

2024年 5月 1 08

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。

Appendix I of RNTPC
Paper No. A/YL-LFS/521

This document is received on 10 MAY 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2401120 6.5.2024 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LFS/521
	Date Received 收到日期	10 MAY 2024

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

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

MAN Kim Fai 文劍輝

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 2177 (Part), 2178 (Part), 2193 (Part), 2194 (Part), 2195, 2196, 2197, 2198, 2199 (Part), 2200, 2201 (Part), 2203, 2204 S.A (Part), 2219 RP (Part), 2225 (Part), 2228 S.A (Part), 2228 S.B (Part), 2327 (Part), 2334 (Part), 2336 S.A (Part), 2336 S.B (Part), 2337 (Part), 2338, 2339 S.A (Part), 2340, 2341, 2342, 2343, 2344 S.A (Part), 2344 S.B (Part), 2344 S.C, 2349 (Part), 2350, 2351 (Part), 2352 (Part), 2353 (Part), 2364 (Part), 2365 (Part), 2366 S.A (Part), 2366 RP (Part), 2367, 2368, 2369, 2370, 2371, 2373 S.A, 2373 S.B, 2373 RP (Part), 2374, 2375, 2376 S.A, 2376 S.B (Part), 2376 S.C (Part), 2377, 2378 RP (Part) and 3450 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 34,800 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 24,024 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)	N/A 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	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No.: S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group E)" Zone
(f) Current use(s) 現時用途	Logistics Centre with Ancillary Canteen and Staff Office (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 25/04/2024 (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_____ (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 25/04/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

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	<input type="checkbox"/> year(s) 年 <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	<input 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))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input 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 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 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"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

(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/ <u>YL-LFS</u> / <u>397</u>
(b) Date of approval 獲批給許可的日期	<u>23/07/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>23/07/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input 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： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月 _____

7. Justifications 理由

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

Please refer to the supplementary statement.

8. Declaration 聲明

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

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

Signature
簽署


.....
Michael WONG

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他

on behalf of R-riches Property Consultants Limited 盈卓物業顧問有限公司
代表

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

Date 日期

26/04/2024



(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣打道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2177 (Part), 2178 (Part), 2193 (Part), 2194 (Part), 2195, 2196, 2197, 2198, 2199 (Part), 2200, 2201 (Part), 2203, 2204 S.A (Part), 2219 RP (Part), 2225 (Part), 2228 S.A (Part), 2228 S.B (Part), 2327 (Part), 2334 (Part), 2336 S.A (Part), 2336 S.B (Part), 2337 (Part), 2338, 2339 S.A (Part), 2340, 2341, 2342, 2343, 2344 S.A (Part), 2344 S.B (Part), 2344 S.C, 2349 (Part), 2350, 2351 (Part), 2352 (Part), 2353 (Part), 2364 (Part), 2365 (Part), 2366 S.A (Part), 2366 RP (Part), 2367, 2368, 2369, 2370, 2371, 2373 S.A, 2373 S.B, 2373 RP (Part), 2374, 2375, 2376 S.A, 2376 S.B (Part), 2376 S.C (Part), 2377, 2378 RP (Part) and 3450 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	34,800 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No.: S/YL-LFS/11
Zoning 地帶	"Residential (Group E)" Zone
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 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	24,024 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.7 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	20	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 - 11 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	66 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____		NA
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle _____ _____		24 12 (MGV/HGV) 12 (Container Vehicle)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the application site, Plan showing the land status of the application site, Swept path analysis, The accepted drainage and FSIs proposals, photographic record of existing drainage facilities and FS251 of the previous application		
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"/>
<hr/> <hr/>		
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Renewal of Planning Application for Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 Due to the increasing demand for logistic and supply chain in recent years, the applicant would like to continue to operate the logistic centre at the Site in order to support the local trading and logistic industry in Lau Fau Shan.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Residential (Group E)" zone on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No.: S/YL-LFS/11 (**Plan 2**). According to the Notes of the OZP, 'Logistics Centre' use is not a column one nor column two use within these zones, which required permission from the Board.
- 2.2 The applied use is considered not incompatible with surrounding land use which is dominated by logistics centre, and open storage yards. Although the applied use is not entirely in line with the planning intention of "R(E)" zone, the Site falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G, which is considered suitable for open storage and port back-up uses. Therefore, approval of the application on a temporary basis will not jeopardize the long term planning intention of the "R(E)" zone.
- 2.3 The Site is the subject of several previous approved S.16 planning applications for the same use (logistics centre), within which the latest S.16 planning application No. A/YL-LFS/397 for the same use which submitted by the same applicant as the current application, was approved by the Board on 23.7.2021. The application site of the similar S.16 planning application (No. A/YL-LFS/353) for the same use is adjoining the Site, which was approved by the Board in 2020, approval of the current application will not set an undesirable precedent and in line with the Board's previous decision.
- 2.4 When compared with the previous application (No. A/YL-LFS/397), all development

parameters, layout and operation mode remain unchanged. The applicant has complied with all approval conditions of the previous application (No. A/YL-LFS/397), details are shown at **Table 1** below. In support of the current application, the applicant submitted an as-built drainage plan, photographic records of the existing drainage facilities, the accepted fire service installations (FSIs) proposal and a set of valid certificate of fire service installation and equipment (FS 251) to support the current application (**Appendices I to IV**).

Table 1 – Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/YL-LFS/397		Date of Compliance
(e)	The submission of a condition record of the existing drainage facilities	20/12/2021
(h)	The implementation of the accepted fire service installation proposal	27/07/2023

3) Development Proposal

3.1 The area of the Site is 34,800 m² (about) (**Plan 3**). The operation hours of the Site are Monday to Saturday from 08:00 to 20:00. No operation on Sunday and public holiday. A total of 20 structures are provided at the Site for logistics centre, site offices, staff canteen, guardroom, washroom, meter rooms, pump room, fire service water tank and rain shelters with total GFA of 24,024 m² (about) (**Plan 4**). The ancillary site office is to provide indoor workspace for the administrative staff to support the operation of the proposed development. The ancillary canteen will only serve staff working at the Site. It is estimated that 40 staff will work at the Site. As the Site is proposed for 'logistics centre' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	34,800 m ² (about)
Covered Area	23,109 m ² (about)
Uncovered Area	11,691m ² (about)
Plot Ratio	0.7 (about)
Site Coverage	66% (about)
Number of Structure	20
Total GFA	24,024 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	24,024 m ² (about)

Building Height	3 m to 11 m (about)
No. of Storey	1 to 2

- 3.2 The Site is accessible from Lau Fau Shan Road (**Plan 1**). 12 loading/unloading (L/UL) spaces for medium/heavy goods vehicles (MGV/LGV) and 12 L/UL spaces for container vehicle (CV) are provided at the Site (**Plan 4**). Details of L/UL spaces are shown at **Table 3** below:

Table 3 – Parking and L/UL Provisions

Type of Space	No. of Space
L/UL Space for MGV/HGV - 3.5 m (W) x 11 m (L)	12
L/UL Space for CV - 3.5m (W) x 16m (L)	12

- 3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As the Site is intended for 'logistics centre' with infrequent trips as shown at **Table 3** below, therefore, adverse traffic impact to the surrounding road network should not be anticipated.

Table 4 – Trip Generation and Attraction of the Site

Time Period	MGV/LGV		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (i.e. 07:00 – 08:00)	6	2	6	2	16
Trips at <u>AM peak</u> per hour (i.e. 08:00 – 09:00)	6	2	6	2	16
Trips at <u>PM peak</u> per hour (i.e. 18:00 – 19:00)	2	6	2	6	16
Trips at <u>PM peak</u> per hour (i.e. 19:00 – 20:00)	2	6	2	6	16
Traffic trip per hour (i.e. 09:00 – 18:00)	2	2	1	1	6

- 3.4 The applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place for the operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the

odour environment, in order to fulfill the requirements of the Air Pollution Control Ordinance.

- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will implement good practices under the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) when designing on-site sewage system with the Site. No storage of recyclable materials, dismantling, assembling, repairing or other workshop activities will be carried out at the Site at any time during the planning approval period.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant (i.e. submission of the as-built drainage plan, an accepted FSIs proposal of the previous application and a valid certificate of FS251 in order to mitigate any adverse impact arising from the proposed development **(Appendices I to III)**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Renewal of Planning Application for Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years'**.

