

2024年 7月 1 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 18 JUL 2024.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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/STT/8
	Date Received 收到日期	18 JUL 2024

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

1. Name of Applicant 申請人姓名/名稱

海暉(香港)有限公司 (Company 公司)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗新田丈量約份第 99 約地段第 764 號餘段(部分) 及第 768 號餘段(部分)、丈量約份第 105 約地段第 199 號 C 分段(部分)、第 200 號 B 分段(部分)、第 204 號餘段(部分) 及第 215 號餘段(部分) 和毗連政府土地
(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 20692 __ sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 14555.2 __ sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	610 __ sq.m 平方米 <input checked="" type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>新田科技城分區計劃大綱草圖編號 S/STT/1</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「其他指定用途」註明「物流、貯物和工場(2)」、「休憩用地」、「政府、機構或社區」及顯示為「道路」的地方</p>
<p>(f) Current use(s) 現時用途</p>	<p>臨時物流中心連附屬貨櫃車停車場和汽車維修工場、冷凍倉庫及汽車美容服務</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>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

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 11/07/2024 (DD/MM/YYYY)
於 11/07/2024 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on 11/07/2024 (DD/MM/YYYY)
於 11/07/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

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

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

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

(a) Proposed use(s)/development
擬議用途/發展

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

(b) Effective period of permission applied for
申請的許可有效期

☐ year(s) 年 _____

☐ month(s) 個月 _____

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	— — —	sq.m	<input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	— — —	sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	— — —		
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	— — —	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	— — —	sq.m	<input 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)

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

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

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

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

Proposed operating hours 擬議營運時間

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

Yes 是

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

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

No 否

☐

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/>	Please provide details 請提供詳情 — — — — —	
	No 否 <input 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"/>	<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 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 type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	_____	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>-----</p>
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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/YL-ST /594
(b) Date of approval 獲批給許可的日期	12/11/2021 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	12/11/2024 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時物流中心連附屬貨櫃車停車場和汽車維修工場、冷凍倉庫及汽車美容服務

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="571 208 1380 481"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" 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： <div data-bbox="646 533 1034 544" style="border-bottom: 1px solid black; height: 5px; width: 243px; margin-top: 5px;"></div> </div> <div data-bbox="646 840 965 913"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="646 952 1034 963" style="border-bottom: 1px solid black; height: 5px; width: 243px; margin-top: 5px;"></div> </div> <div data-bbox="646 992 1268 1064"> <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="627 1317 1136 1355"> <input checked="" type="checkbox"/> year(s) 年 <u>3</u> — — </div> <div data-bbox="627 1406 1136 1444"> <input type="checkbox"/> month(s) 個月 — — — </div>

7. Justifications 理由

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

可參閱附頁申請理由。

8. Declaration 聲明 (Applicant 申請人 #1)

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

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

Signature 簽署
Signed with recognised e-signature

Signer: HUI HANG YU

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

文員 _ _ _ _ _

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) 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

海暉(香港)有限公司 _ _ _ _ _

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. 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	新界元朗新田丈量約份第 99 約地段第 764 號餘段(部分)及第 768 號餘段(部分)、丈量約份第 105 約地段第 199 號 C 分段(部分)、第 200 號 B 分段(部分)、第 204 號餘段(部分)及第 215 號餘段(部分)和毗連政府土地		
Site area 地盤面積	20692 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 610 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	新田科技城分區計劃大綱草圖編號 S/STT/1		
Zoning 地帶	「其他指定用途」註明「物流、貯物和工場(2)」、「休憩用地」、「政府、機構或社區」及顯示為「道路」的地方		
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	臨時物流中心連附屬貨櫃車停車場和汽車維修工場、冷凍倉庫及汽車美容服務		
(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	14555.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	29
(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 <input checked="" type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		% <input type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 <u>10</u> Private Car Parking Spaces 私家車車位 <u>4</u> 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) 貨櫃車泊車位 <u>6</u>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 <u>6</u> Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) 貨櫃車上落貨車位 <u>6</u>	

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 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、美化環境建議計劃圖、渠務建議計劃圖、消防建議計劃	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
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新田丈量約份第99約地段第764號餘段（部分）及第768號餘段（部分）、丈量約份第105約地段第199號C分段（部分）、第200號B分段（部分）、第204號餘段（部分）及第215號餘段（部分）和毗連政府土地，申請場地面積約20692平方米，包括約610平方米政府土地。由海暉(香港)有限公司提出申請，作為期三年的擬議臨時物流中心連附屬貨櫃車停車場和汽車維修工場、冷凍倉庫及汽車美容服務，申請地點位於新田科技城分區計劃大綱草圖編號（S/STT/1）的「其他指定用途」註明「物流、貯物和工場(2)」、「休憩用地」、「政府、機構或社區」及顯示為「道路」的地方。

是次規劃申請為 A/YL-ST/594 的續期申請，A/YL-ST/594 獲批給許可的日期為 12/11/2021，屆滿日期為 12/11/2024。根據城規會規劃指引，可於許可有效期屆滿前兩至四個月填妥申請表格，並向城規會提交續期申請。由於場地於 1999 年已開始發展，申請場地已進行地基平整，基本設施齊備，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。

過去的申請取得許可後，場地已履行所有附帶條件，如：渠務建議計劃及落實建議、消防建議計劃及落實建議、美化環境建議計劃，有關方面均獲接納。直至現在，排水設施、消防裝備及場內樹木都有專人定期保養，其狀況良好。是次規劃續期申請與 A/YL-ST/594 規劃性質相同，構築物大小及申請用途一致，因此所有建議計劃均沿用前申請繼續執行（可參閱附件）。

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。

在營運性質方面，申請用途為臨時物流中心連附屬貨櫃車停車場和汽車維修工場，冷凍倉庫及汽車美容服務。發展以物流及貯物為主，工作包括：將貨櫃內的物品包裝及分流作臨時存放，再交由貨車運走。汽車維修工場與汽車美容服務範圍，只屬發展的周邊配套服務。汽車美容服務工作簡單，只是單純洗車工作。洗車工作已領有環保署發出的排污牌照。申請地點開放時間，為星期一至星期六，早上八時至晚上八時，星期日及公眾假期休息。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。

場內共設 29 個構築物，構築物序號：1 至 11、A 至 R，上蓋面積共約 13648.2 平方米，佔場地約 65.96%土地，樓面面積約 14555.2 平方米。以下為構築物詳細資料：

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
1	7300	7300	9	1	金屬	物流倉庫
2	320	320	6.4	1	金屬	維修工場
3	278	278	6.4	1	金屬	維修工場
4	800	800	6.4	1	金屬	冷凍倉庫
5	1941 (已包括簷蓬約 241平方米)	1941	10	1	金屬	物流倉庫
6	400	400	7.5	1	金屬	物流倉庫
7	340	340	6	1	金屬	物流倉庫
8	223	446	6	2	金屬	物流倉庫
9	148	148	3	1	金屬	員工休息室
10	840	840	10	1	金屬	物流倉庫
11	400	400	6	1	金屬	物流倉庫
A	7.5	7.5	2.5	1	金屬	洗手間
B	6	6	2.5	1	金屬	洗手間
C	7.5	7.5	2.5	1	金屬	保安室
D	15	15	2.8	1	金屬	員工休息室
E	8	8	2.5	1	金屬	小涼棚
F	6.5	6.5	2.8	1	金屬	電錶房
G	17.5	17.5	3	1	金屬	寫字樓
H	4.5	4.5	2.5	1	金屬	電錶房
I	58	116	6.4	2	金屬及混凝土	上層：員工休息室 下層：消防水缸及泵房
J	21	42	6.4	2	金屬	貯物室

K	6.7	6.7	2.5	1	金屬	洗手間
L (被1覆蓋)	0	75 (單計上層面積)	6.4	2	金屬	寫字樓
M	500	1000	6.4	2	金屬	寫字樓
N (被5覆蓋)	0	15 (單計上層面積)	6.4	2	金屬	寫字樓
O (被11覆蓋)	0	15 (單計上層面積)	6.4	2	金屬	寫字樓
P (被M覆蓋)	0	0	2.6	1	金屬	洗手間
Q (被2覆蓋)	0	0	2.6	1	金屬	電錶房
R (被11覆蓋)	0	0	2.6	1	金屬	寫字樓

汽車美容服務範圍佔申請範圍 360 平方米，餘下面積約 6683.8 平方米的土地，佔申請地點約 32.3% 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。

場地位於青山路新田段沿線，出入口（閘門）設於場地南邊。出入口位置寬敞明確，可供消防車之類的緊急車輛進入，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 10 米，可供駕駛者安全使用。

青山路新田段實況照片



申請地點設有 6 個貨櫃車泊車位(V)、4 個私家車泊車位(S)及 6 個貨櫃車上落貨車位(L)，以供所屬車輛輪候上落貨，作短暫停泊之用。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。此外，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。場地預留了 32.3% 的面積的土地作流動空間，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，不會對廈村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：

