

2023年 3月 8日

Appendix I of RNTPC
Paper No. A/YL-PH/944A

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。

8 MAR 2023

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*
**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

2300641 3/3 by post

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	A196-PH 1944
	Date Received 收到日期	8 MAR 2023

1. 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。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpp/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpp/>)。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。

3. 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)

Tak Lee Machinery Co. Ltd. (德利機械有限公司)

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

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

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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 170 S.A., 170 B & E ss.3 (Part), 175 A,B,C,D,E,G S.A., 815 & 816 A,B, (Part) in D.D.111, Pat Heung, Yuen Long, N.T.	
(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 2,040 sq.m 平方米 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,680 sq.m 平方米	<input type="checkbox"/> About 約 Not more than <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)	Nil sq.m 平方米	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Open storage' ("OS")
(f) Current use(s) 現時用途	Open storage (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) 取得土地擁有人同意所採取的合理步驟

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[#]
於..... (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on
1/3/2023 (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 2/3/2023 (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 位於郊外地區土地及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於郊外地區臨時用途/發展的規劃許可續期, 請填填(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Logistics Centre for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1,190sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	850sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 1,680sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 1,680sq.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) Structure 1: Logistics centre and site office (Not exceeding 9m, 2 storey), Structure 2: Toilet (Not exceeding 3m, 1 storey)	
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	4 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	2 spaces of 16m x 3.5m for container tractor/trailer

Proposed operating hours 擬議營運時間

9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)). Vehicular access leading from Fan Kam Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<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 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

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

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

7. Justifications 理由

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

1. The application site is now occupied for open storage of construction machinery. The applicant intends to convert the application site for logistics centre use.
2. The applicant submits the proposed layout plan in Figure 3.
3. The application site is zoned for 'open storage' use. The application site is suitable for logistics centre use given the existing zoning.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use.
6. Similar use has been approved in Ha Tsuen (TPB Ref.: A/YL-HT/1075) within the 'open storage' zone. Similar preferential treatment should be given to the current application.
7. Shortage of land for logistics centre in Pat Heung area.
8. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent logistics centre use.
9. Minimal traffic impact.
10. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structures.
11. Insignificant drainage impact because surface U-channel will be provided at the application site.

8. Declaration 聲明

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

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

Signature
簽署

.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

2/3/2023

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- 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。
- 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 be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 170 S.A, 170 B & E ss.3 (Part), 175 A,B,C,D,E,G S.A, 815 & 816 A,B, (Part) in D.D.111, Pat Heung, Yuen Long, N.T.
Site area 地盤面積	2,040 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan. 圖則	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
Zoning 地帶	'Open storage' ('OS')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Logistics Centre 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,680 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.824 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	9	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		2	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	41.67 % <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		4
	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		4 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container tractor/trailer		0 0 0 0 0 2

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"/>
As-built drainage plan, site plan and vehicular access plan		
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 checked="" type="checkbox"/>
Estimated traffic generation and drainage proposal		
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。

Proposed Temporary Logistics Centre for a Period of 3 Years

at

**Lots 170 S.A, 170 B & E ss.3 (Part), 175 A.B.C.D.E.G S.A, 815 & 816
A.B. (Part) in D.D.111, Pat Heung, Yuen Long, N.T.**

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The application site is leading from Fan Kam Road. (Figure 1) It possesses an area of approximately 2,040m².
- 1.1.2 The application site had been hard paved. It is intended for logistics centre.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 The subject site has been hard paved and occupied an area of approximately 2,040m². It has a very gentle gradient sloping from northwest to southeast from about +29.5mPD to +28.0mPD.
- 1.1.4 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in Annex 1.3 hereunder, 375mm surface U-channel will be capable to drain the surface runoff accrued at the subject site.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.5 It is found that the land to the north, east, south and west is lower than the application site.
- 1.1.6 As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.7 It is noted that an existing open drain is found to the east of the application site. (Figure 4)

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 375mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.2.2 The intercepted stormwater will then be discharged to the existing open drain via the proposed 375mm surface U-channel outside the application site to the east of the application site for dissipation. (**Figure 4**)
- 1.2.3 The calculations in **Annex 1.3** shows that the proposed 375mm surface channel has adequate capacity to cater for the surface runoff generated at the subject site and the external catchment. A sand trap will be proposed at the terminal catchpit.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/Yuen Long and the registered land owner for any drainage works outside the application site or outside the jurisdiction of the applicant.
- 1.2.6 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas and surface U-channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (c) Some holes will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff to and from adjacent area.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 2,040m²; &
- ii. The application site is totally hard paved and therefore the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 29.5\text{m} - 28.0\text{m} = 1.5\text{m}$$

$$L = 73\text{m}$$

$$\therefore \text{Average fall} = 1\text{m in } 48.67\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [73 / (2.05^{0.2} \times 2,040^{0.1})]$$

$$t_c = 4.27\text{minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 285 mm/hr

$$\text{By Rational Method, } Q = 1 \times 285 \times 2,040 / 3,600$$

$$\therefore Q = 161.5 \text{ l/s} = 9,690 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", 375mm surface U-channel in 1:80 & 1:84 gradient is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the open drain to the east of the application site for dissipation.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is accessible via a vehicular track leading from Fan Kam Road. It has long been occupied for open storage use.