R-riches Property Consultants Limited

April 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis
Plan 6	Swept Path Analysis

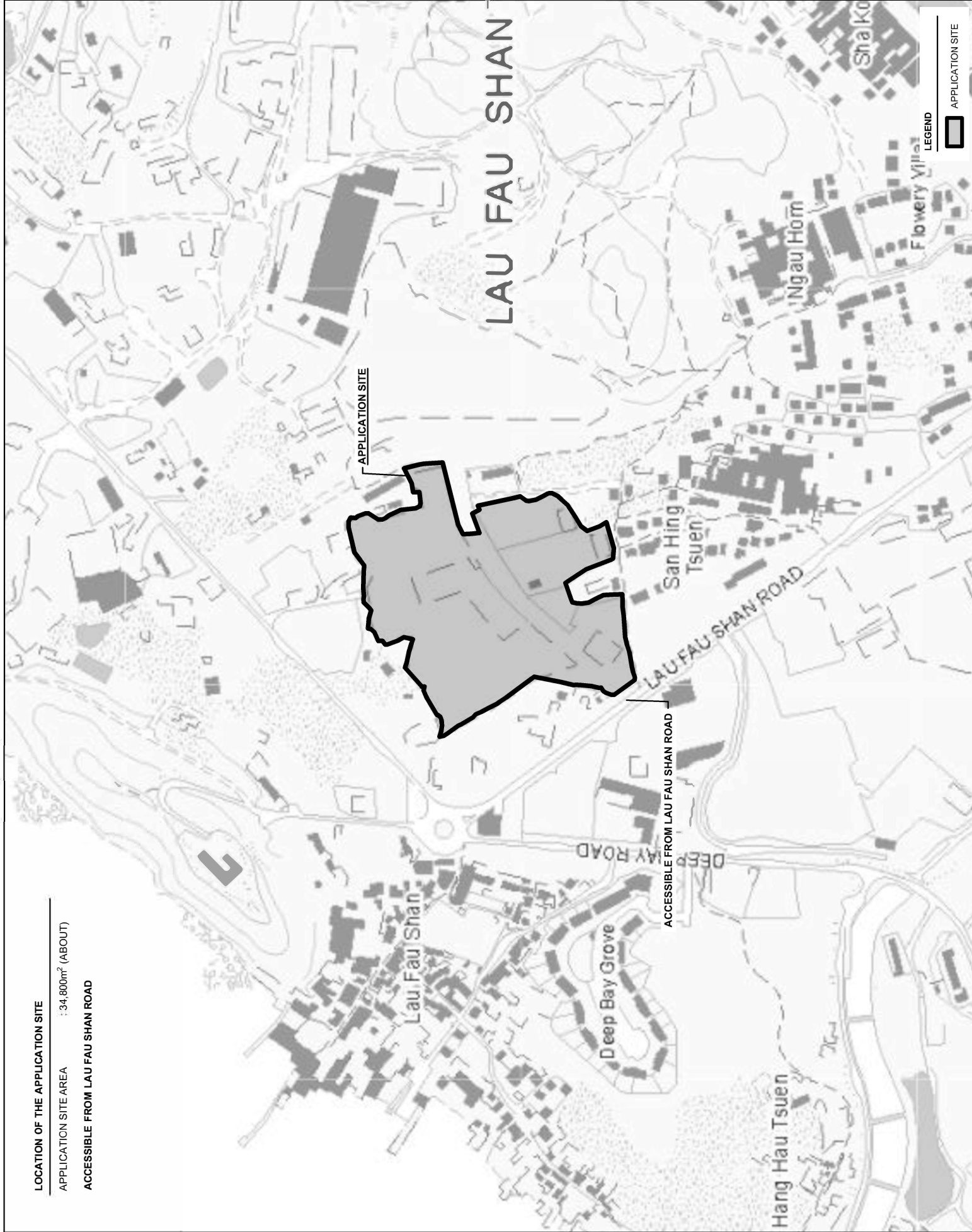
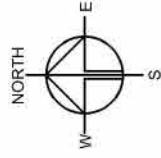
APPENDICES

Appendix I	As-built Drainage Plan
Appendix II	Photographic Records of the Existing Drainage Facilities
Appendix III	Accepted Fire Service Installations Proposal of Application No. A/YL-LFS/397
Appendix IV	A Valid Certificate of Fire Service Installations and Equipment

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 34,800m² (ABOUT)

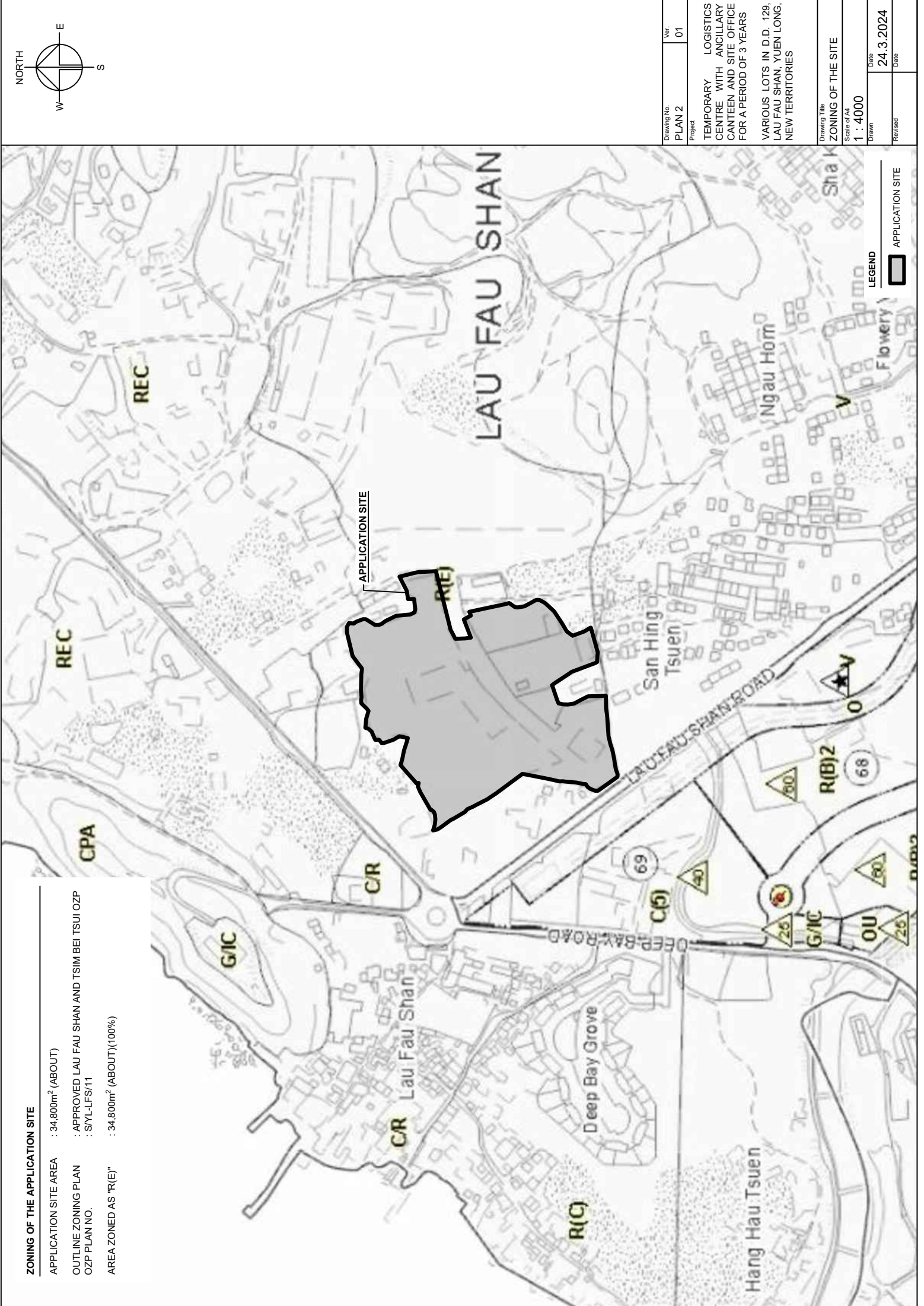
ACCESSIBLE FROM LAU FAU SHAN ROAD



Drawing No.	Ver
PLAN 1	01
Project	
TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
LOCATION PLAN	
Scale of A4	
1 : 4000	
Drawn	Date
Revised	Date
	24.3.2024