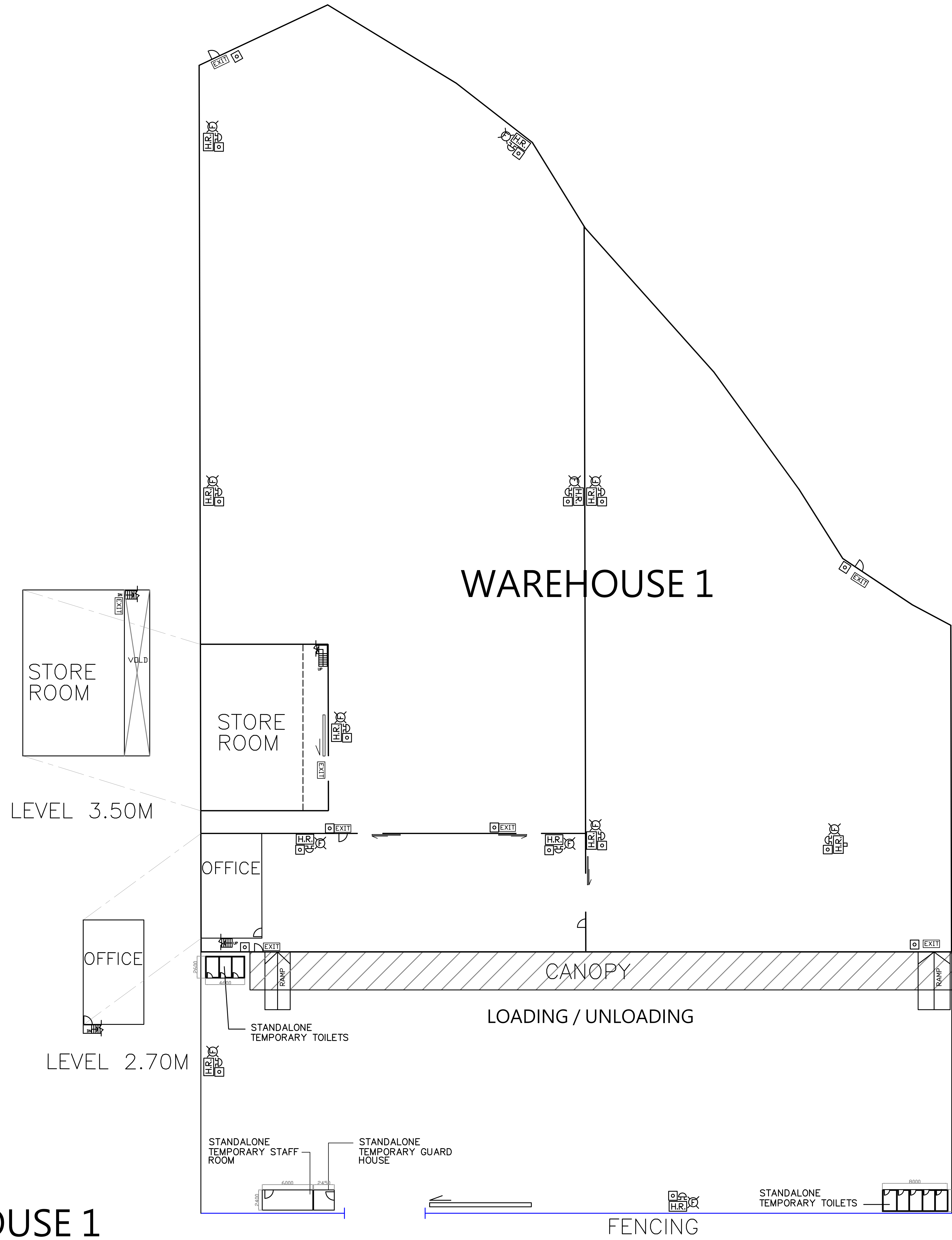
	星期一至六				
	貨櫃車		私家車		
	入	出	入	出	每小時車輛出入次數
08:00 - 09:00	3	0	4	0	7
09:00 - 10:00	3	0	0	0	3
10:00 - 11:00	3	3	0	0	6
11:00 - 12:00	2	2	0	0	4
12:00 - 13:00	0	0	0	2	2
13:00 - 14:00	0	0	2	0	2
14:00 - 15:00	3	3	0	0	6
15:00 - 16:00	2	2	0	0	4
16:00 - 17:00	0	0	0	0	0
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	0	0	2	2
19:00 - 20:00	0	6	0	2	8
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。					

由於申請地點需預約上落貨，實際運作時一半上落貨車位（3個）只用作輪候用途，另外一半上落貨車位（3個）售進行裝卸。裝卸一個貨櫃需約 45 分鐘至 1 小時計算，預算上蓋倉庫每小時能處理 3 輛貨車的裝卸量。當裝卸完成便會有 3 輛貨車離開場地，換言之每小時等於有 6 輛貨車的汽車流量，不過以上只是最高用量的汽車流量。按實際情況及交收發票估計，每小時大約會裝卸 1-2 輛貨車。以裝卸一出一入來回計算，1-2 輛貨車離開亦會有 1-2 駕次貨車進場準備裝貨，即每小時實際會有 2-4 駕次貨車的汽車流量。

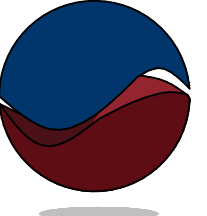
申請地點的運輸工作並無迫切性，可以完全控制貨物交收時間。運輸工作可按交通情況靈活調配，必要的交收運輸工作，會安排在日間非繁忙時間進行。按實際經驗，每天早上七時至九時及下午五時至七時，屬繁忙時間。加上上午十二時下午至二時為午膳時間，不會有裝卸貨櫃工作。

此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。另外，申請地點位於物流業及貨櫃場雲集地區，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。

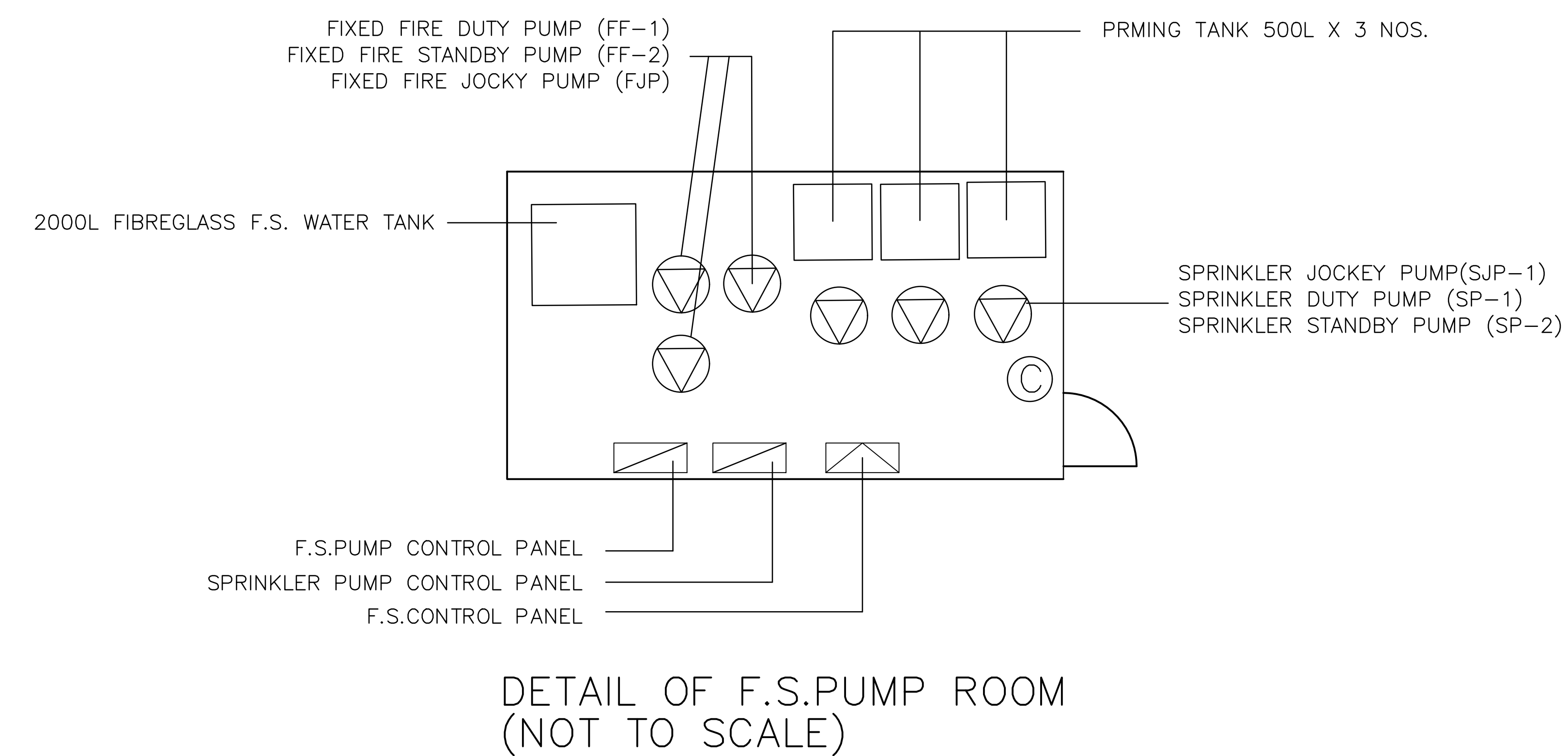
申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，容易還原，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸。



