2.5
								slopelength	1.226
								depth	1.2
Length	35	Length	30	Length	10	Length	10	Length	10
Top Level	8.3	Top Level	7.8	Top Level	7.4	Top Level	9.20	Top Level	8.5
Low Level	7.8	Low Level	7	Low Level	7	Low Level	8.60	Low Level	8.4
	0.50		0.80		0.40		0.60		
Sf, Slope =	0.014	Sf, Slope =	0.027	Sf, Slope =	0.040	Sf, Slope =	0.060	Sf, Slope =	0.010
Slope (1 to ?)	70.00	Slope (1 to ?)	37.50	Slope (1 to ?)	25.00	Slope (1 to ?)	16.67	Slope (1 to ?)	100.00
A, Area =	0.7854	A, Area =	0.7854	A, Area =	0.7854	A, Area =	0.0900	A, Area =	3.3000
HMD, Hydraulic Mean Depth	0.2910	HMD, Hydraulic Mean Depth	0.2910	HMD, Hydraulic Mean Depth	0.2910	P, perimeter =	0.9000	P, perimeter =	4.9515
R = A/P =	0.2500	R = A/P =	0.2500	R = A/P =	0.2500	R = A/P =	0.1000	R = A/P =	0.6665
V, velocity =		V, velocity =		V, velocity =		V, Velocity =		V, Velocity =	
(1/n)xHMD ^{0.667}	4.0374	(1/n)xHMD ^{0.667}	5.5162	(1/n)xHMD ^{0.667}	6.7559	R ^{1/6} /	4.0594	R ^{1/6} /	2.5433
capacity =AV (m3/s)	3.1710	capacity =AV (m3/s)	4.3324	capacity =AV (m3/s)	5.3061	capacity =AV (m3/s)	0.3653	capacity =AV (m3/s)	8.3928



TYPICAL CROSS SECTION
OF CHANNEL



(All slots are 13 in width and all ribs are 20-23 in width.)

GRATING

Notes:

1. All dimensions are in millimetres.
2. Lettering for the contract no. and manufacturer's name shall be raised 2mm above normal surface.
3. This drawing is not applicable for channel running across traffic lane.

A	Revise the width of slots and ribs	Original signed	Aug 18
	New Issue	-	Oct 11
REF.	REVISION	SIGNATURE	DATE

COMPOUND MATERIALS
CHANNEL GRATING
SUBJECT TO
VEHICULAR LOAD

HIGHWAYS DEPARTMENT

REFERENCE

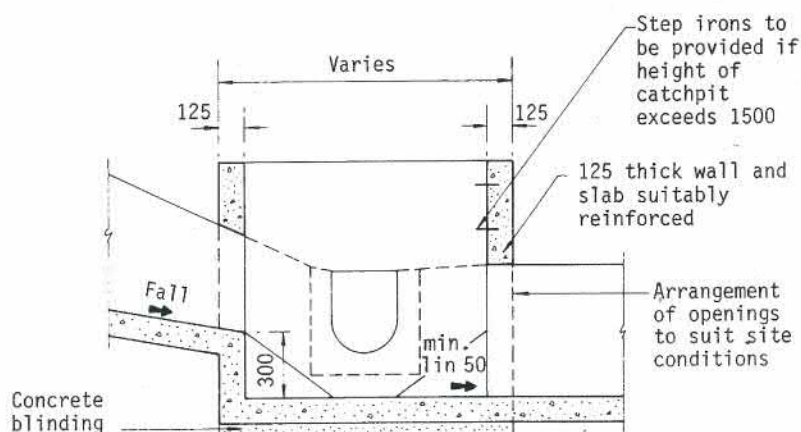
DRAWING No.