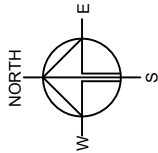
LEGEND

 APPLICATION SITE

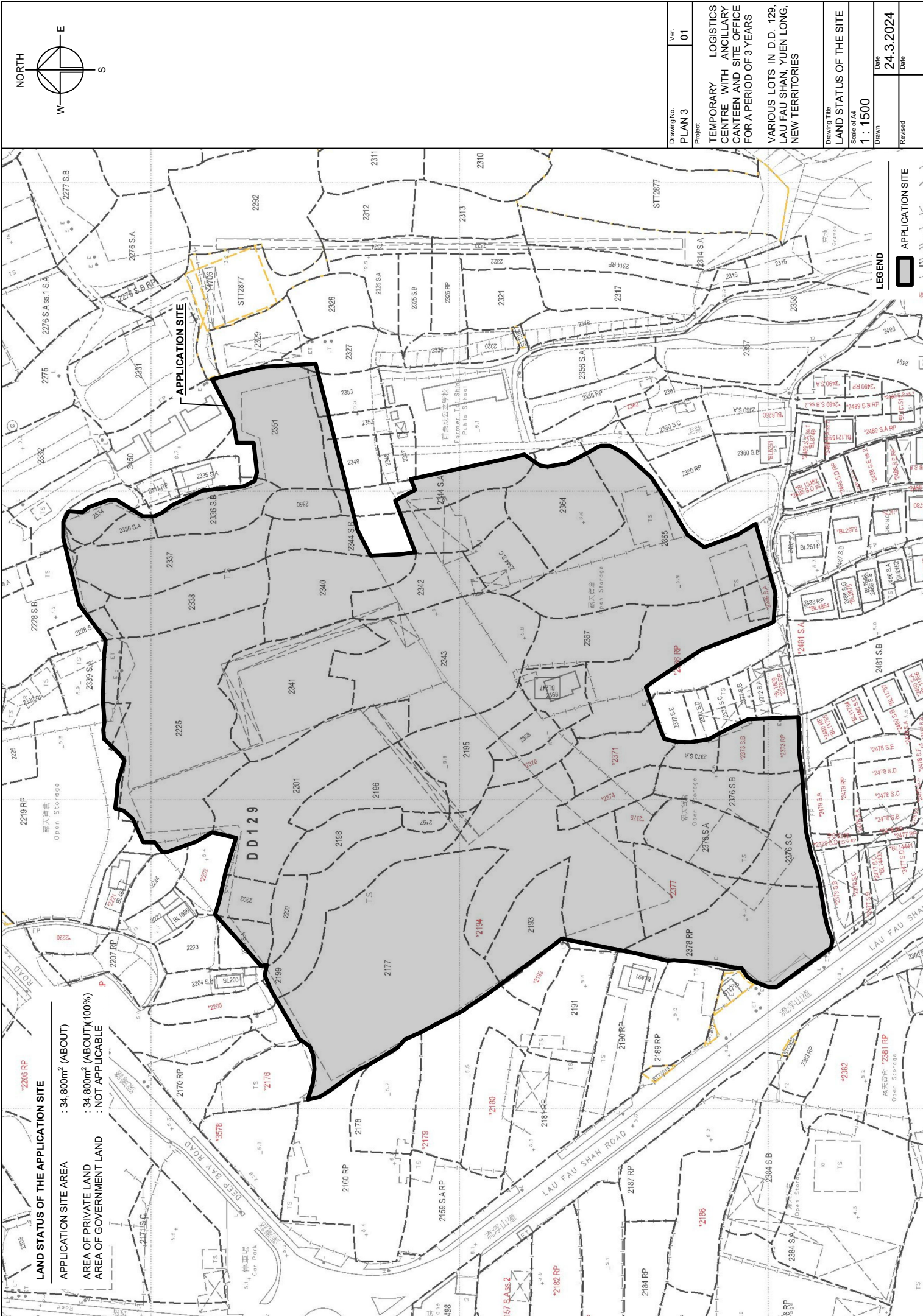


ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 34,800m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN AND TSIM BEI TSUI OZP
OZP PLAN NO. : SYL-LFS/11
AREA ZONED AS "R(E)" : 34,800m² (ABOUT)(100%)



Drawing No.	Ver.
PLAN 2	01
Project	
TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRORIES	
Drawing Title	
ZONING OF THE SITE	
Scale of A4	
1 : 4000	
Drawn	Date
	24.3.2024
Revised	Date



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 34,800m ² (ABOUT)
COVERED AREA	: 23,109m ² (ABOUT)
UNCOVERED AREA	: 11,691m ² (ABOUT)
PLOT RATIO	: 0.7 (ABOUT)
SITE COVERAGE	: 66% (ABOUT)
NO. OF STRUCTURE	: 20
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 24,024m ² (ABOUT)
BUILDING HEIGHT	: 3m - 11m (ABOUT)
NO. OF STOREY	: 1 - 2

LOADING/UNLOADING PROVISIONS

NO. OF LUL SPACE FOR MEDIUM/HEAVY GOODS VEHICLE	: 12
DIMENSION OF LUL SPACE	: 3.5m (W) X 11m (L)
NO. OF LUL SPACE FOR CONTAINER VEHICLE	: 12
DIMENSION OF LUL SPACE	: 3.5m (W) X 16m (L)

STRUCTURE

B1	LOGISTIC CENTRE
B2	LOGISTIC CENTRE
B3	LOGISTIC CENTRE
B4	SITE OFFICE
B5	SITE OFFICE
B6	GUARDROOM
B7	WASHROOM
B8	SITE OFFICE
B9	METER ROOM
B10	SITE OFFICE

COVERED AREA

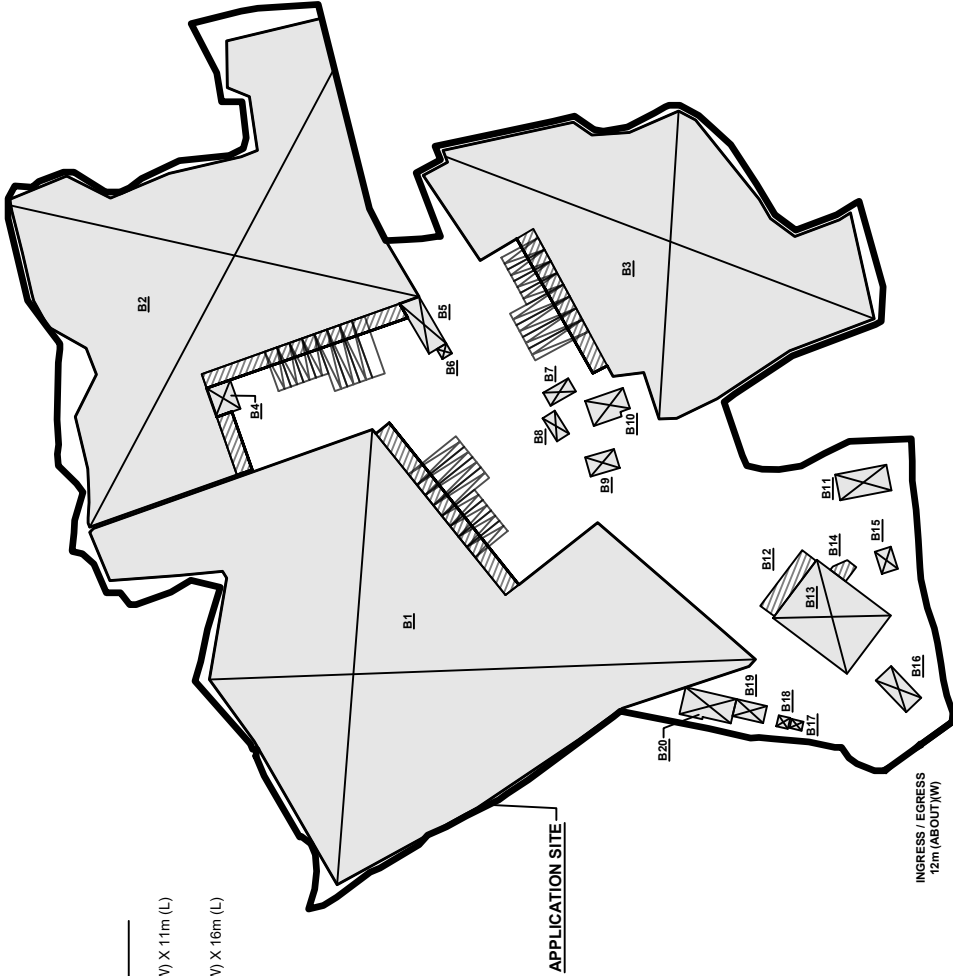
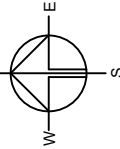
9,840m ² (ABOUT)
6,884m ² (ABOUT)
5,168m ² (ABOUT)
53m ² (ABOUT)
80m ² (ABOUT)
9m ² (ABOUT)
30m ² (ABOUT)
27m ² (ABOUT)
41m ² (ABOUT)
70m ² (ABOUT)

GFA

9,840m ² (ABOUT)	11m (ABOUT)(1-STOREY)
6,884m ² (ABOUT)	11m (ABOUT)(1-STOREY)
5,168m ² (ABOUT)	11m (ABOUT)(1-STOREY)
106m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
160m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
30m ² (ABOUT)	3m (ABOUT)(1-STOREY)
54m ² (ABOUT)	6m (ABOUT)(2-STOREY)
41m ² (ABOUT)	3m (ABOUT)(1-STOREY)
140m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)

BUILDING HEIGHT

NORTH



APPLICATION SITE

INGRESS / EGRESS
12m (ABOUT)(W)

BUILDING HEIGHT

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B11	SITE OFFICE	94m ² (ABOUT)	188m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B12	RAIN SHELTER	84m ² (ABOUT)	84m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B13	CANTEEN (G/F) & SITE OFFICE (1/F)	470m ² (ABOUT)	940m ² (ABOUT)	8m (ABOUT)(2-STOREY)
B14	RAIN SHELTER	20m ² (ABOUT)	20m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B15	SITE OFFICE	27m ² (ABOUT)	54m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B16	TRANSFORMER ROOM	63m ² (ABOUT)	63m ² (ABOUT)	6m (ABOUT)(1-STOREY)
B17	METER ROOM	8m ² (ABOUT)	8m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B18	PUMP ROOM	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B19	FIRE SERVICE WATER TANK	38m ² (ABOUT)	38m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B20	SITE OFFICE	94m ² (ABOUT)	188m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
		23,109m ² (ABOUT)	24,024m ² (ABOUT)	

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	LUL SPACE
	INGRESS / EGRESS