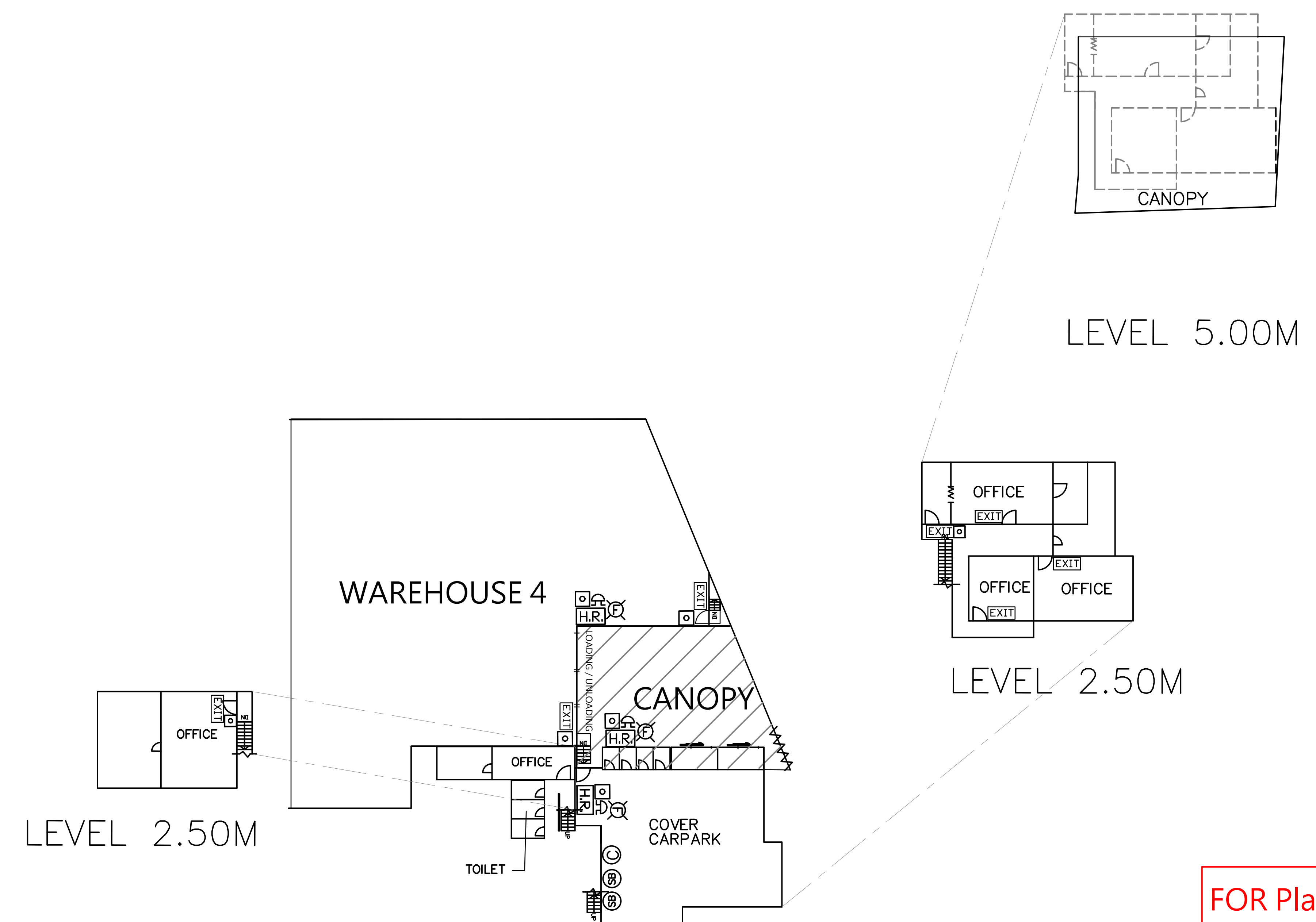
FOR PlanD SUBMISSION

FSI CONSULTANT:	
<div>  <div> GLOBAL ENG CONSULTANTS LTD ROOM 902 3/F SILICON TOWER, 88 LARCH STREET, TAI KOK TSUI, KLN. Email: globalconhk@gmail.com Tel: 31881924 Fax: 31862946 </div> </div>	
PROJECT: LOTS 764 RP (PART) AND 768 RP (PART) IN D.D. 99, LOTS 199 S.C (PART), 200 S.B (PART), 204 RP (PART) AND 215 RP (PART) IN D.D.105 AND ADJOINING GOVERNMENT LAND (GL), SAN TIN, YUEN LONG.	
TITLE: PART PLAN AND WAREHOUSE 1 FIRE SERVICES LAYOUT PLAN (RNTPC PAPER NO.A/YL-ST/594)	
SCALE:	DRAWN BY:
1:200 @A0	BARRY
DATE:	DESIGNED BY:
21-02-2022	BARRY
DWG. NO:	CHECKED BY:
FS/03	NG L.C.
CONTRACT NO.:	SHEET:
	8
REVISION:	

WAREHOUSE 1



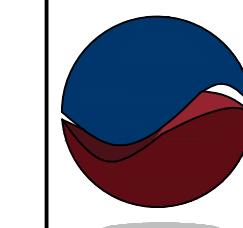
WORK PLACE 2,3,F.S.PUMP ROOM AND SPRINKLER WATER TANK



WAREHOUSE 4 AND TEMPORARY OFFICE

FOR PlanD SUBMISSION

FSI CONSULTANT:



GLOBAL ENG CONSULTANTS LTD
ROOM 902.9/F, SILICON TOWER,
88 LARCH STREET, TAI KOK TSUI, KLN.
Email: globalconhk@gmail.com
Tel: 31881924 Fax: 31862946

PROJECT:

LOTS 764 RP (PART) AND 768 RP (PART) IN
D.D. 99, LOTS 199 S.C (PART), 200 S.B
(PART), 204 RP (PART) AND 215 RP (PART) IN
D.D.105 AND ADJOINING GOVERNMENT LAND
(GL), SAN TIN, YUEN LONG.

TITLE:

WORK PLACE 2,3, F.S.PUMP
ROOM AND SPRINKLER WATER
TANK,WAREHOUSE 4 AND
TEMPORARY OFFICE
FIRE SERVICES LAYOUT PLAN

(RNTPC PAPER NO.A/YL-ST/594)

SCALE:

1:200 @A0

DRAWN BY:

BARRY

DATE:

21-02-2022

DESIGNED BY:

BARRY

DWG. NO:

FS/04

CHECKED BY:

NG L.C.

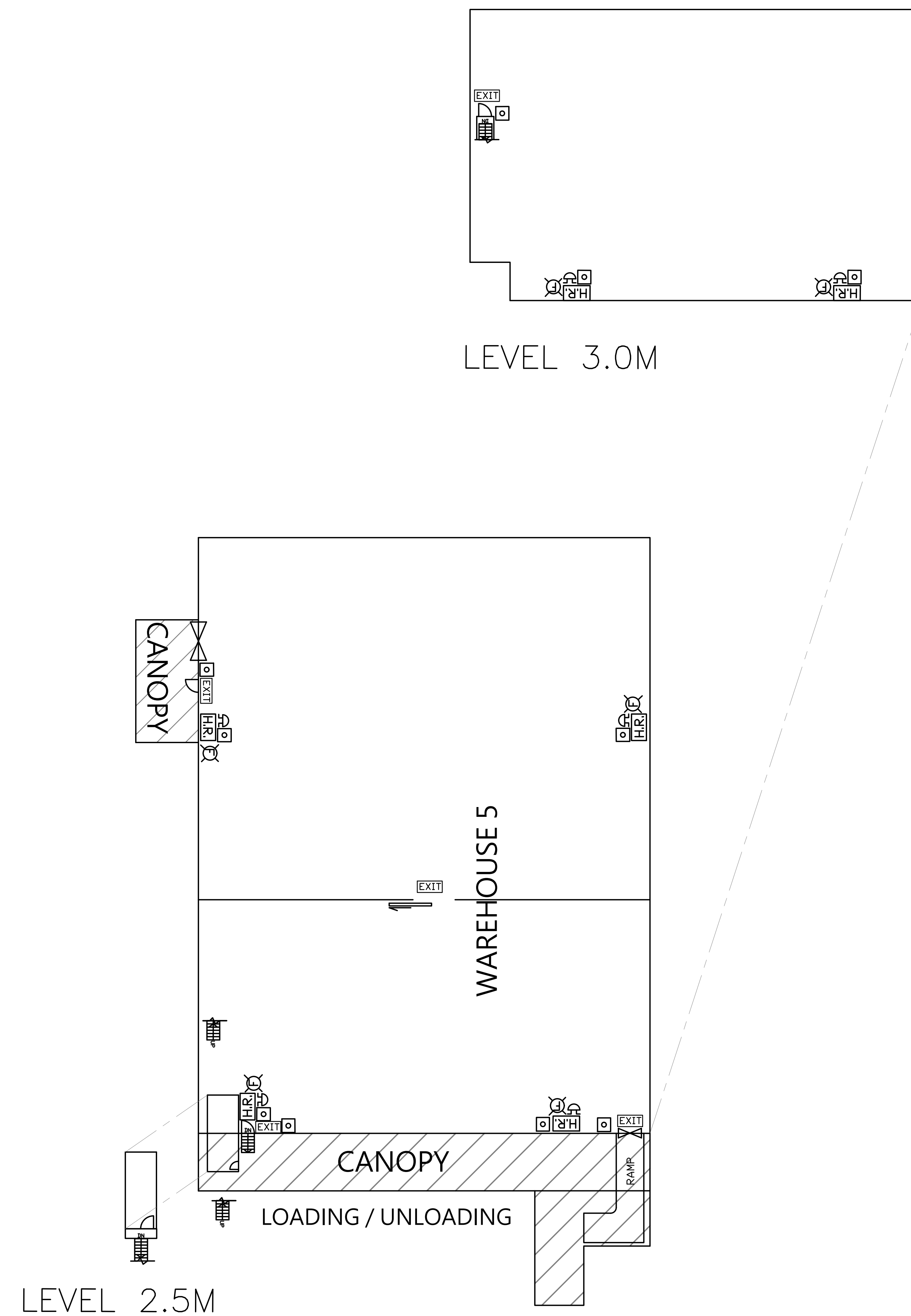
CONTRACT NO.:

SHEET:	
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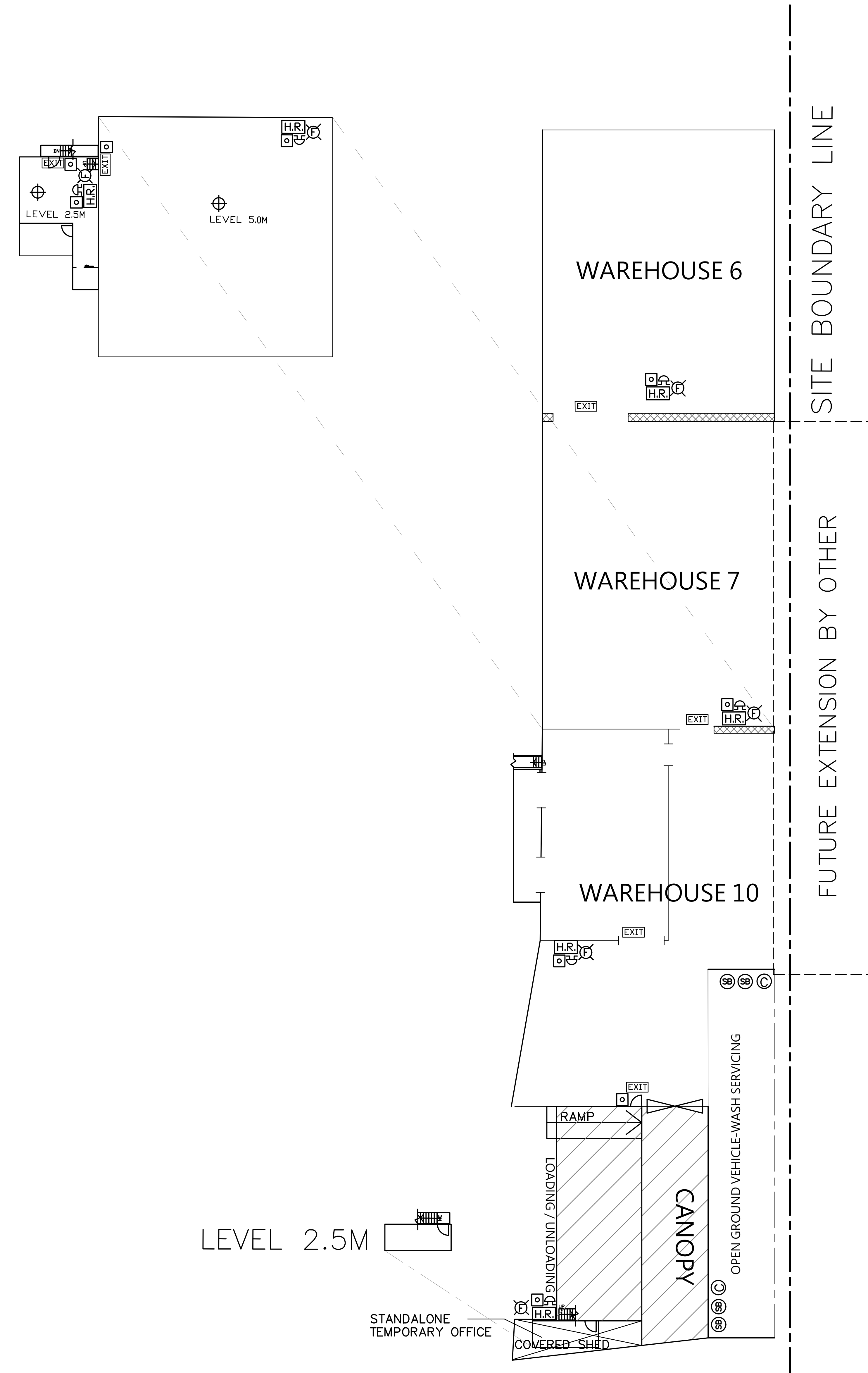
3