CAD

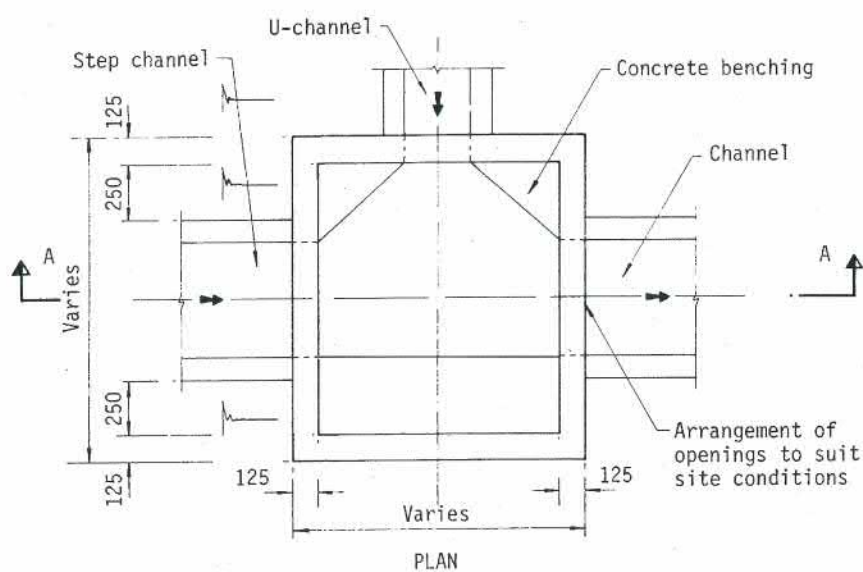
SCALE

1 : 10 or As Shown

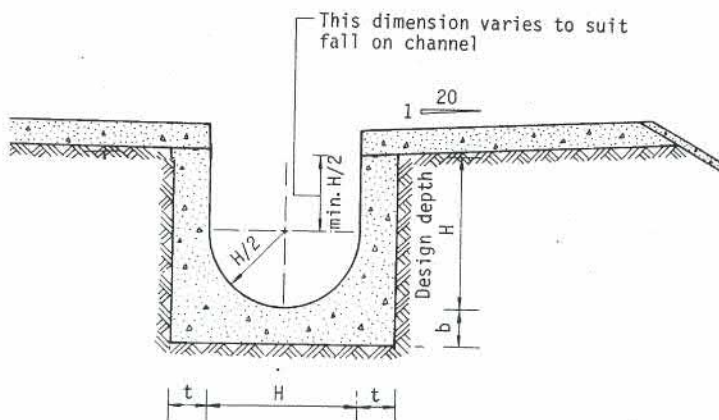
H 3155A



SECTION A-A

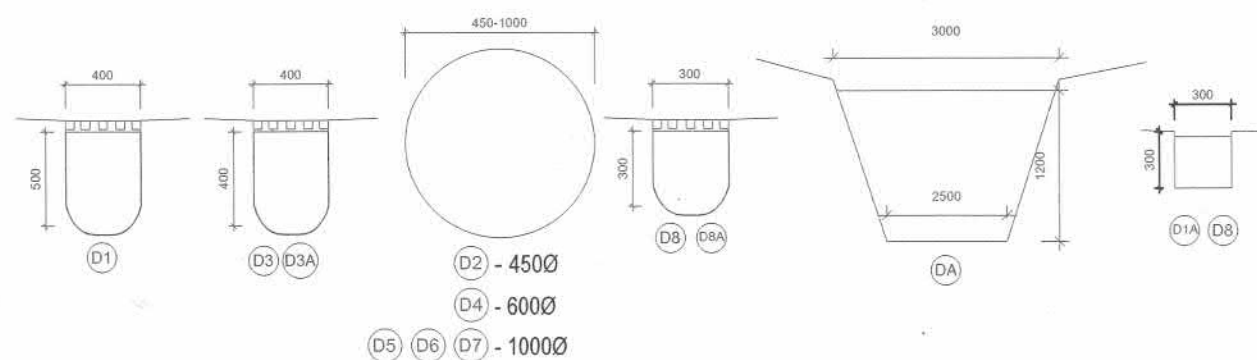
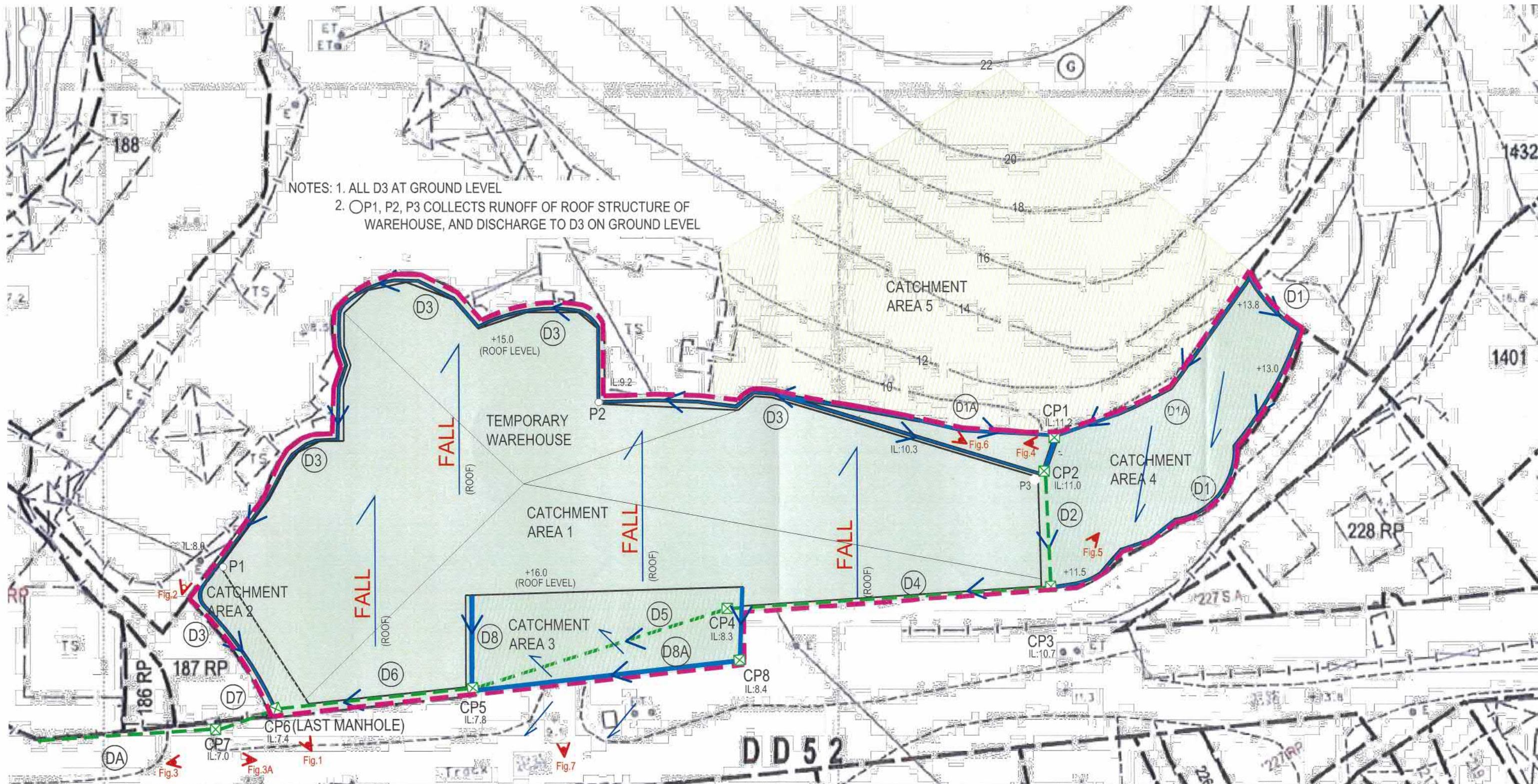