Drawing No.	Ver.
PLAN 4	01

Project
TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

Drawing Title
LAYOUT PLAN

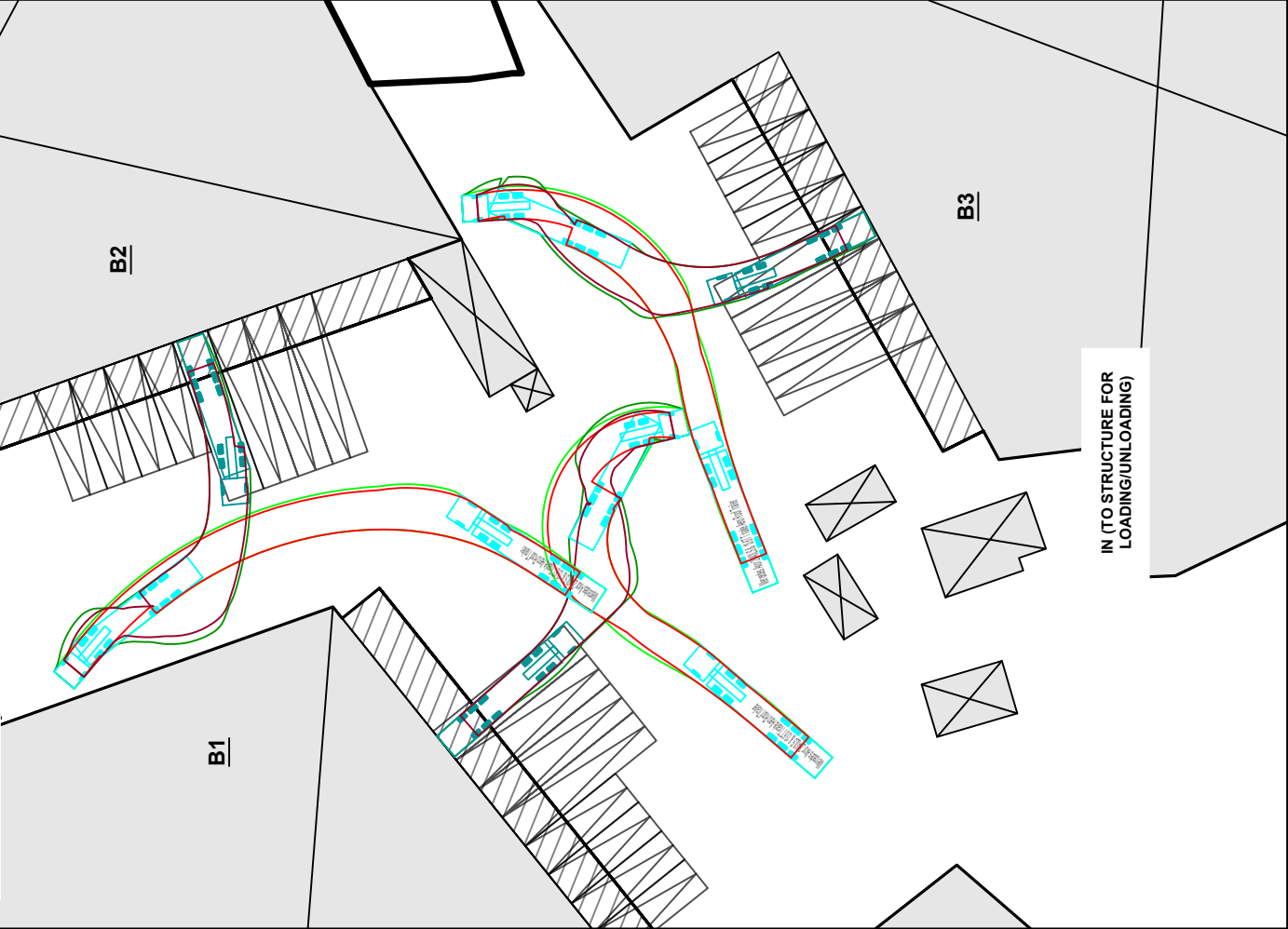
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Drawn	Date
	1.4.2024
Revised	Date

SWEPT PATH ANALYSIS

VEHICLE FOR ANALYSIS : CONTAINER VEHICLE
DIMENSIONS OF VEHICLE : 2.5m (W) X 16.5m (L)

SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK
VEHICLE TRACKING 2019



B2

B1

B3

IN (TO STRUCTURE FOR
LOADING/UNLOADING)

B2

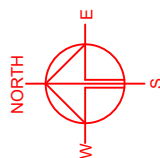
B1

B3

OUT (AWAY FROM
STRUCTURE)

LEGEND

- APPLICATION SITE
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



Drawing No.	Ver.
PLAN 5	01
Project	
TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	

Drawing Title	SWEPT PATH ANALYSIS
Scale of A4	1 : 700
Date	14.4.2024
Drawn	
Revised	
Date	



SWEPT PATH ANALYSIS

VEHICLE FOR ANALYSIS : CONTAINER VEHICLE
DIMENSIONS OF VEHICLE : 2.5m (W) X 16.5m (L)

SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK
VEHICLE TRACKING 2019

LEGEND

APPLICATION SITE
CONTAINER VEHICLE
SWEEP PATH OF VEHICLE

Drawing Title
SWEPT PATH ANALYSIS

Scale of A4
1 : 700

Date
14.4.2024

Drawn
Date

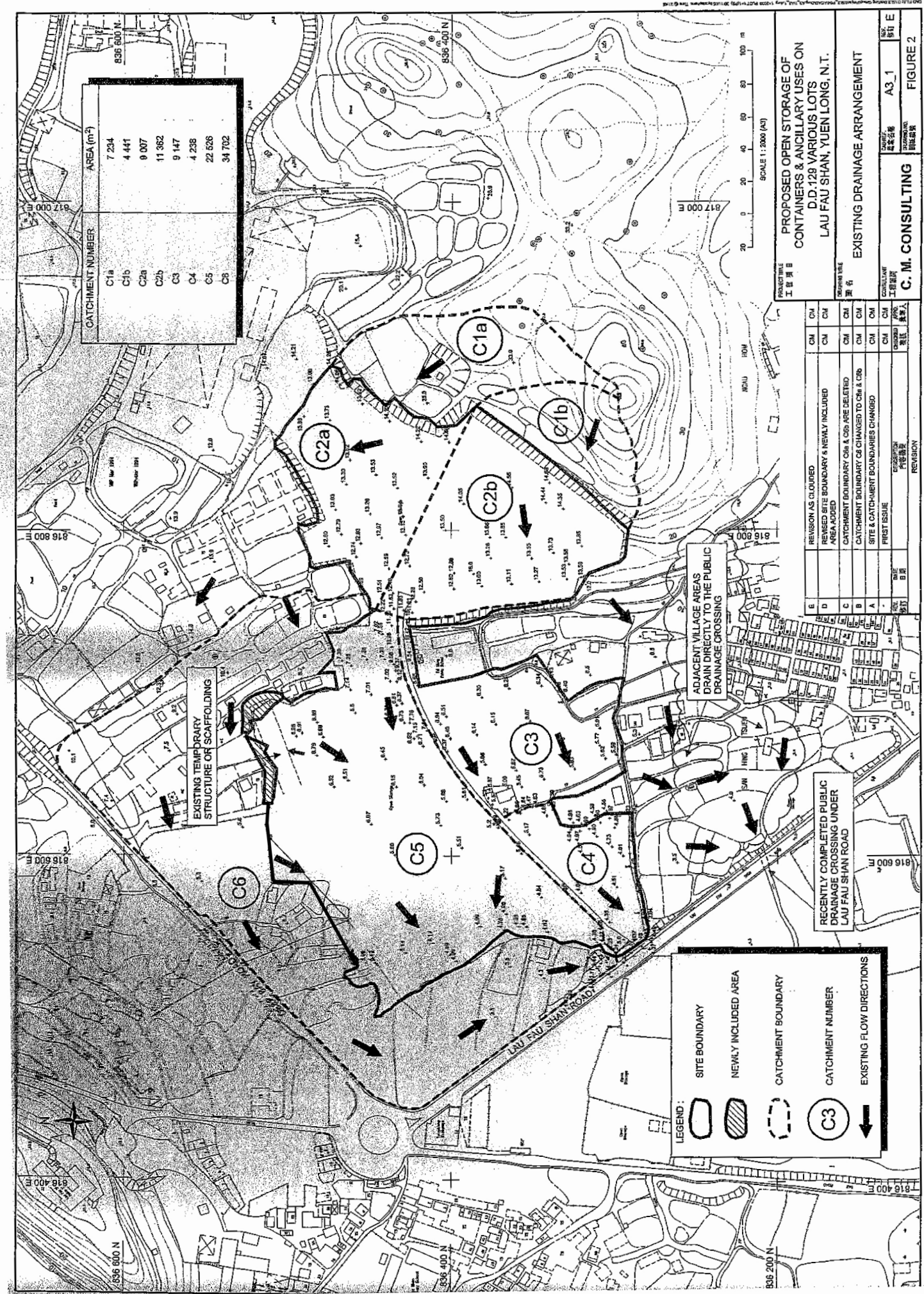
Revised
Date

Drawing No.
PLAN 6

Ver.
01

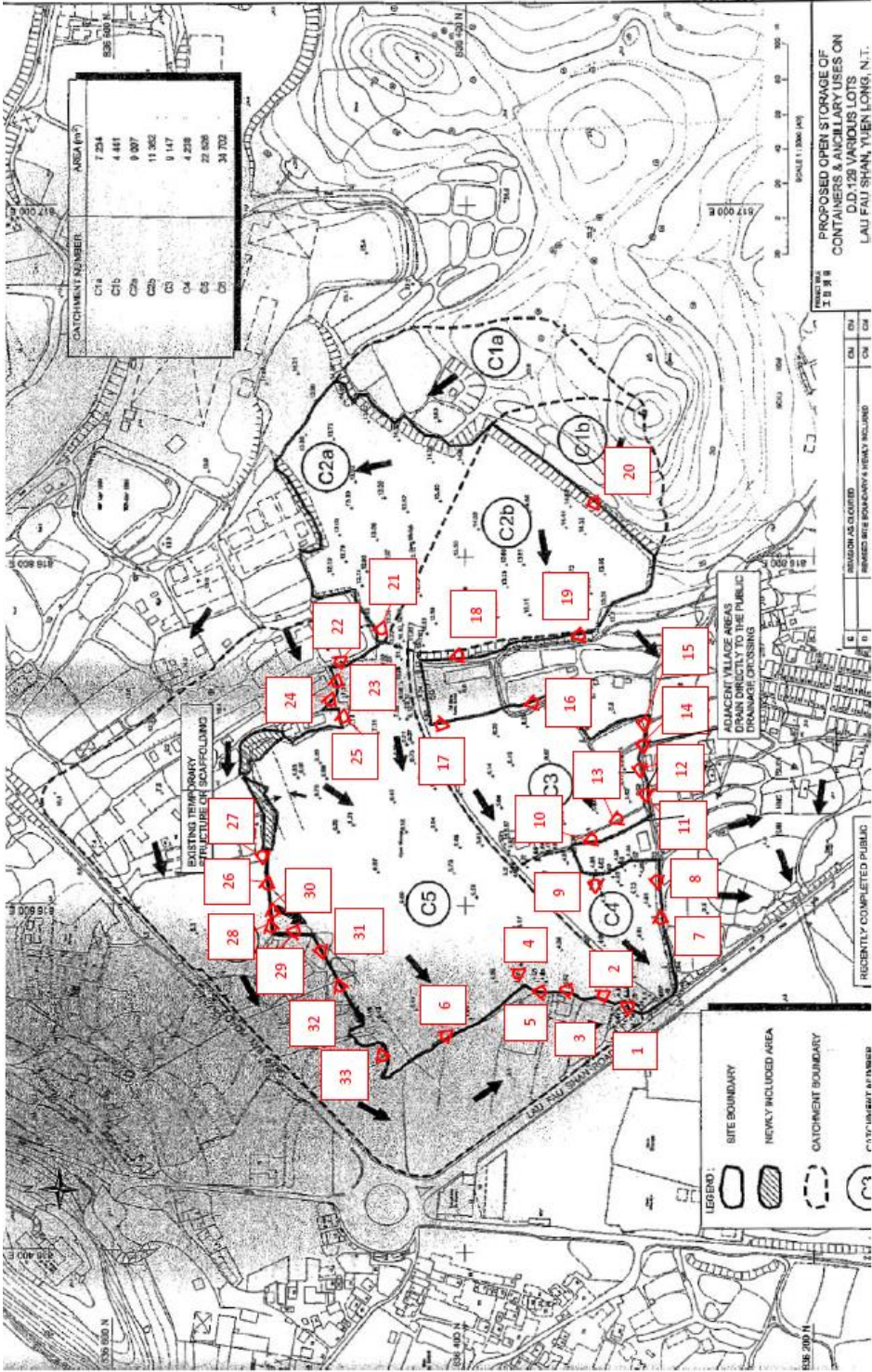
Project
TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES



Photographic Record of Existing Drainage Facilities

Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years in "Residential (Group E)" Zone,
Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories





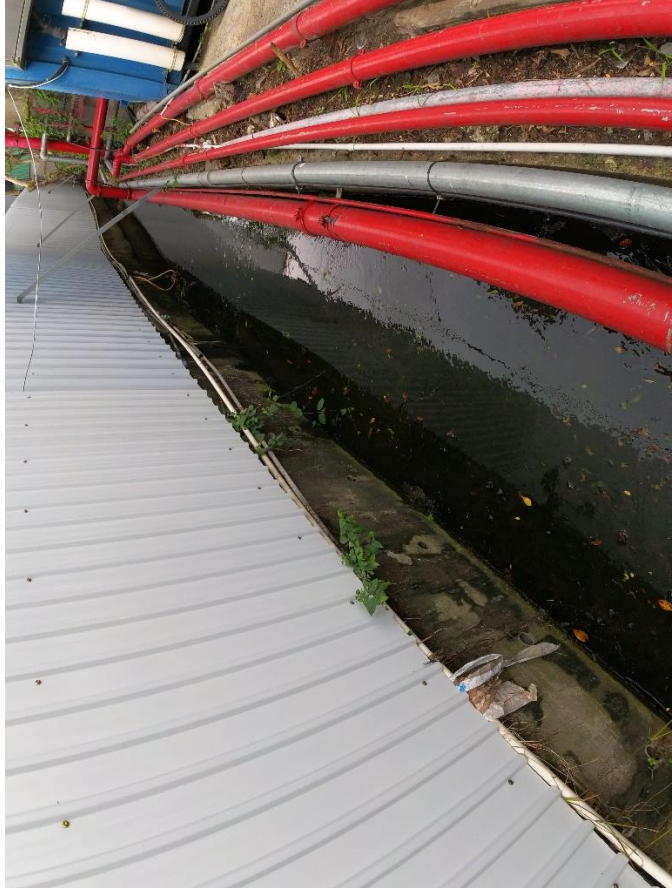
2



1



4



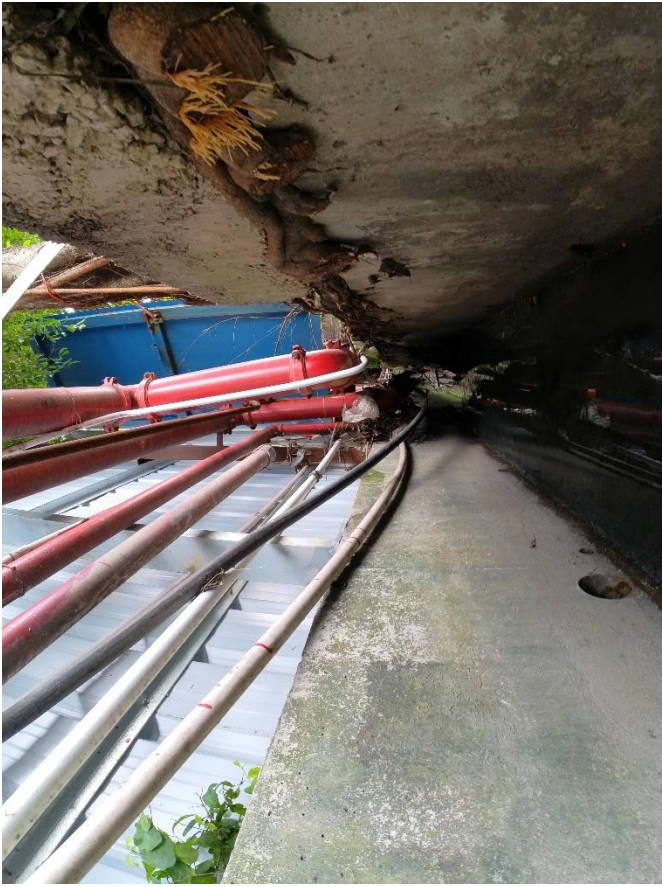
3



6



5



8



7

10



9





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12



14



13



16



15



17



18



19



20



22



21



23



24



26



25



28



27



29



30

32






















31



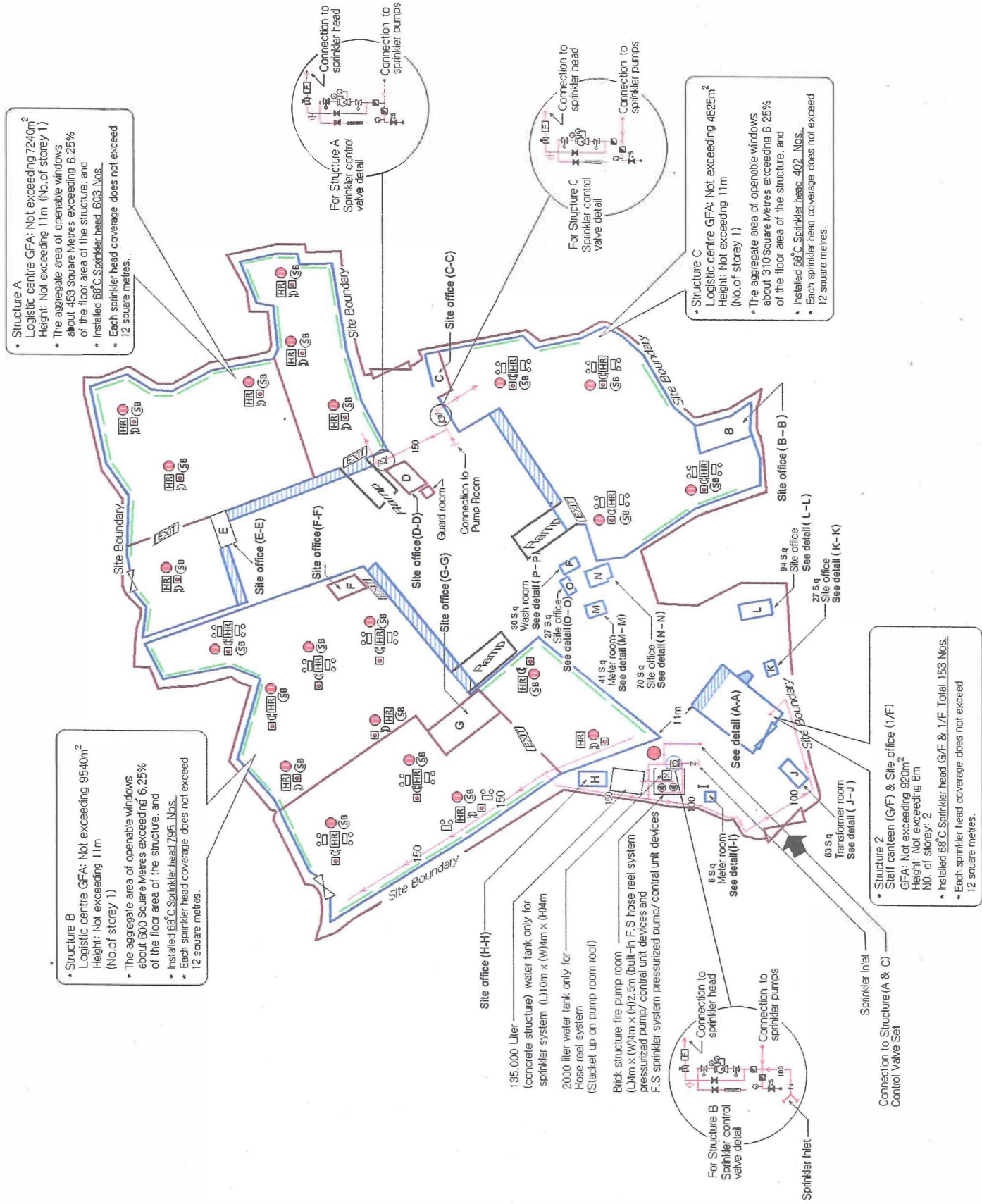


Appendix III

Legends :

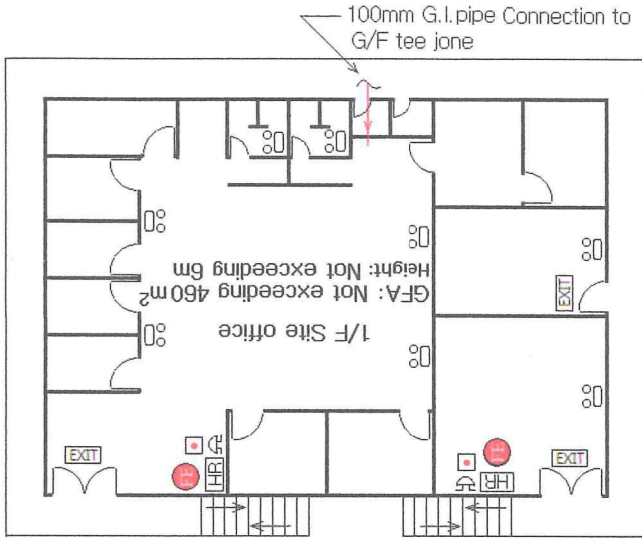
- | | |
|---|--|
|  | Hose Reel |
|  | Manual Fire Alarm Call Point |
|  | Fire Alarm Bell |
|  | 5 kg Co ₂ Gas Type Fire Extinguisher |
|  | Send Bucket |
|  | Exit Sign |
|  | Emergency Light |
|  | Gate valve (with monitoring) |
|  | Subsidiary valve / Flow switch |
|  | Pressure switch |
|  | Pressure gauge |
|  | Gate valve (normal close) |
|  | Sprinkle INLET |
|  | Non Return Valve |
|  | Water alarm bell |
|  | Control / Alarm valve |
|  | Proving pipe assembly |
|  | Openable window exceeding 6.25% of the floor area of the structure |
|  | Rain shatter |

Site Office Detail & F.S Notes
Please reference site office details
Drawing No: LOP-D/334/FS (P.1) and
Drawing No: LOP-D/334/FS (P.2)

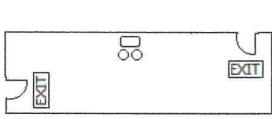
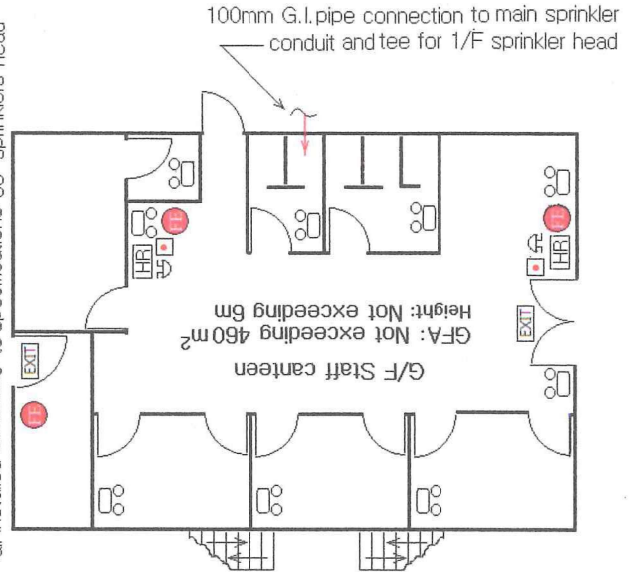
Appendix 1
S.16 Planning Application No.
A/YL-LFS/397

Detail (A-A)

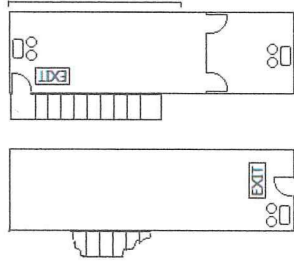
Office Ceiling upper & lower
all installed according to specifications 68° sprinklers head



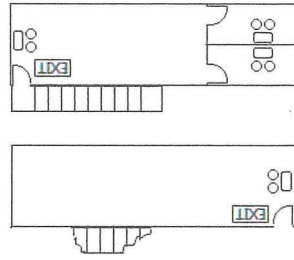
Canteen Ceiling upper & lower
all installed according to specifications 68° sprinklers head



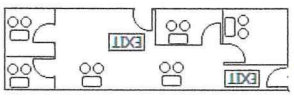
Detail (B-B)



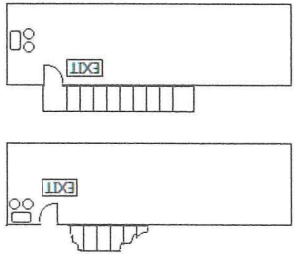
Detail (E-E)



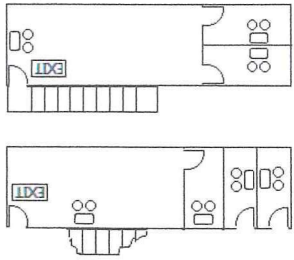
Detail (H-H)



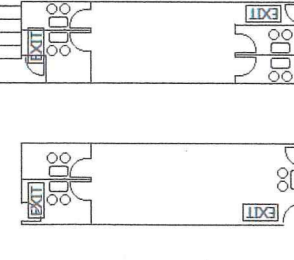
Detail (C-C)



Detail (F-F)



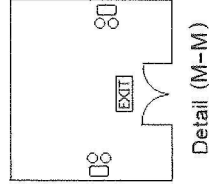
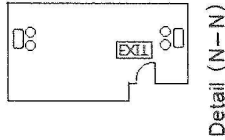
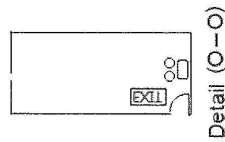
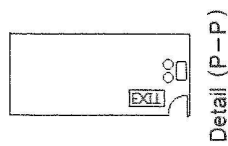
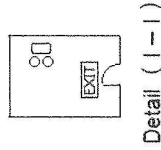
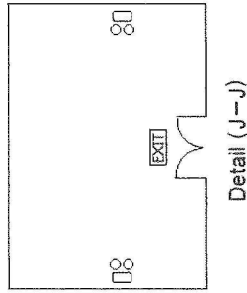
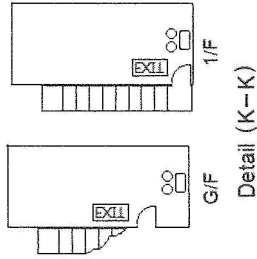
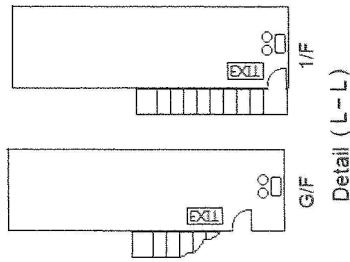
Detail (D-D)



Detail (G-G)

Notes:
(Detail B & C) Single 20ft x 8 ft container converted to temporary structure for site office use
(Detail D, E, F, G, H) 2 Nos. 20ft x 8 ft containers stacked up converted to 2 storeys temporary structure for site office use

S.16 Planning Application No. A/ML-LFS/397



Notes:

- (Detail I) Single 5 ft x 8 container converted for temporary Meter room
- (Detail J) Concrete structure for CLP Transformer
- (Detail K) 2 Nos. 10 ft x 8 ft containers stacked up converted to 2 storeys temporary structure for site office use
- (Detail L) 2 Nos. 20 ft x 8 ft containers stacked up converted to 2 storeys temporary structure for site office use
- (Detail M) 2 Nos. 10 ft x 8 ft combination container converted for temporary Meter room
- (Detail N) Concrete structure for site office use
- (Detail O & P) Single 10 ft x 8 ft container converted to temporary structure for site office use

Appendix I (F.S. Notes, Addition explanation for item B. 5)

S.16 Planning Application No. A/YL-LFS/397

Date: 12 July 2021

F.S. Notes :