REVISION:	
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[illegible]

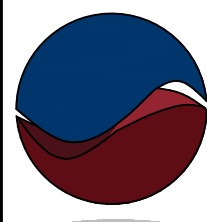


WAREHOUSE 5




WAREHOUSE 5,6,7 AND 10

FOR PlanD SUBMISSION

FSI CONSULTANT:	
 GLOBAL ENG CONSULTANTS LTD ROOM 902,9/F,SILICON TOWER, 88 LARCH STREET,TAI KOK TSUI,KLN. Email:globalconhk@gmail.com Tel:31881924 Fax:31862946	
PROJECT: LOTS 764 RP (PART) AND 768 RP (PART) IN D.D. 99, LOTS 199 S.C (PART), 200 S.B (PART), 204 RP (PART) AND 215 RP (PART) IN D.D.106 AND ADJOINING GOVERNMENT LAND (GL), SAN TIN, YUEN LONG.	
TITLE: WAREHOUSE 5,6,7,10 AND OPEN GROUND VEHICLE-WASH SERVICING FIRE SERVICES LAYOUT PLAN (RNTPC PAPER NO.A/YL-ST/594)	
SCALE:	DRAWN BY:
1:200 @A0	BARRY
DATE:	DESIGNED BY:
21-02-2022	BARRY
DWG. NO:	CHECKED BY:
FS/05	NG L.C.
CONTRACT NO:	SHEET:
	8
REVISION:	



FLOOR AREA		REQUIRED OPENABLE WINDOWS
AREA-A	4752 M ²	X 6.25% = 297 M ²
AREA-B	2614 M ²	X 6.25% = 163.4 M ²

OPENABLE WINDOWS	
1 M X 1.5 M = 1.5 M ² X 173 Nos. = 259.5 M ²	
1 M X 1.5 M = 1.5 M ² X 36 Nos. = 54 M ²	

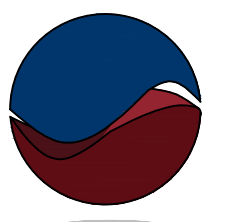
VENTILATION OPENING		PROVIDED	OPENABLE WINDOWS
0.756 M X 97.87 M = 74 M ²	=	333.5	M ²
0.756 M X 171.81 M = 129.89 M ²	=	183.89	M ²

TOTAL :	7366 M ²	X 6.25% = 460.4 M ²
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TOTAL :	517.39	M ²
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FOR PlanD SUBMISSION

FSI CONSULTANT:



GLOBAL ENG CONSULTANTS LTD
ROOM 902,9/F,SILICON TOWER,
88 LARCH STREET,TAI KOK TSUI,KLN.
Email:globalconhk@gmail.com
Tel:31881924 Fax:31862946

PROJECT:

LOTS 764 RP (PART) AND 768 RP (PART) IN
D.D. 99, LOTS 199 S.C (PART), 200 S.B
(PART), 204 RP (PART) AND 215 RP (PART) IN
D.D.105 AND ADJOINING GOVERNMENT LAND
(GL), SAN TIN, YUEN LONG.

TITLE:

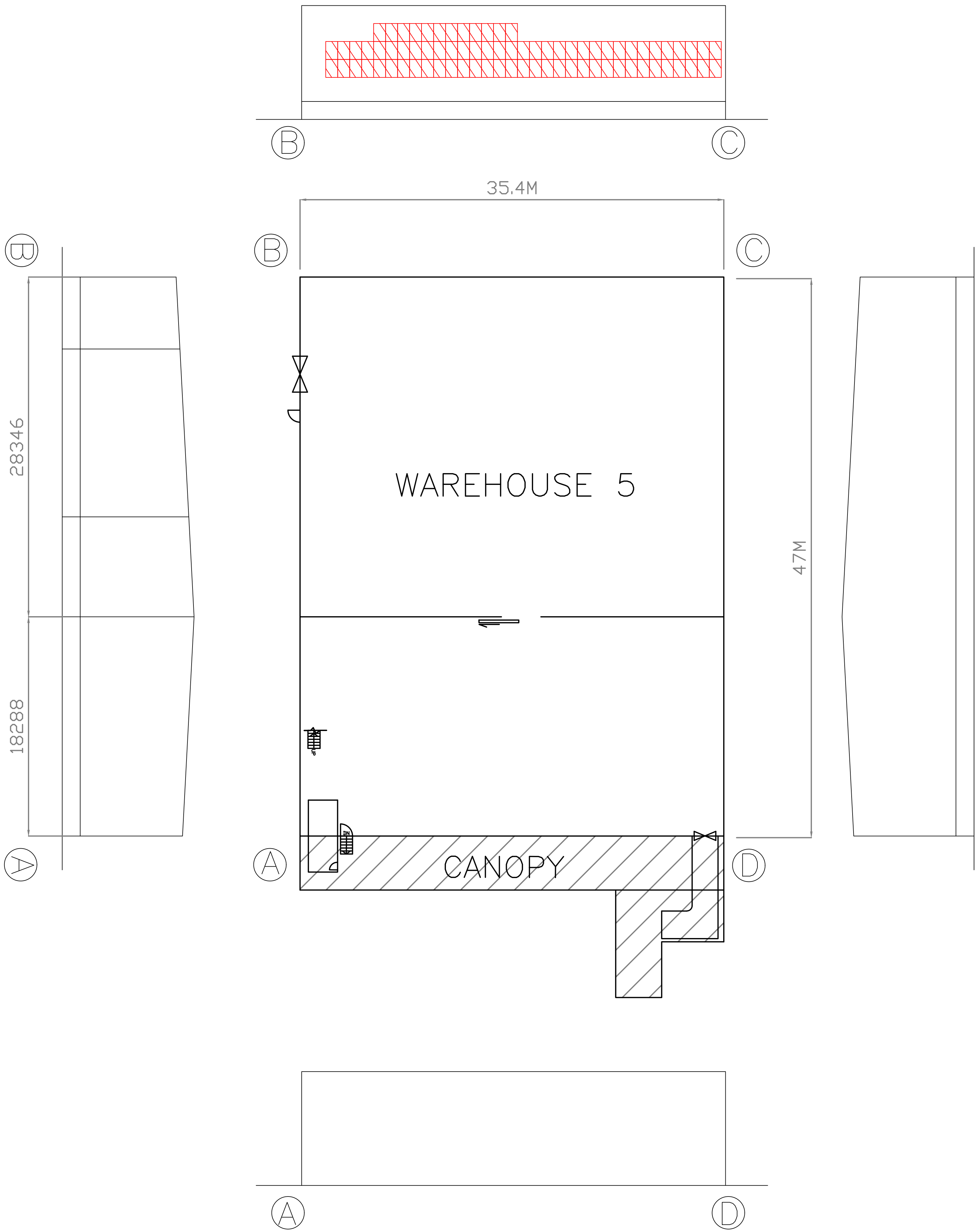
PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION

(RNTPC PAPER NO.A/YL-ST/594)

SCALE: 1:200 @A0	DRAWN BY: BARRY
DATE: 21-02-2022	DESIGNED BY: BARRY
DWG. NO: FS/06	CHECKED BY: NG L.C.
CONTRACT NO.:	SHEET: 8
REVISION:	

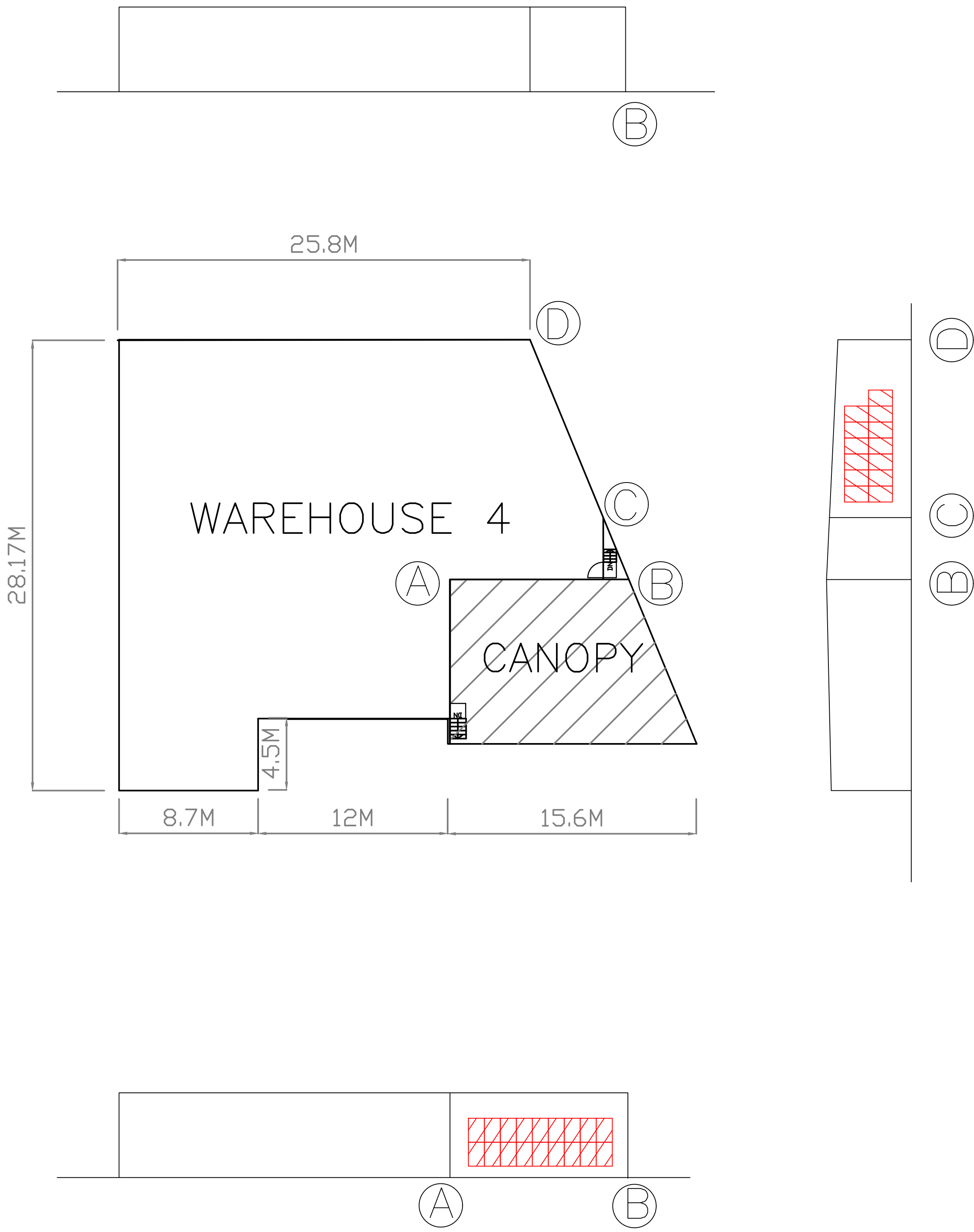
WAREHOUSE 5

FLOOR AREA		REQUIRED OPENABLE WINDOWS	OPENABLE WINDOWS	PROVIDED OPENABLE WINDOWS
AREA	1663.8 M ²	X 6.25% = 104 M ²	1 M X 1.5 M = 1.5 M ² X 78 Nos. = 117 M ²	= 117 M ²
TOTAL :		1663.8 M ² X 6.25% = 104 M ²	TOTAL : 117 M ²	