TYPICAL DETAILS OF CATCHPIT



TYPICAL DETAILS OF U CHANNEL

- NOTES: 1. ALL D3 AT GROUND LEVEL
2. OP1, P2, P3 COLLECTS RUNOFF OF ROOF STRUCTURE OF WAREHOUSE, AND DISCHARGE TO D3 ON GROUND LEVEL



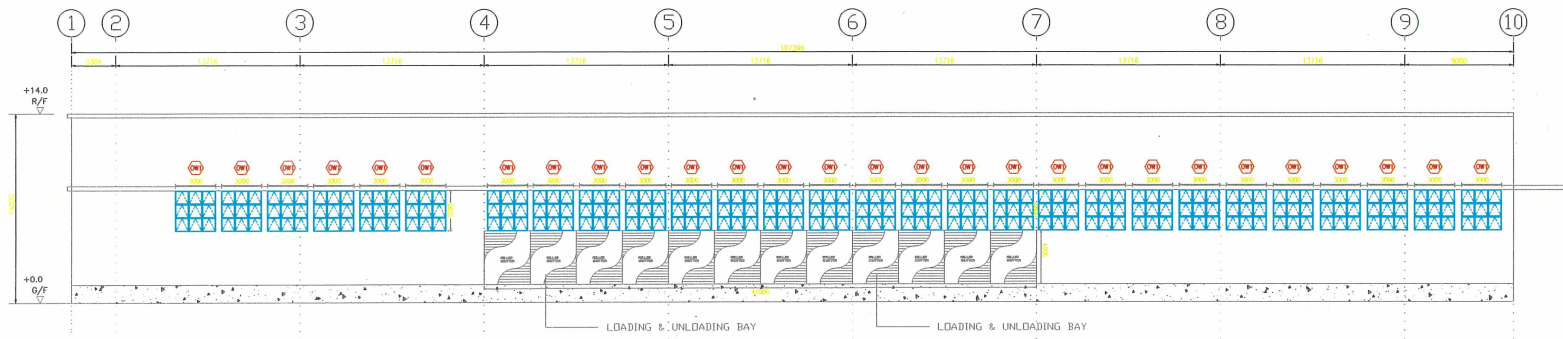
- APPLICATION SITE
- CATCH PIT
- U-CHANNEL
- D3/ UNDERGROUND CONCRETE PIPE
- FLOW DIRECTION
- SITE BOUNDARY
- +9.5
- IL 8.6
- P1, P2, P3
- LEVEL
- INVERT LEVEL
- PVC DRAIN DOWNPIPES OF WAREHOUSE