- A. Hose Reel System to provided and installed for the structure in accordance with the Code of practice for minimum Fire service installation and equipment 2012.
1. Hose Reel shall be provided at the position indicated on plan.
 2. There shall be sufficient Hose Reel to ensure that every part of the area can be reached by a length of not more than 30m of Hose Reel Tubing.
 3. An modified Hose Reel system with 2000 L F.S. Water Tank shall be provided. There shall be single end water supply will be feed from Town Main. The location of this F.S. Water Tank and F.S. Pump Room are clearly marked on plans.
 4. No F.S. Inlet to provides in this area.
 5. An instruction plate shall be provided next to the Break Glass unit for operation of Hose Reel.
- B. An Automatic Sprinkler System shall be provided to the entire structure in accordance with LPC rules incorporating BS EN 12845:2015 and FSD Circular Letter No. 5/2020
1. Sufficient Emergency Lighting shall be provided throughout the entire building /structures. in accordance with BS 5226: part 1 and BS EN 1838
 2. Sufficient directional and Exit Sign shall be provided in accordance with BS 5266 : part 1 and FSD Circular Letter 5/2008.
 3. Sufficient Portable Fire extinguishers to be provided at location clearly indicated on plan and Sprinkler Pump room.
 4. An automatic Sprinkler system supplied by 135,000 Liter Sprinkler Water Tank single end water supply will be feed from Town Main and Hazard Class OH3 shall be provided to Structure in accordance with BS EN 12845: 2015 and FSD Circular Letter No.5/2020. The Sprinkler water tank, Sprinkler Pump room, Sprinkler Inlet and Sprinkler Control Valve Group shall be clearly marked on Plan.
 5. The secondary source of electrical supply should be provides.(No Emergency Generator to be provided for Serving the emergency power supplies for all Fire Services installation comprising a cable connected form electricity main directly before the main switch).
 6. Fire alarm system shall be provided throughout the entire structure in accordance with BS 5839: Part 1 :2002 +A2: 2008 and FSD Circular Letter 1/2009.
 7. The material are stored in free-standing storage (ST1), The maximum storage height not exceeding 4m & Post-pallet storage (ST2). The maximum storage height not exceeding 3.5m and Single row with 2.4m aisles.
 8. Storage shall be confined to blocks not exceeding 150m² in plan area for category 1.
 9. No Smoke extraction system well be provided for the structure as the aggregate exact area of openable windows for the warehouse (including the ancillary workshop) shall be provided as the required 6.25% of the total area Would be [(Structure "A" 7240 sq.m x 6.25% = 452.5 sq.m), (Structure "B" 9540 sq.m x 6.25% = 596.25 sq.m) & (Structure "C" 4825 sq.m x 6.25% = 302 sq.m)] wich is greater than the area of openable window provided.

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 9074084

Name of Client:

顧客姓名

Planning Application No. AYL-LFS/397 Various Lots in D.D.129

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Lau Fau Shan Road

Block:

座

District:

分區

Yuen Long, N.T.

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, 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)
	Fire Alarm System (MFA)	G/F Existing Installed	Conforms with FSD Requirements	18 July 2023	17 July 2024
	Hose Reel System				
	Sprinkler System				
	Emergency Lighting				
	Exit Sign				

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)

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

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。

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

Site Contact:

Lee Kai Wing

For FSD use only:

Inspected

Key-in

Verified

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.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

火警消防(裝置及設備)規例

(Regulation 9(1))

A 8176000

FSD Ref.:
消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Planning No. A/YL-LFS / 397 Various Lots in DD 129

Name of Building:

樓宇名稱

Street No./Town Lot:

DD119

Street/Road/Estate Name:

Lau Pau Shan

門牌號數/市地段

街道/屋苑名稱

Block:

座

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, 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)
24	Portable Fire Extinguisher	G/F	Conforms With FSD Requirements (30 Nos of 5Kg CO2 Gas Type F.E)	29/1/2024	28/1/2025
25	Sand Buckets		(30 Nos of Sand Buckets)		

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)

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

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:
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

Ting Ka Hin

RC3 / 98

POLLY FIRE PREVENTION

SERVICE ENGINEERING CO.

2393 8468 / 2765 8255

29/1/2024

For FSD use only:

Inspected

Key-in

Verified

Our Ref. : DD129 Lot 2177 & VL
Your Ref. : TPB/A/YL-LFS/521

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

By Email

16 May 2024

Dear Sir,

Supplementary Information

**Renewal of Planning Application for Temporary Logistics Centre with Ancillary Canteen and
Site Office for a Period of 3 Years in “Residential (Group E)” Zone,
Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-LFS/521)

We are writing to submit supplementary information to provide clarifications for the subject application, details are as below:

- (i) Replacement pages of application form are provided (**Appendix I**).

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at (852) [REDACTED] / [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/TMYLE, PlanD

(Attn.: Mr. Keith WONG

email: kpswong@pland.gov.hk)



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

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

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

MAN Kim Fai 文劍輝

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lots 2177 (Part), 2178 (Part), 2193 (Part), 2194 (Part), 2195, 2196, 2197, 2198, 2199 (Part), 2200, 2201, 2203, 2204 S.A (Part), 2219 RP (Part), 2225 (Part), 2228 S.A (Part), 2228 S.B (Part), 2327 (Part), 2334 (Part), 2336 S.A (Part), 2336 S.B (Part), 2337 (Part), 2338, 2339 S.A (Part), 2340, 2341, 2342, 2343, 2344 S.A (Part), 2344 S.B (Part), 2344 S.C, 2349 (Part), 2350, 2351 (Part), 2352 (Part), 2353 (Part), 2364 (Part), 2365 (Part), 2366 S.A (Part), 2366 RP (Part), 2367, 2368, 2369, 2370, 2371, 2373 S.A, 2373 S.B, 2373 RP (Part), 2374, 2375, 2376 S.A, 2376 S.B (Part), 2376 S.C (Part), 2377, 2378 RP (Part) and 3450 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 34,800 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 24,024 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） N/A sq.m 平方米 <input checked="" type="checkbox"/> About 約

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 2177 (Part), 2178 (Part), 2193 (Part), 2194 (Part), 2195, 2196, 2197, 2198, 2199 (Part), 2200, 2201, 2203, 2204 S.A (Part), 2219 RP (Part), 2225 (Part), 2228 S.A (Part), 2228 S.B (Part), 2327 (Part), 2334 (Part), 2336 S.A (Part), 2336 S.B (Part), 2337 (Part), 2338, 2339 S.A (Part), 2340, 2341, 2342, 2343, 2344 S.A (Part), 2344 S.B (Part), 2344 S.C, 2349 (Part), 2350, 2351 (Part), 2352 (Part), 2353 (Part), 2364 (Part), 2365 (Part), 2366 S.A (Part), 2366 RP (Part), 2367, 2368, 2369, 2370, 2371, 2373 S.A, 2373 S.B, 2373 RP (Part), 2374, 2375, 2376 S.A, 2376 S.B (Part), 2376 S.C (Part), 2377, 2378 RP (Part) and 3450 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	<div style="text-align: right;">34,800 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div> (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約) </div>
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No.: S/YL-LFS/11
Zoning 地帶	"Residential (Group E)" Zone
Type of Application 申請類別	<div> <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 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div style="margin-top: 10px;"> <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 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years

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

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: 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 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, where appropriate or if required, 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 (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, 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 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; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no major adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, 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 3 years may be allowed for an applicant to identify suitable sites for relocation. 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 summarised as follows:
- (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, 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;
 - (b) 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;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice from the Drainage Services Department should be sought on this aspect if in doubt; and
 - (e) 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, notwithstanding other criteria set out in the Guidelines are complied with.

**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

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1.	A/YL-LFS/19	Temporary Open Storage of Marble Slabs for 12 Months	CDA and REC	5.9.1997
2.	A/YL-LFS/35	Temporary Open Storage of Container and Ancillary Visitor Parking/Trailer Parking/ Equipment Storage/Office for a period of 12 months	CDA	27.11.1998
3.	A/YL-LFS/43	Temporary Open Storage of Marble for 12 Months	CDA and REC	10.9.1999
4.	A/YL-LFS/47	Temporary Open Storage of Containers and Ancillary Visitor Parking, Trailer Parking, Equipment Storage, Office for a period of 12 Months	CDA	14.1.2000
5.	A/YL-LFS/61	Temporary Open Storage of Containers with Ancillary Visitor Parking, Trailer Parking, Equipment Storage and Office for a period of 3 years	GB, V, and R(E)	22.12.2000 (revoked on 22.6.2001)
6.	A/YL-LFS/88	Temporary Open Storage of Marble with Ancillary Parking and Office Facilities for a Period of 3 Years	R(E)	28.6.2002 (revoked on 28.9.2002)
7.	A/YL-LFS/126	Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office for a Period of 3 Years	R(E)	18.2.2005 (revoked on 18.8.2005)
8.	A/YL-LFS/138	Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office for a Period of 3 Years (Minor Amendment to the Approved Scheme of A/YL-LFS/126)	R(E)	29.7.2005
9.	A/YL-LFS/159	Proposed Temporary Open Storage of Plastic and Metal Ware for a Period of 3 Years	R(E)	27.7.2007
10.	A/YL-LFS/171	Renewal of Planning Approval for Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office for a Period of 3 Years	R(E)	22.2.2008
11.	A/YL-LFS/188	Renewal of Planning Approval for Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office for a Period of 1 Year	R(E)	23.1.2009 (revoked on 2.10.2009)