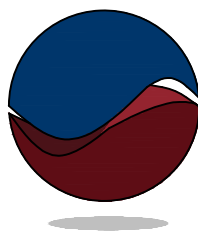


WAREHOUSE 4

FLOOR AREA		REQUIRED OPENABLE WINDOWS	OPENABLE WINDOWS	PROVIDED OPENABLE WINDOWS
AREA	647.5 M ²	X 6.25% = 40.5 M ²	1 M X 1.5 M = 1.5 M ² X 31 Nos. = 46.5 M ²	= 46.5 M ²
TOTAL :		647.5 M ² X 6.25% = 40.5 M ²	TOTAL : 46.5 M ²	



FOR PlanD SUBMISSION

FSI CONSULTANT:	
 GLOBAL ENG CONSULTANTS LTD ROOM 902,9/F,SILICON TOWER, 88 LARCH STREET,TAI KOK TSUI,KLN. Email:globalconhk@gmail.com Tel:31881924 Fax:31862946	
PROJECT: LOTS 764 RP (PART) AND 768 RP (PART) IN D.D. 99, LOTS 199 S.C (PART), 200 S.B (PART), 204 RP (PART) AND 215 RP (PART) IN D.D.105 AND ADJOINING GOVERNMENT LAND (GL), SAN TIN, YUEN LONG.	
TITLE: PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION (RNTPC PAPER NO.A/YL-ST/594)	
SCALE: 1:200 @A0	DRAWN BY: BARRY
DATE: 21-02-2022	DESIGNED BY: BARRY
DWG. NO: FS/07	CHECKED BY: NG L.C.
CONTRACT NO.:	
SHEET: 8	
REVISION:	

WAREHOUSE 6,7 & 10

FLOOR AREA		REQUIRED OPENABLE WINDOWS
AREA	1835 M ²	X 6.25% = 114.7 M ²

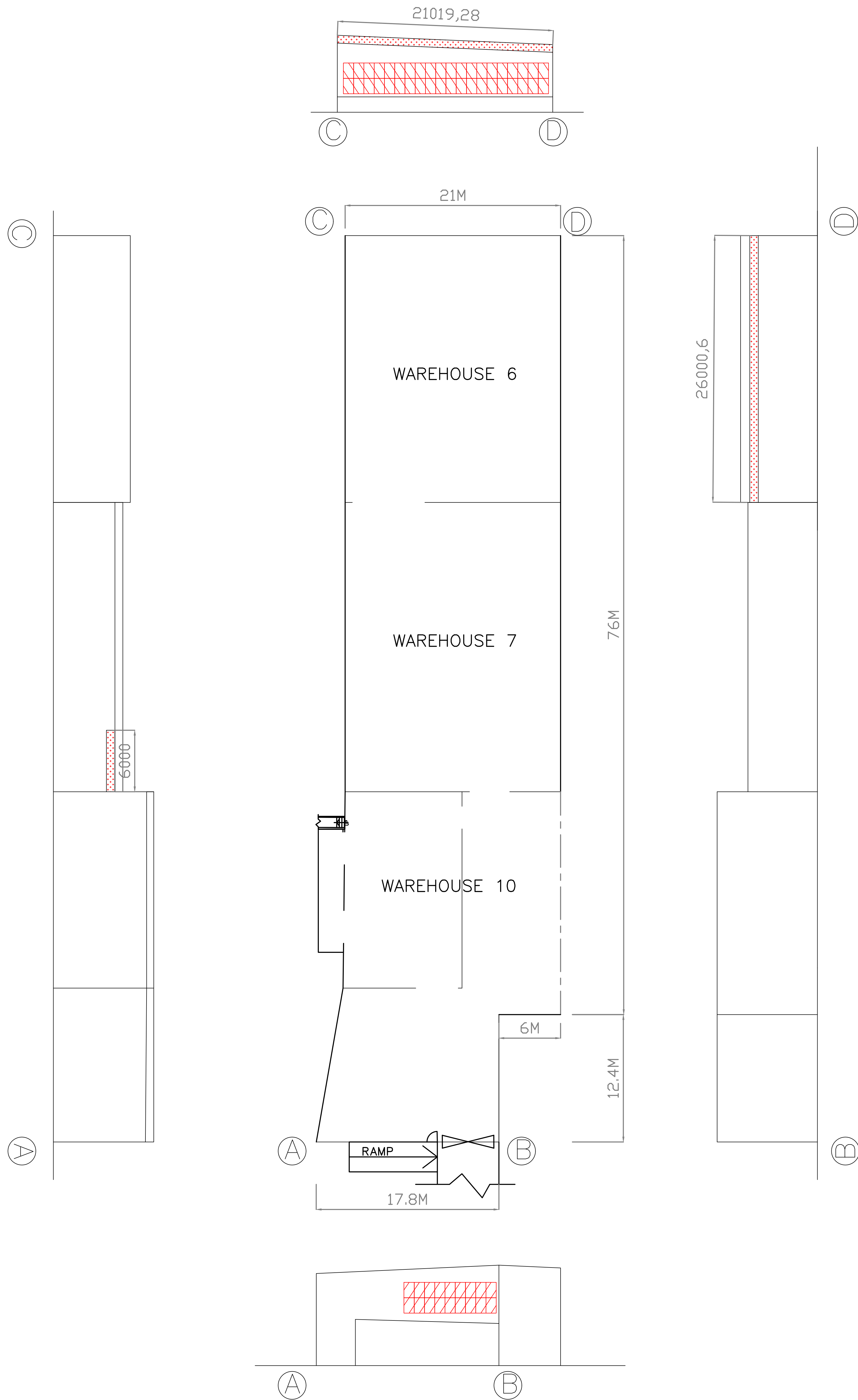
TOTAL :	1835 M ²	X 6.25% = 114.7 M ²
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OPENABLE WINDOWS
1 M X 1.5 M = 1.5 M ² X 58 Nos. = 87 M ²

VENTILATION OPENING
0.8 M X 53 M = 42.4 M ²

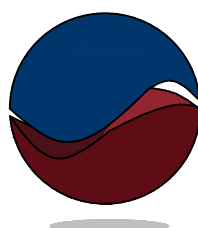
PROVIDED OPENABLE WINDOWS
129.4 M ²

TOTAL :	129.4 M ²
---------	----------------------



FOR PlanD SUBMISSION

FSI CONSULTANT:



GLOBAL ENG CONSULTANTS LTD
ROOM 902,9/F,SILICON TOWER,
88 LARCH STREET,TAI KOK TSUI,KLN.
Email:globalconhk@gmail.com
Tel:31881924 Fax:31862946

PROJECT:

LOTS 764 RP (PART) AND 768 RP (PART) IN
D.D. 99, LOTS 199 S.C (PART), 200 S.B
(PART), 204 RP (PART) AND 215 RP (PART) IN
D.D.105, AND ADJOINING GOVERNMENT LAND
(GL), SAN TIN, YUEN LONG.

TITLE:

PROVISION OF OPENABLE
WINDOW AREA WITH
CALCULATION

(RNTPC PAPER NO.A/YL-ST/594)

SCALE:

1:200 @A0

DRAWN BY:

BARRY

DATE:

21-02-2022

DESIGNED BY:

BARRY

DWG. NO:

FS/08

CHECKED BY:

NG L.C.

CONTRACT NO.:

SHEET:

8

REVISION:

渠務建議計劃圖



1000x1000沙井

FALL 1:167

FALL 1:225

FALL

FALL 1:314

1000x1000沙井

FALL

FALL 1:167

FALL

FALL

FALL 1:400

FALL

FALL 1:300

FALL 1:310

FALL 1:400

FALL 1:310

FALL 1:400

FALL 1:310

FALL 1:400

原有渠道



申請範圍



600mm U型明渠



1000mm U型明渠



750mm U型明渠



225mm U型明渠



水流方向

比例 1:1250

DD 99

69棵綠化樹木

21棵綠化樹木

1

斜台

斜台

2

3

4

5

6

7

8

9

10

11

1棵綠化樹木

Manoeuvring Circle

5棵綠化樹木

青山公路新田段

場地緩衝區

SCALE : 1 : 2000

● 綠化樹木 均已成齡 合共96棵

●●● 行車路線

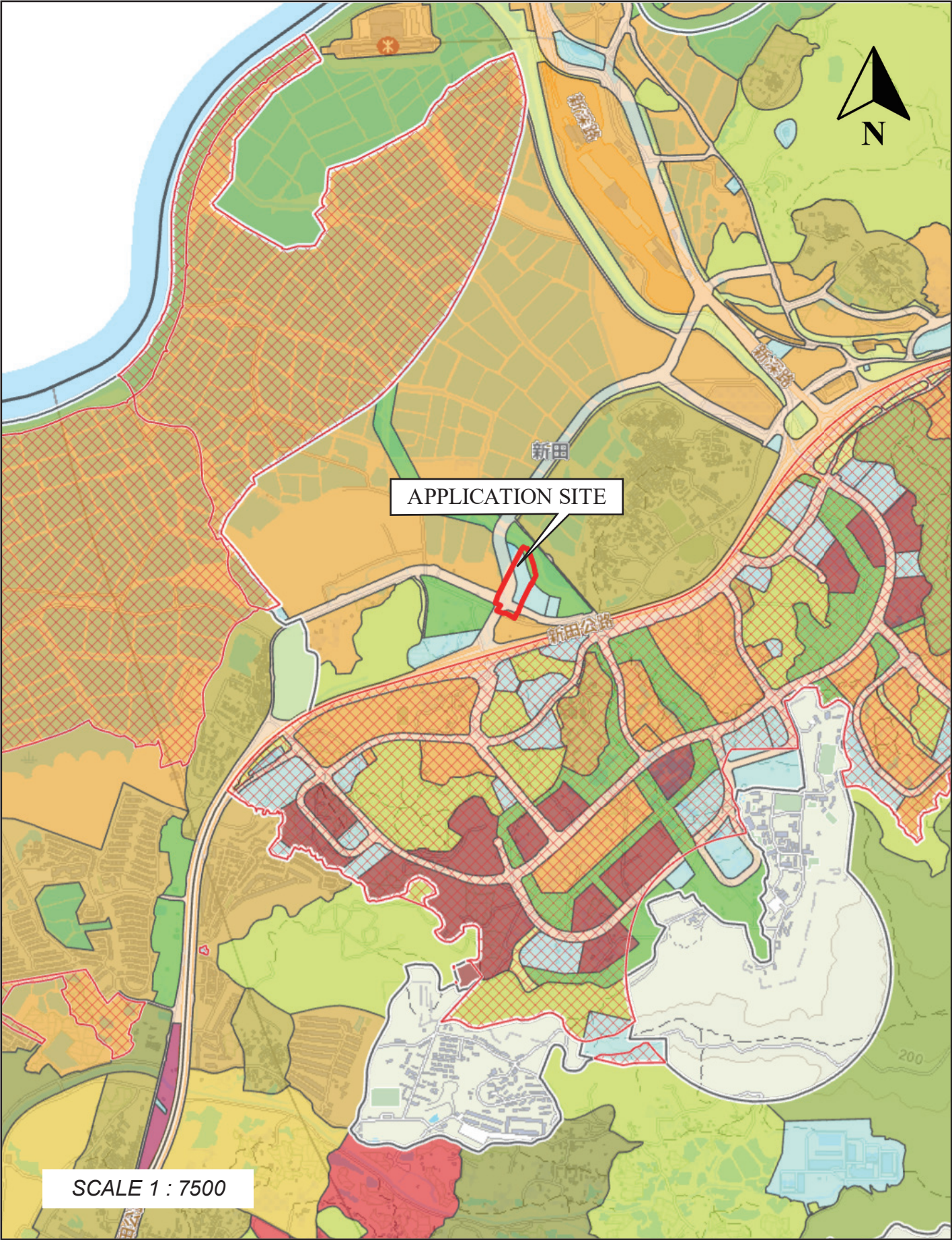
▨ 洗車場地

⊠ 上蓋物

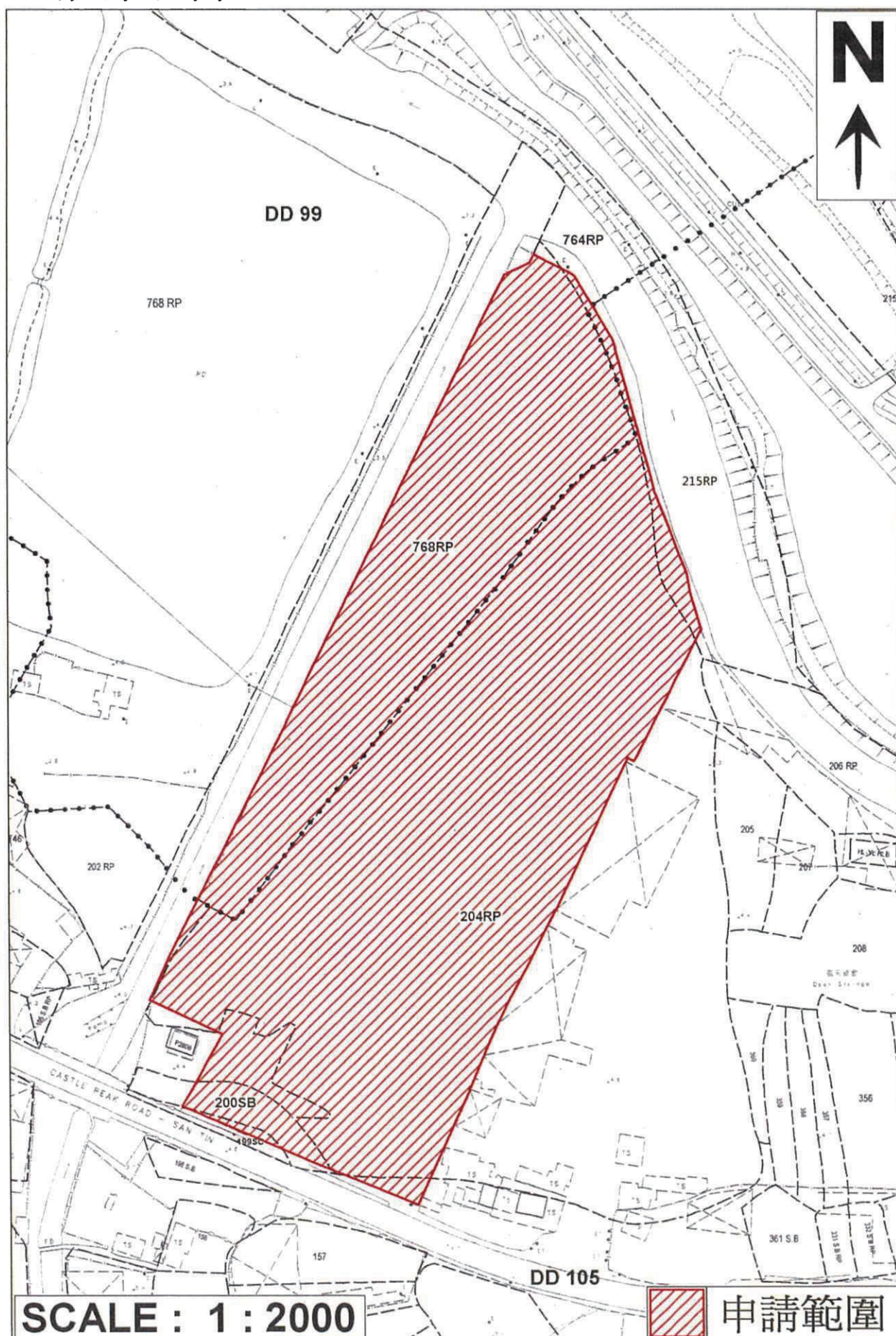
□ 泊車位

SCALE : 1 : 2000

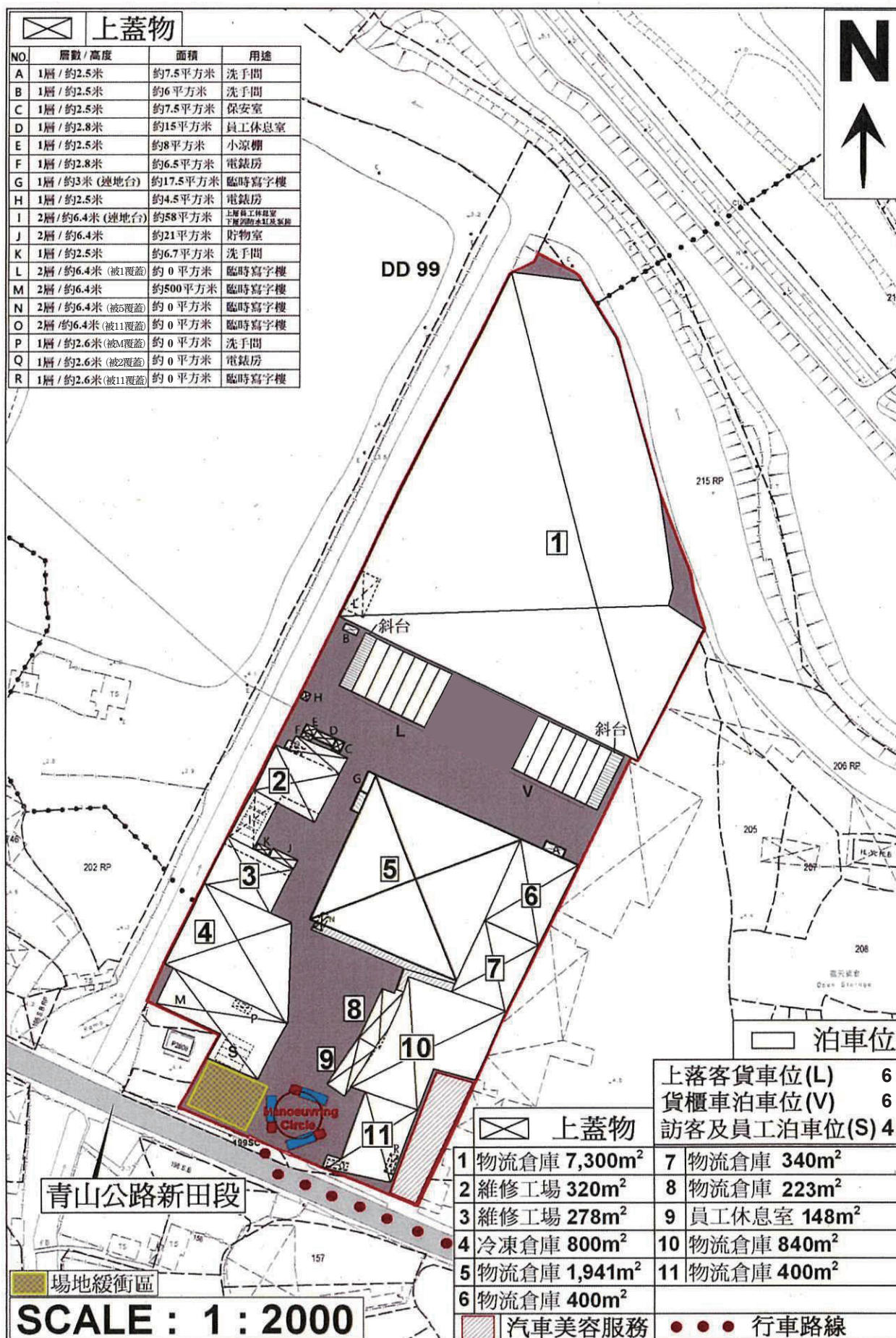
場地大綱圖



場地位置圖



場地設計圖



寄件者: [REDACTED]
寄件日期: 2024年07月24日星期三 15:09
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: A/STT/9補充資料
附件: 信件-已完成渠務建議及落實工程.pdf; 信件-已完成消防建議.pdf; FS251.pdf; 信件-已落實消防建議.pdf

類別: Internet Email

敬啟者

就上述檔案，現提交補充資料。

此規劃申請 A/STT/9 是 A/YL-ST/594 的續期申請，有關場地的設計及佈局，均與前申請 A/YL-ST/594 大致相同。

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-ST/594
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

8 November 2023

Ocean First (Hong Kong) Ltd.
G/F, 249 Ping Ha Road
Ha Tsuen, Lau Fau Shan
New Territories
(Attn: 周來有)

Dear Sir/Madam,

**Compliance with Approval Condition (f) -
Implementation of Fire Service Installations Proposal**

**Temporary Logistics Centre with Ancillary Container Vehicle Park and
Car Repair Workshop for Cold Storage and Car Beauty Service
for a Period of 3 Years in "Residential (Group D)" Zone, Lots 764 RP (Part)
and 768 RP (Part) in D.D. 99, Lots 199 S.C. (Part), 200 S.B. (Part), 204 RP (Part)
and 215 RP (Part) in D.D. 105, and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/594)**

I refer to your letter dated 5.9.2023 regarding the submission of a FS251 certificate for compliance with approval condition (f) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. CHEUNG Wing Hei (Tel.: 2733 7737) or Mr. LI Shing To (Tel: 2733 7758) of the Fire Services Department directly.