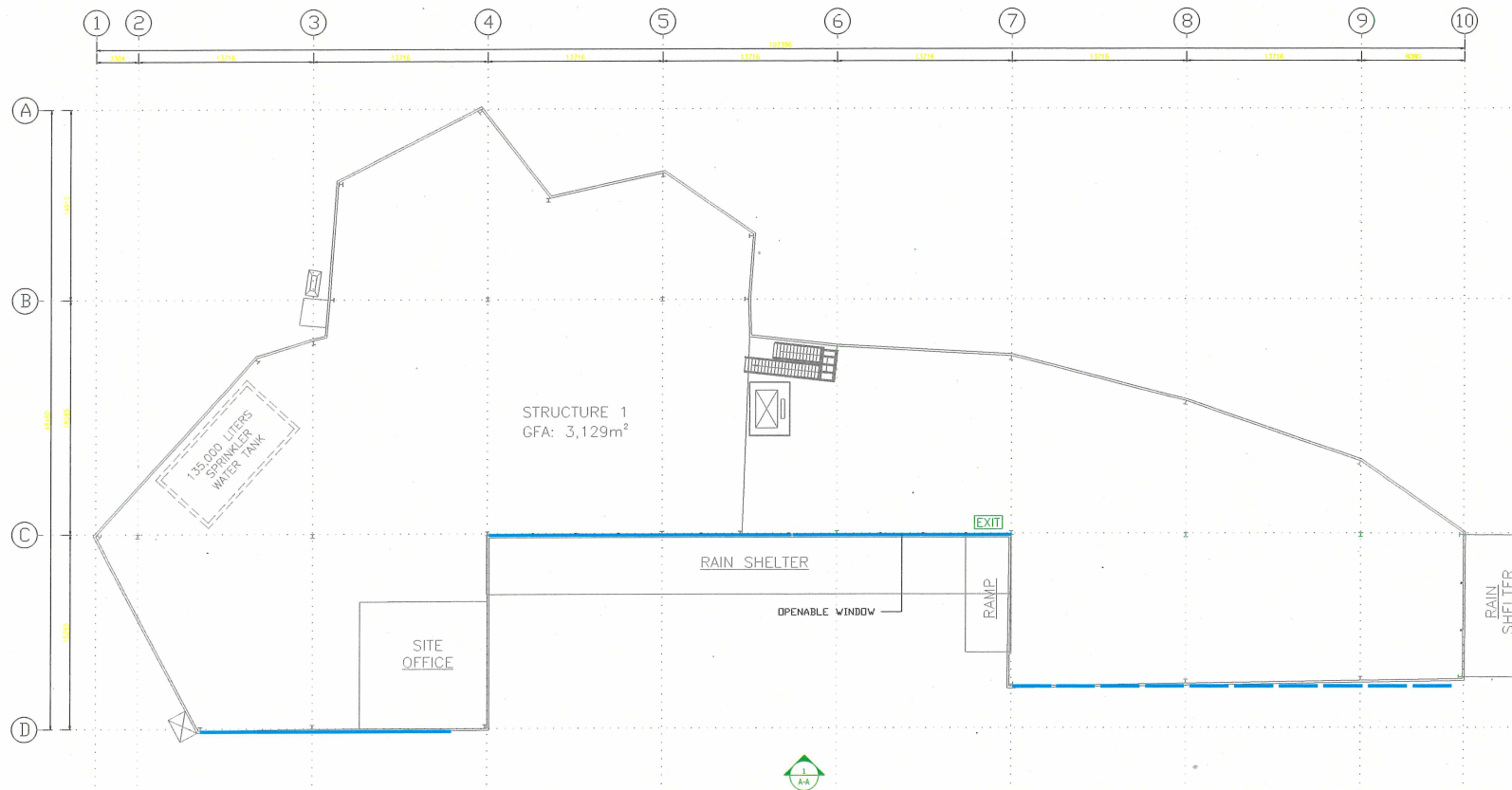
DRAINAGE - LAYOUT PLAN
NO. D-01 REV A

SCALE 1:500
DATE: 15/06/2021

A/NE - FTA/189
WA SHAN, SHEUNG SHUI



ELEVATION PLAN (ELV A-A)



OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³				
LOCATION	USABLE FL AREA (m ²) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED	
STRUCTURE 1	3,129	$3,129 \times 6.25\% = 195.6$	REFER TO ELEVATION-(A-A) = 235.2	TOTAL = $235.2 > 195.6$