12.	A/YL-LFS/196	Temporary Open Storage of Cable, Construction Machinery and Materials, Recyclable Materials (including Metal and Plastic) for a Period of 3 Years	R(E)	23.10.2009 (revoked on 11.3.2011)
13.	A/YL-LFS/204	Proposed Temporary Open Storage of Plastic and Metal Ware for a Period of 3 Years	R(E)	10.9.2010
14.	A/YL-LFS/226	Temporary Open Storage of Construction Material and Metal Ware for a Period of 3 Years	R(E)	7.10.2011 (revoked on 22.11.2011)
15.	A/YL-LFS/233	Temporary Open Storage of Construction Material and Metal Ware for a Period of 3 Years	R(E)	30.3.2012
16.	A/YL-LFS/251	Temporary Open Storage of Construction Material and Metalwares for a Period of 3 Years	R(E)	2.8.2013
17.	A/YL-LFS/264	Proposed Temporary Open Storage of Construction Material and Metal Ware for a Period of 3 Years	R(E)	11.7.2014
18.	A/YL-LFS/265	Temporary Open Storage of Metal Ware, Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park for a Period of 3 Years	R(E)	8.8.2014
19.	A/YL-LFS/276	Proposed Temporary Logistic Centre, Open Storage of Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park for a Period of 3 Years	R(E)	7.8.2015 (revoked on 7.11.2016)
20.	A/YL-LFS/290	Proposed Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years	R(E)	26.8.2016 (revoked on 26.1.2019)
21.	A/YL-LFS/334	Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years	R(E)	22.2.2019 (revoked on 22.7.2021)
22.	A/YL-LFS/397	Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years	R(E)	23.7.2021

Rejected Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/79	Temporary Open Storage of Marble with Ancillary Parking and Office Facilities for 3 Years	R(E) and REC	8.2.2002	(1) to (3)
2	A/YL-LFS/95	Temporary Open Storage of Marble with Ancillary Parking & Office Facilities for 3 Years	R(E)	11.4.2003 (upon review)	(1) to (4)

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
3	A/YL-LFS/108	Temporary open storage of containers, construction materials & machinery with ancillary visitor & trailer parking, equipment storage and office for a period of 3 years	R(E)	14.11.2003 (upon review)	(2) & (3)
4	A/YL-LFS/119	Temporary open storage of construction materials for a period of 3 years	R(E)	3.9.2004 (upon review)	(5)

Rejection Reasons:

1. Insufficient information to demonstrate no adverse traffic impact.
2. Insufficient information to demonstrate no adverse environmental impact.
3. Insufficient information to demonstrate no adverse drainage impact.
4. Insufficient information to demonstrate no adverse landscaping impact.
5. Not in line with TPB PG-No. 13C.

**Similar s.16 Applications
within/straddling the same “Residential (Group E)” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>
1	A/YL-LFS/353	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years	R(E)	3.1.2020 (Revoked on 12.9.2022)
2	A/YL-LFS/426	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years	R(E)	15.7.2022
3	A/YL-LFS/519	Proposed Temporary Logistics Centre for a Period of 3 Years	R(E)	7.6.2024

Government Bureau/Departments' General Comments

1. Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) According to the applicant's submission, the existing drainage facilities which was implemented under the approved application No. A/YL-LFS/397 will be maintained for the subject development. However, the submitted record photos did not indicate the date taken and general cleansing works of existing drainage system is required.
- (c) Should the Board consider the application be acceptable from planning point of view, a condition should be stipulated requiring the applicant to maintain the existing drainage facilities and submit updated condition record of existing drainage facilities to his satisfaction.
- (d) The applicant should note his advisory comments at **Appendix VI**.

2. Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should be reminded of the advisory comments at **Appendix VI**.

3. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should note his advisory comments at **Appendix VI**.

4. District Officer's Comments

Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

His office has not received any feedback from locals.

5. Other Departments' Comments

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office (H(GEO)), CEDD;
- (d) Project Manager (West) (PM(W)), CEDD;
- (e) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (f) Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- (g) Commissioner for Transport (C for T);
- (h) Commissioner of Police (C of P);
- (i) Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:-
- (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (ii) Lot 3450 in D.D.129 on the Site is held under New Grant Lot No. 843 for private residential purposes only. Building Licence No. 247 granted to Lot 2368 in D.D.129 to permit erection of one building which shall not contain more than two storeys or 25 feet with roofed-over area not exceeding 600 square feet.
- (iii) the lots within the Site are covered by Short Term Waiver (STWs) as listed below:

<u>Lots Nos. in D.D. 129</u>	<u>STWs Nos.</u>	<u>Purposes</u>
2177, 2193	4754	Temporary Logistics Centre, Open Storage of Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park
2194, 2374, 2377	4755	
2195, 2198	4756	
2197	4757	
2199	4758	
2200, 2341	4759	
2201	4760	
2203	4761	
2336 S.B	4762	
2340	4763	
2344 S.C	4764	
2349	4765	
2351	4766	
2352	4767	
2353	4768	Temporary Logistics Centre, Open Storage of Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park
2373 RP	4769	
2376 S.A	4770	
2376 S.B	4771	
2376 S.C	4772	
3450	4773	
2196, 2228 S.B, 2337	4302	Temporary Open Storage of Metal Ware, Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park
2228 S.A	4304	
2368	4305	
2334	4306	
2336 S.A	4307	
2338	4308	
2342	4309	
2343	4310	
2344 S.A, 2365	4311	
2344 S.B	4312	
2373 S.A	4316	
2378 RP	4319	

<u>Lots Nos. in D.D. 129</u>	<u>STWs Nos.</u>	<u>Purposes</u>
2378 RP	3556	Temporary Open Storage of Construction Materials
2219 RP	3944	Temporary Open Storage (Marbles, Construction Materials, Aluminum Cans and Frames, Small-scale Machinery, Cars and Lorries for Export, Mini Raising Platforms and Ancillary Workshop and Loading /Unloading Spaces

- (iv) there are unauthorized structures and/or uses on Lot 2204 S.A, 2225 and 2350 in D.D.129 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify and/or apply for regularization the lease breaches as demanded by LandsD.
- (v) the lot owner(s) shall apply to LandsD for STW(s) to permit the structure(s) erected or to be erected within the subject lots, if any and apply for modification of STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department on the submitted drainage proposal that general cleansing works of existing drainage system is required. The required condition record should include coloured photos, with date indicated, showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage plan;
- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should

be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures (not being New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are Unauthorised Building Works (UBW) under BO and should not be designated for any proposed use under the application;
 - (ii) for 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 the BO;
 - (iii) 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. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (iv) 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;
 - (v) the Site abuts on a specified street (Lau Fau Shan Road) of not less than 4.5m wide based on the information of planning application provided. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage, subject to the exact site boundary;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under BO will be carried out at building plan submission stage.

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

From:
Sent: 2024-06-05 星期三 03:15:51
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-LFS/521 DD 129 Lau Fau Shan

Dear TPB Members,

And AGAIN conditions were not fulfilled. It is about time that CONDITIONS BE TAKEN SERIOUSLY.

It is absolutely shocking that applications like this are streamlined and members fail to do their duty, to protect the community from fire, flooding and other risks.

All this talk about National Security when the very basics, the safety of citizens, is being ignored, underlines the duplicity of the system we are forced to endure.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 7 May 2021 3:11 AM HKT
Subject: A/YL-LFS/397 DD 129 Lau Fau Shan

Dear TPB Members,

Application 334 was rolled for for 3 years despite PlanD: As the previous approval for the same use by the same applicant at the Site had been revoked, shorter compliance period was recommended to closely monitor the progress on compliance with approval conditions.

Since then there have been **NINE** extensions of time, but applicant knows the rules of the game, apply again.

Members have a duty to question the applications with a history of non compliance.

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, January 29, 2019 3:03:12 AM
Subject: A/YL-LFS/334 DD 129 Lau Fau Shan

A/YL-LFS/334

Lots in D.D. 129 Lau Fau Shan Lots 2177 (Part), 2178 (Part), 2193 (Part), 2194 (Part), 2195, 2196, 2197, 2198, 2199 (Part), 2200, 2201 (Part), 2203, 2204 S.A (Part), 2219 RP (Part), 2225 (Part), 2228 S.A (Part), 2228 S.B (Part), 2327 (Part), 2334 (Part), 2336 S.A (Part), 2336 S.B (Part), 2337 (Part), 2338, 2339 S.A (Part), 2340, 2341, 2342, 2343, 2344 S.A (Part), 2344 S.B (Part), 2344 S.C, 2349 (Part), 2350, 2351 (Part), 2352 (Part), 2353 (Part), 2364 (Part), 2365 (Part), 2366 S.A (Part), 2366 RP (Part), 2367, 2368, 2369, 2370,

2371, 2373 S.A, 2373 S.B, 2373 RP (Part), 2374, 2375, 2376 S.A, 2376 S.B (Part), 2376 S.C (Part), 2377, 2378 RP (Part) and 3450 (Part)

Site area : 34,800m²

Zoning : "Res (Group E)"

Applied Use : Container Storage / 24 Large Vehicle Parking

Dear TPB Members,

No wonder there is no land for housing. This very large site that could house thousands has been used to store containers for 20+ years.

Rolling over brownfield uses like this is preserving the status quo and providing no impetus for both site owners and government departments to get on with the long overdue development of industrial/commercial high rise parks custom designed for such purposes.

TPB must play a role in encouraging change by desisting from roll over for brownfield use.

Mary Mulvihill