- 2 -

Yours faithfully,



(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
D of FS
CTP/TPB(2)
Site Record

(Attn.: Mr. CHEUNG Wing Hei)

AL/AC/dl

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-ST/594
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

20 May 2022

Ocean First (Hong Kong) Ltd.
G/F, 249 Ping Ha Road,
Ha Tsuen, Lau Fau Shan,
New Territories
(Attn: 周來有)

Dear Sir/Madam,

Compliance with Approval Conditions (g) and (h) - Submission and Implementation of Drainage Proposal

**Temporary Logistics Centre with Ancillary Container Vehicle Park and
Car Repair Workshop for Cold Storage and Car Beauty Service
for a Period of 3 Years in "Residential (Group D)" Zone, Lots 764 RP (Part)
and 768 RP (Part) in D.D. 99, Lots S.C. (Part), 200 S.B. (Part), 204 RP (Part)
and 215 RP (Part) in D.D. 105, and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/594)**

I refer to your submission of the revised drainage plan and on-site photo records received on 10.5.2022 for compliance with approval conditions (g) and (h) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Ms. Xue FENG, Stephanie (Tel: 2300 1254) of the Drainage Services Department directly.

Yours faithfully,



(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

CE/MN, DSD
CTP/TPB(2)
Site Record

(Attn.: Ms. Xue FENG, Stephanie)

AL/CC/AC/bt

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-ST/594
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

8 June 2022

Ocean First (Hong Kong) Ltd.
G/F, 249 Ping Ha Road,
Ha Tsuen, Lau Fau Shan,
New Territories
(Attn: 周來有)

Dear Sir/Madam,

Compliance with Approval Condition (e) Submission of Fire Service Installations Proposal

**Temporary Logistics Centre with Ancillary Container Vehicle Park and
Car Repair Workshop for Cold Storage and Car Beauty Service
for a Period of 3 Years in “Residential (Group D)” Zone, Lots 764 RP (Part)
and 768 RP (Part) in D.D. 99, Lots S.C. (Part), 200 S.B. (Part), 204 RP (Part)
and 215 RP (Part) in D.D. 105, and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/594)**

I refer to your submission of the fire service installations proposal received on 25.2.2022 and the supplementary information received on 7.4.2022 for compliance with approval condition (e) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Please refer to the advisory comments from the Director of Fire Services (D of FS) at **Appendix**. Should you have any queries, please contact Mr. WONG Ho Yin (Tel.: 2733 7737) or Mr. LI Leong Kiu (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,



(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

D of FS
Global Eng Consultants Ltd
CTP/TPB(2)
Site Record

(Attn.: Mr. WONG Ho-yin)

AL/CC/AC/bt

Detailed Comments of D of FS

1. Licensing requirements, if any, would be formulated upon receipt of formal application via the Licensing Authority.
2. The installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). 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 (FS 251) and forward a copy of the certificate to D of FS.

寄件者: [REDACTED]
寄件日期: 2023年9月5日星期二 17:37
收件者: tpbpd@pland.gov.hk
副本: [REDACTED]
主旨: A_YL_ST-594-消防FS251證書
附件: A_YL_ST-594-FS251.pdf

致:城規會
CC:規劃署-元朗東-林先生

規劃編號:A/YL-ST/594-條件(f)項報完工-現提交消防證書 FS251,以便安排驗收,謝謝!

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

A

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot: Lots 764R(Part) and 768R(Part) in D.D. 105

門牌號數/市地段: Lots 199 S.C. (Part) 200 S.B. (Part)

街道/屋苑名稱

San Tin

Block:

座

204 RP(Part) and 245 RP(Part) in D.D. 105

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 該有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	7 x 5Kg CO2 F.E.	G/F	Conforms with FSD requirements	31-08-2023	30-08-2024
25	12 x 沙桶	G/F	Conforms with FSD requirements	31-08-2023	30-08-2024

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

Ng Wai Yin

East Power Engineering Ltd
東力工程有限公司

04-09-2023

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處檔號

A

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot: Lots 764R(Part) and 768R(Part) in D.B. 99
門牌號數/市地段

Street/Road/Estate Name:

San Tin

Block: 204 RP(Part) and 215 RP(Part) in D.B. 106

座

分區

Yuen Long

Area:

☐ HK☐ K☒ NT

香港

九龍

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Light	G/F	Conforms with FSD requirements	31-08-2023	30-08-2024
12	Exit Sign	G/F	Conforms with FSD requirements	31-08-2023	30-08-2024
13	Fire Alarm System	G/F	Conforms with FSD requirements	31-08-2023	30-08-2024
16	Fire Hdrant/Hose Reel System	G/F	Conforms with FSD requirements	31-08-2023	30-08-2024
28	Sprinkler System	G/F	Conforms with FSD requirements	31-08-2023	30-08-2024

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:
公司名稱Telephone:
聯絡電話

Date:

日期

Ng Chun Man

East Power Engineering Ltd
東力工程有限公司

04-09-2023

For FSD
use only:

Inspected

Key-in

Verified

寄件者：

Date: 2024 年 8 月 19 日週一 下午 5:54

Subject: A/STT/9 補充資料

To: <tpbpd@pland.gov.hk>

敬啟者

此電郵取代今日 13:05 及 16:50 發出的電郵。

就上述檔案，現回應地政署及渠務署意見。

地政署

申請人已得悉有關事宜，業主正跟進有關地段 STT 及 STW 的事項。

渠務署

此場地自 2015 年起一直有規劃申請，包括：A/YL-ST/455, A/YL-ST/512, A/YL-ST/594。由 2015 年開始已使用此渠務建議，場內已於多年前落實其渠務工程，並一直使用及進行保養。附件為渠務署多年來接納建議的信件。當中的建議並沒有 Invert Level 及 Cover Level，希望渠務署能諒解。此外，沙井方面，場內只有 2 個沙井，皆是 1000x1000 的沙井，並沒有額外沙井。

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office

12/
1 Sheung Wo Che Road, Sha Tin, N.T.

來函編號 Your Reference
本署編號 Our Reference TPB/A/YL-ST/455
電話號碼 Tel. No.: 2158 6259
傳真號碼 Fax No.: 3105 0057

新界元朗福德街 44-54 號
新裕樓一字樓 B 座
華東發展投資有限公司
(經辦人：郭志文)

郭先生：

履行規劃許可附帶條件(i)項
規劃申請編號：A/YL-ST/455

本處於 2016 年 9 月 7 日收到你提交落實排水建議，以履行規劃許可附帶條件(i)項。

就你提交的資料，本處已諮詢有關部門，有關意見如下：

- ☒ 接受。因此，你已經履行上述附帶條件。有關渠務署總工程師／新界北的詳細意見請見附件。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此，上述附帶條件未能被視作已履行。

很抱歉因為人手短缺，我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問，請直接聯絡渠務署馬勵勤先生(電話：2300 1545)。

規劃署

粉嶺、上水及元朗東規劃專員



(歐陽允文

代行)

連附件

2016 年 10 月 11 日

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

P. 7

來函檔號 Your Reference
本署檔號 Our Reference **TPB/A/YL-ST/512**
電話號碼 Tel. No.: **2158 6271**
傳真號碼 Fax No.: **3105 0057**

郵寄及傳真

新界元朗福德街44-54號
新裕樓一字樓B座
華東發展投資有限公司

(經辦人：郭志文)

郭先生：

履行規劃許可附帶條件(h)項 (規劃申請編號：A/YL-ST/512)

本處於2018年3月28日收到你提交的資料以履行上述規劃許可附帶條件。

就你提交的資料，本處已諮詢有關部門，有關意見如下：

- ☒ 接受。因此，你已經履行上述附帶條件。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此，上述附帶條件仍被視作尚未履行。

有關渠務署總工程師/新界北的詳細意見請見附件。很抱歉因為人手短缺，我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問，請直接聯絡渠務署馬勵勤先生(電話：2300 1545)。

規劃署粉嶺、上水及元朗東規劃專員

(錢敏儀女士



)

2018年4月23日

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-ST/594
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

20 May 2022

Ocean First (Hong Kong) Ltd.
G/F, 249 Ping Ha Road,
Ha Tsuen, Lau Fau Shan,
New Territories
(Attn: 周來有)

Dear Sir/Madam,

Compliance with Approval Conditions (g) and (h) - Submission and Implementation of Drainage Proposal

**Temporary Logistics Centre with Ancillary Container Vehicle Park and
Car Repair Workshop for Cold Storage and Car Beauty Service
for a Period of 3 Years in "Residential (Group D)" Zone, Lots 764 RP (Part)
and 768 RP (Part) in D.D. 99, Lots S.C. (Part), 200 S.B. (Part), 204 RP (Part)
and 215 RP (Part) in D.D. 105, and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/594)**

I refer to your submission of the revised drainage plan and on-site photo records received on 10.5.2022 for compliance with approval conditions (g) and (h) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Ms. Xue FENG, Stephanie (Tel: 2300 1254) of the Drainage Services Department directly.

Yours faithfully,



(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

CE/MN, DSD
CTP/TPB(2)
Site Record

(Attn.: Ms. Xue FENG, Stephanie)

AL/CC/AC/bt

渠務建議計劃圖



1000x1000沙井

FALL 1:167

FALL 1:225

FALL

FALL 1:314

1000x1000沙井

FALL

FALL 1:167

FALL

FALL

FALL 1:400

FALL

FALL 1:300

FALL 1:310

FALL 1:400

FALL 1:400

FALL 1:310

FALL 1:400

FALL 1:310

FALL 1:400

原有渠道



申請範圍



600mm U型明渠



1000mm U型明渠



750mm U型明渠



225mm U型明渠



水流方向

比例 1:1250

**Relevant Extracts of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

Wetland Buffer Area

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.
- (c) Applications for new open storage or port back-up uses within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for those uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Town Planning Board (the Board) in view of the genuine need to facilitate cross-boundary movements of goods in the area.