REV	DESCRIPTION	DATE	BY
D	REVISION	13-07-2021	JH
C	REVISION	30-01-2021	QAO
A	SUBMISSION	17-08-2020	QAO

FSR CONTRACTOR

East Power Engineering Limited

Flat A, 7/F, Hop Shing Commercial Building
411 Ch. Hong Street, Tsimshatsui, Kowloon

TEL : 2394-3772 FAX : 2397-3238

PROJECT

FIRE SERVICES INSTALLATION WORK AT
LOT 188 IPS IN S.D. 32 AND ADJOINING
GOVERNMENT LANDS,
SHEDDING AREA NO. 30/4, NEW TERRITORIES.

DRAWING TITLE

FLOOR PLAN & CALCULATION -
STRUCTURE 1

NO.	INITIAL	DESIGNATION	DATE
DRAWN BY	QAO	QAO	16-08-2020
DESIGN BY	CM	PM	16-08-2020
CHECK BY	CM	PM	17-08-2020
APPROVED BY	-	-	-
PROJECT NO.	2020A		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.	EP-2020A-F503		
SCALE	1 : 200 (M)	REVISION	0

1. HOSE REEL SYSTEM

1. HOSE REEL SYSTEM

- ## 2. AUTOMATIC SPRINKLER SYSTEM

- ### 3. FIRE ALARM SYSTEM

- #### 4. MISCELLANEOUS F.S. INSTALLATION

- LEGEND (FOR LAYOUT PLAN)

ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT



SITE LOCATION PLAN
(1:1000)

B	REVISION	15-07-2021	
C	REVISION	26-01-2021	
D	REVISION	17-08-2020	
REV	DESCRIPTION	DATE	

KEY CONSTRUCTOR

East Power Engineering Limited

Plot A, 17F, Sky Step Commercial Bldg
 10 Chong Sing Road, Singapore, SINGAPORE
 TEL: 6394-3772 FAX: 6287-3735

PROJECT

FIRE SERVICES INSTALLATION WORK AT
 180 OF 17F AND 18TH AND ADJOINING
 COORDINATOR LIFT
 SINGAPORE MARINE SHIP YARD, NEW TEMPODOKS.

ISSUING TITLE

FIRE SERVICES NOTES, LEGEND & AMENDMENT

	REVIEW	DESCRIPTION	DATE
ISSUED BY	CM	CM	25-06-20
DESIGNED BY	CM	PM	25-06-20
CHECKED BY	CM	PM	04-07-20
APPROVED BY	-	-	-
PROJECT NO.	20224		
PAPER SIZE	A1 (PORT SCALE) 1 :		

ISSUED BY: 2024-05-09

DATE	BY	LOCATION	

135,000 LITERS SPRINKLER -
WATER TANK (UNDERGROUND)

SITE OFFICE
2 STORY

- TOILET

MANOEUVRING
CIRCLE

LOADING &
UNLOADING BAY

— LOT BOUNDARY

SPRINKLER CONTROL VALVE
& SPRINKLER INLET

WAREHOUSE LAYOUT PLAN

OFFICE

M/F LAYOUT PLAN OF
SITE OFFICE

PLATFORM LAYOUT PLAN

NO	STRUCTURE CONTENT:	HEIGHT (m)	AREA (m ²)
1	TEMPORARY LOGISTICS WAREHOUSE	14	3,129
2	TOILET	2.6	16
3	SITE OFFICE (2 STOREY)	14	100
4	SITE OFFICE (2 STOREY)	6	60

D	REVISION	13-07-2021
C	REVISION	30-01-2021
B	REVISION	17-08-2020
REV	DESCRIPTION	DATE

REV	
ESI CONTRACTOR	

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tsimshatsui, Kowloon
Fax : 2394-3772 Tel : 2397-3238

PROJECT

FIRE SERVICES INSTALLATION WORK AT LOT 189 RP IN D.O. 52 AND ADJOINING GOVERNMENT LAND, SHEUNG SHUI WA SHAN, NEW TERRITORIES.