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board:

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

**Relevant Extracts of 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)**

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 greenfield areas and/or 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.

**Extract of Town Planning Board Guidelines on
Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/DPA/YL-ST/27	Temporary Container Trailer Park	5.8.1994 (RNTPC)
2.	A/YL-ST/37	Temporary Open Storage of Containers for a Period of 12 Months	5.12.1997 (RNTPC)
3.	A/YL-ST/39	Temporary Container trailer park and Ancillary Trailer Repairing Area for a Period of 12 Months	5.12.1997 (RNTPC)
4.	A/YL-ST/72	Temporary Container Trailer Park for a Period of 12 Months	22.1.1999 (RNTPC)
5.	A/YL-ST/75	Temporary Open Storage of Containers for a Period of 12 Months	22.1.1999 (RNTPC)
6.	A/YL-ST/121	Temporary Container Trailer Park for a Period of 3 Years	31.3.2000 (RNTPC)
7.	A/YL-ST/123	Temporary Open Storage of Containers for a Period of 3 Years	31.3.2000 (RNTPC)
8.	A/YL-ST/233	Temporary Open Storage of Containers and Container Trailer Park with Ancillary Facilities (with a 2,000L Diesel Oil Tank) for a Period of 3 Years	17.10.2003 (TPB)
9.	A/YL-ST/305	Renewal of Planning Approval for Temporary Open Storage of Containers and Container Trailer Park with Ancillary Facilities (with a 2,000L Diesel Oil Tank) for a Period of 3 Years	7.4.2006 (RNTPC)
10.	A/YL-ST/360*	Renewal of Planning Approval for Temporary Open Storage of Containers and Container Trailer Park with Ancillary Facilities (with a 2,000 Diesel Oil Tank) for a Period of 3 Years	13.3.2009 (RNTPC) (2 years) [Revoked on 13.10.2010]
11.	A/YL-ST/404	Temporary Open Storage of Containers and Cargo Handling and Forwarding Facilities with Ancillary Container Vehicle Park and with Vehicle Repair Workshop for a Period of 3 years	17.6.2011 (RNTPC) (3 years)
12.	A/YL-ST/455	Temporary Logistics Centre with Ancillary Container Vehicle Park, Vehicle Repair Workshop and Car Beauty Service for a Period of 3 Years	12.12.2014 (RNTPC) (3 years)
13.	A/YL-ST/512*	Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Container Vehicle Park, Vehicle Repair Workshop and Car Beauty Service for a Period of 3 Years	8.12.2017 (RNTPC) (3 years) [Revoked on 13.3.2020]

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
14.	A/YL-ST/594	Temporary Logistics Centre with Ancillary Container Vehicle Park and Car Repair Workshop, Warehouse for Cold Storage and Car Beauty Service for a Period of 3 Years	12.11.2021 (RNTPC) (3 years)

* denotes permission revoked

Rejected Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration	Rejection Reason(s)
1.	A/YL-ST/27	Temporary Open Storage of Containers	27.6.1997 Rejected by TPB upon review	(1) – (3)

Rejection Reasons:

- (1) Not in line with the planning intention of the “Residential (Group D)” zone. No strong justification to merit a departure from this planning intention even on a temporary basis.
- (2) No information to demonstrate that mitigation or improvement measures required can be implemented.
- (3) Setting undesirable precedent for similar applications in the area.

**Similar s.16 Application within “G/IC(1)” zone / “O” zone/ “OU(LSW(2))” zone/
area shown as ‘Road’ in the vicinity of the Site on the San Tin Technopole OZP
in the Past Five Years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/607*	Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities for a Period of 3 Years	28.1.2022 [Revoked on 28.7.2023]
2.	A/YL-ST/665	Temporary Cargo Handling and Forwarding Facilities and Warehouse for Cold Storage with Ancillary Facilities (Site Office, Staff Rest Room and Washroom) for a Period of 3 Years	26.1.2024

* denotes permission revoked

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- noting that the planning application is a renewal application and has the same development parameters, including the layout and number of parking spaces as the previous application (No. A/YL-ST/594), he has no comment on the application from traffic engineering point of view; and
- advisory comments as detailed in **Appendix V**.

2. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- he has no objection on the renewal application; and
- the application site (the Site) is in close proximity with Mai Po Lung Village Egrettry which has been active in recent years. The applicant should preserve the existing trees along the Site boundary and in close vicinity of the Site, avoid disturbing the breeding birds and their nests and eggs, and also avoid directing lighting to the concerned trees if the application is approved.

3. Landscape

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

- no objection to the application from landscape planning perspective;
- with reference to the aerial photo of February 2023, the Site is located in an area of miscellaneous urban fringe landscape character comprising of village houses, community facilities, car parks, temporary structures, ponds and scattered tree groups. The Site has been hard paved with some temporary structures and car parking spaces. Compared with the aerial photos taken in February 2023 and January 2022, there is no significant change to the landscape character of the surrounding area since the last application No. A/YL-ST/594 was approved. According to the Planning Statement, the major development parameters, including site area, layout and number of parking spaces, remain unchanged. Further adverse landscape impact within the Site arising from the proposed continuous temporary use is not anticipated; and
- advisory comments as detailed in **Appendix V**.

4. Drainage

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;

- the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments as detailed in **Appendix V**.

5. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the renewal application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

6. Food and Environmental Hygiene

Comments of the Director of Food and Environment Hygiene:

- no adverse comments on the subject renewal application;
- no Food and Environmental Hygiene Department's facilities will be affected; and
- advisory comments as detailed in **Appendix V**.

7. Other Departments

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- (a) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (b) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (c) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Chief Building Surveyor/New Territories West, Buildings Department;
- (g) Commissioner of Police; and
- (h) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) the application site (the Site) falls within the boundary of San Tin Technopole. The Site may be resumed by the Government and the applied use at the Site may be terminated at any time during the planning approval period for implementation of Government projects;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Short Term Waiver (STW)/Short Term Tenancy (STT) holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate and the lot owner(s) shall apply to his office for a STW and/or STT to permit the structure(s) erected within the said private lot(s) and the occupation of the Government Land. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - there is/are unauthorised structure(s) or uses on the Lot No. 764 RP in D.D. 99 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularize the lease breaches as demanded by LandsD;
- (c) to note the comments of the Commissioner for Transport that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - the Site involves Government Land where is not maintained by HyD;
 - the proposed access arrangement of the Site should be commented and approved by the Transport Department;
 - please note that HyD shall not be responsible for the maintenance of any access connecting between the Site and Castle Peak Road – San Tin; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - the approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval. The applicant should make

reference to the useful information promulgated by the Greening, Landscape and Tree Management Section of the Development Bureau on tree maintenance and tree risk management for proper maintenance of the existing trees;

- (f) to note the comments of the Director of Environmental Protection that:
 - the applicant is advised to follow the environmental mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
 - the applicant should preserve the existing trees along the site boundary and in close vicinity of the Site, avoid disturbing the breeding birds and their nests and eggs, and also avoid directing lighting to the concerned trees;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - the applicant is reminded that the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
 - no public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from the DEP shall be obtained;
 - the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by FEHD. For example, if a food business involves the storage of articles of food under refrigeration in any warehouse in the territory, a cold store licence must be obtained from DFEH before commencement of such business. For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under

the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements; and

- the operation must not cause any environmental nuisance to the surrounding. The refuse generated by the applied use is regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
- (j) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that:
- the applicant should submit the proposed building works plans to the Buildings Department (BD) for approval as required under the provisions of the Building Ordinance (BO), should there be any proposed building works; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
- there is no record of approval by the Building Authority (BA) for the structures existing at the Site;
 - if the existing structures (not being New Territories Exempted Houses) are erected on leased land without approval of the BA, they are unauthorised under BO and should not be designated for any approved use under the application;
 - for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by 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 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 BA should be obtained, otherwise they are UBW under BO. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - 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 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;

- 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; and
- detailed checking under the BO will be carried out at building plan submission stage.

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

From: [REDACTED]
Sent: 2024-08-15 星期四 02:09:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/STT/9 DD 105 San Tin OS GIC

A/STT/9

Lots 764 RP (Part) and 768 RP (Part) in D.D. 99, Lots 199 S.C (Part), 200 S.B (Part), 204 RP (Part) and 215 RP (Part) in D.D. 105, and Adjoining Government Land, San Tin

Site area: About 20,692sq.m Includes Government Land of about 610sq.m

Zoning: "Other Specified Uses" annotated "Logistics, Storage And Workshop (2)", "Open Space", "GIC (1)" and area shown as 'Road'

Applied use: Logistics Centre / Repair Workshop, Warehouse for Cold Storage and Car Beauty Service / 16 Vehicle Parking

Dear TPB Members,

Change in zoning. Again many extensions of time recorded/

Members have a duty to ensure that **FIRE CONDITIONS HAVE BEEN FULL COMPLIED WITH.**

If not application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 29 July 2021 3:36 AM HKT
Subject: A/YL-ST/594 DD 105 San Tin

A/YL-ST/594

Lots 764 RP (Part) and 768 RP (Part) in D.D. 99, Lots 199 S.C (Part), 200 S.B (Part), 204 RP (Part) and 215 RP (Part) in D.D. 105, and Adjoining Government Land, San Tin

Site area : About 20,752sq.m Includes Government Land of about 610sq.m

Zoning : "Res (Group D)"

Applied use: Logistics Centre / Repair Workshop, Warehouse for Cold Storage and Car Beauty Service / 23 Vehicle Parking

Dear TPB Members,

Checking the history of this site, each time it multiple Extensions of Time are granted before compliance with the conditions is achieved.

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

Why would an ongoing operation that has been there for decades require even one extension, surely everything should already be in order?

The site falls within the Wetland Buffer Area so the conditions re tree preservation, bugger areas, etc should be a concern.

Mary Mulvihill

2

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

參考編號

Reference Number:

240813-223024-31113

提交限期

Deadline for submission:

16/08/2024

提交日期及時間

Date and time of submission:

13/08/2024 22:30:24

有關的規劃申請編號

The application no. to which the comment relates: A/STT/9

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. chow oi lung

意見詳情

Details of the Comment :

未來規劃道路發展用地，road D3, road L11, road L12 及渠務工程用地，大綱阻礙未來發展用地，應去其他位置發展。