DRAWING TITLE

FIRE SERVICES INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	29-06-20
DESIGN BY	CM	PM	29-16-20
CHECK BY	CM	PM	04-07-20
APPROVED BY	-	-	-
PROJECT NO.	20324		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.			
EP-20324-FS02			
SCALE	1 : 200	REVISION	0

Responses-to-Comments

Items	FSD Comments dated 13 Apr 2021	Applicant's response
a.	Sprinkler inlet and control valve set shall be located near the entrance of application site	There are two entrance for the site and the sprinkler inlet and control valve will be installed at the western part of the application site. The plan EP-20324-FS02 (Rev. D) has been updated.
b.	The openable windows of the compartment exceed 6.25% of the floor area of that compartment and the detailed calculation of their areas shall be shown to justify the non-provision of static or dynamic smoke extraction system	In the FSI proposal , we proposed to provide total 235.2 m ² openable windows which is greater more than 6.25% of the total usable floor area of structure 1 (i.e.3129m ²). <u>NO</u> static or dynamic smoke extraction system will be provided. The detail calculation could be refer to drawing EP-20324-FS03 (Rev. D).
c.	Storage configuration inside the warehouse and the relevant restrictions, such as maximum storage height, maximum storage area , etc shall be clearly stated in the FS notes	Included in item 2.7 of FS notes in the plan EP-20324-FS01 (Rev. D).
d.	As the anticipated fire compartment of the proposed logistics warehouse on plans exceeds 28,000m ³ , the applicant is advised to seek Building Department's advice on the applicability of the requirements of mean of escape, fire resisting construction and mean of access as stipulated in FS code 2011	In this proposal, the structure is a temporary structure, in open-plan layout without any compartments but just racks and constructed by tin-sheet.
e.	Clarification of the access of emergency vehicles is provided to reach 30m travel distance from the 2-storey site office	Site location plan (1:1000) is also provided to drawing EP-20324-FS01(Rev.D) to show that there is a public access road right next to the main entrance of the site. Emergency vehicles could reach the 2 storey site office within 30m travel distance

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2022年02月16日星期三 16:47
收件者: wcchim@pland.gov.hk; tpbpd@pland.gov.hk
主旨: 回覆: Planning Application (A/NE-FTA/211) - Comments from the Transport Department
附件: DD52_189RP_wept_Path_20220116.pdf

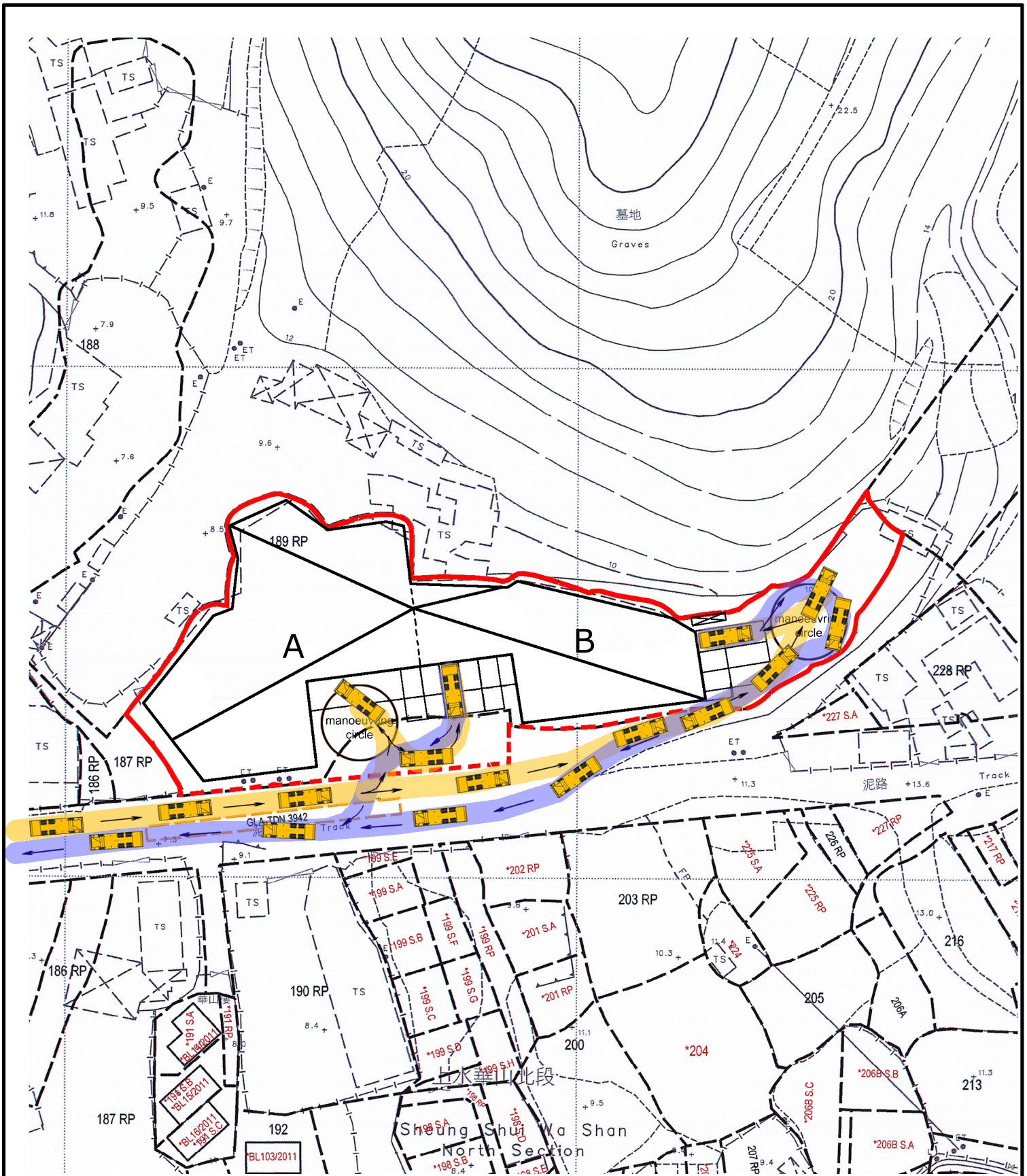
Dear Mr. Christian CHIM,

以下是申請人就運輸處的意見作出回覆：

- (1) 請看附件 1 的圖，會清晰顯示車輛的模擬行駛路徑；
- (2) 如獲批准，申請人會聘請專人負責管理申請地點的出入口車輛流量管制，確保不會有車輛排隊阻塞出入口或周邊地方；
- (3) 如獲批准，申請人會聘請專人負責管理申請地點出入口的行人設施，確保周邊行人的安全。
- (4) 申請人知悉這條路並非由運輸處管理，申請人會向自行相關人士申請道路使用權。

Thanks so much.

Ms Chong



Project 項目名稱:

Proposed Temporary Logistics Warehouse for a Period of 3 Years at Lot 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan, N.T.

Drawing Title 圖紙標題:

Swept Path Analysis



Drawing No. 圖號:

Figure 1

Remarks 備註:

--- No Fencing (Open Spaces)

→ In

← Out

Scale 比例:

**Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13F)**

1. On 27.3.2020, 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. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the

phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) the use of sites less than 1,000m² for open storage uses and 2,000m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimizing sprawl over countryside areas and reducing travel trips;
 - (b) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

Previous S.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-FTA/21	Proposed Container Trailer Park with Ancillary Vehicle Repair Workshop	16.10.1998
A/NE-FTA/189	Proposed Temporary Logistics Warehouse for a Period of 3 Years	17.5.2019 (Revoked on 17.10.2021)

**Similar S.16 Applications for Warehouse
within/partly within “Other Specified Uses (Port Back-up Uses)” Zone
in the vicinity of the application site
in the Fu Tei Au & Sha Ling Area**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/NE-FTA/124	Proposed Temporary Warehouse Facilities with Ancillary Car Parking for a Period of 3 Years	19.4.2013 (Revoked on 19.10.2013)
A/NE-FTA/155	Proposed Warehouse (Excluding Dangerous Goods)	23.10.2015
A/NE-FTA/157	Proposed Warehouse (Excluding Dangerous Goods Godown)	20.11.2015
A/NE-FTA/158*	Proposed Temporary Warehouse and Storage of Clothing with Ancillary Facilities for a Period of 3 Years	4.3.2016 (Revoked on 4.12.2016)
A/NE-FTA/203	Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	23.7.2021

Remarks

- *: The application no. A/NE-FTA/158 and the rejected application no. A/NE-FTA/180 involve the same site

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-FTA/180*	Temporary Warehouse and Storage of Clothing with Ancillary Facilities for a Period of 3 Years	13.10.2017	R1

Remarks

*: The application no. A/NE-FTA/180 and the approved application no. A/NE-FTA/158 involve the same site

Rejection Condition

R1 The applicant failed to demonstrate in the submission that the development would have no adverse traffic impact on the surrounding area.

5-1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

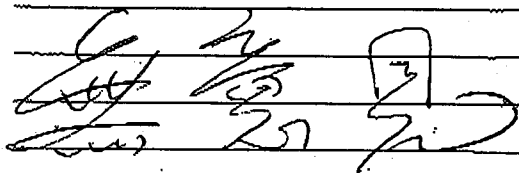
By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-FTA/211

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature [Signature] 日期 Date 2022.1.12

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pt



A/NE-FTA/211 DD 52 Sheung Shui Wa Shan

02/02/2022 03:52

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

Conditions of previous approval were not fulfilled. NINE extensions of time are recorded.

Members have a duty to ask questions as to what conditions were ignored and why approval was not revoked.

Auto roll over of applications should no longer be tolerated.

Mary Mulvihill

From:

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

Date: Monday, 4 March 2019 2:20 AM CST

Subject: A/NE-FTA/189 DD 52 Sheung Shui Wa Shan

A/NE-FTA/189

Lot 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan

Site area : About 4,800 m² Includes Government Land of about 340 m²

Zoning : "OU "Port Back -up Uses", "Agriculture" and "Green Belt"

Applied Use : Logistics Warehouse

Dear TPB Members,

This application is obviously to legitimize a long running logistics operation. The AG and GB footprint is very small.

If this area is intended to be devoted to Logistics then why has no attempt been made to amalgamate the operations in order to allow construction of purpose built logistics park with up to date equipment, parking, toilets, cafeteria, etc.

Approval of these applications merely perpetuates short term land use that inhibits capital investment and the provision of modern, high tech logistics solutions.

Mary Mulvihill

5-3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

220121-155545-57456

Reference Number:

提交限期

04/02/2022

Deadline for submission:

提交日期及時間

21/01/2022 15:55:45

Date and time of submission:

有關的規劃申請編號

A/NE-FTA/211

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

意見詳情

Details of the Comment :

反對，鄉郊設臨時物流倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

Recommended Advisory Clauses

- (a) shorter compliance periods are imposed to monitor the progress of compliance. Should the applicant fail to comply with the approval condition resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Lot 189 RP in D.D. 52 (the Lot) and adjoining government land (GL). The Lot is an Old Schedule Lot held under the Block Government Lease (demised for agriculture use) without any guaranteed right of access. The applicant should make his own arrangement for acquiring access to the Site. There is no guarantee that any adjoining government land (GL) will be allowed for vehicular access to the Site for the proposed use;
 - (ii) unauthorised structures are erected on the Site and a portion of adjoining GL is occupied without approval from her office. Her office reserves the right to take necessary lease enforcement actions against the structures on private lot and land control action against the irregularities on GL as appropriate;
 - (iii) the Site encroaches onto an existing waterworks reserve;
 - (iv) according to the proposed development, a toilet would be erected on the site. The applicant should note that any proposed toilet facility should meet the current health requirements; and
 - (v) if the planning application is approved, the owner of the lot concerned shall apply to her office for a Short Term Waiver (STW) and Short Term Tenancy (STT) covering all the actual occupation area and to regularise the unauthorised structures on Site. The applications for STW and STT will be considered by government in its landlord's capacity and there is no guarantee that they will be approved. If the STW/STT are approved, their commencement date will be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by her office.
- (c) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Man Kam To Road is not managed by her office. The applicant should seek comment from responsible party;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) should there be any sewerage generated from the proposed temporary uses, proper treatment and disposal should be provided as per "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses (CoP)". The

applicant should be reminded of S(1) of Notes to Annex I in CoP that ‘in case of unavailability of public sewer, a septic tank and soakaway (STS) pit should be provided’. The design, construction, operation and maintenance of STS should follow PProPECC PN 5/93 and be certified by Authorised Person; and

- (ii) the applicant should be reminded of his obligation to comply with environmental protection / pollution control ordinances, including but not limited to Water Pollution Control Ordinance and Noise Control Ordinance, and to follow all requirements and mitigation measures in EPD’s latest CoP;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should be reminded to perform good site practice so as not to disturb the wooded area in the “GB” zone to the north of the Site;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant is required to implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area;
 - (ii) no public sewerage connection is available near the Site; and
 - (iii) EPD should be consulted regarding the sewerage treatment/disposal facilities for the proposed development;
- (g) to note the comments of the Director of Fire Services (D of FS) on the following:
 - (i) in consideration of the design/ nature of the proposed use, the applicant is advised to submit relevant layout plans incorporated with the proposed Fire Services Installations (FSIs) to his satisfaction;
 - (ii) the applicant is advised that the layout plan should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) the applicant is reminded that if the proposed structure(s) is required to comply with the Building Ordinance (BO), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) as follows:
 - (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the captioned application;
 - (ii) before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW).

An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (iii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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;
 - (iv) if the proposed use under the application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (v) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VIII of the Building (Planning) Regulations (B(P)Rs);
 - (vi) 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 B(P)Rs respectively;
 - (vii) if the Site does not abut a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage; and
 - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under the BO will be provided at the building plan submission stage; and
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/E, WSD) as follows:
- (i) part of the Site encroaches into existing water works reserve (WWR) for Dongjiang water main;
 - (ii) no structures shall be built or materials stored within the WWR shown on **Plan A-2**. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5 m or less, and the barrier must extend below the invert level of the pipe;

- (iv) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 m around the cover of any valve or within a distance of 1 m from any hydrant outlet; and
- (v) tree plant may be prohibited at specific location if the existing water main(s) in the vicinity are found vulnerable to such tree planting