- 1.1 The estimated traffic generation and attraction is shown below:

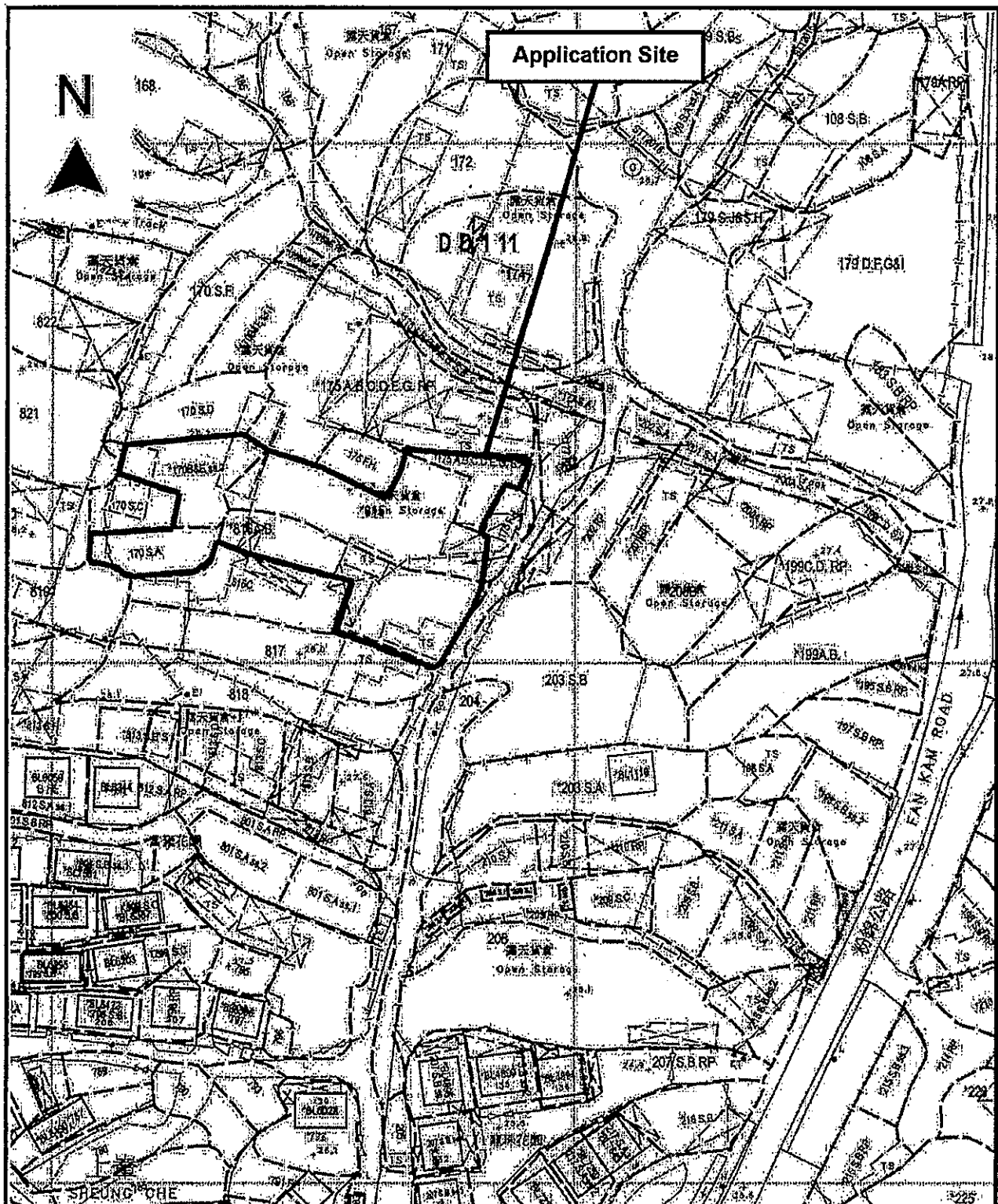
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	0.4	0.4	2	2
Container trailer/tractor	0.6	0.6	3	3
Total	1	1	5	5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car and container trailer/tractor are taken as 1 and 3 respectively.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.2 As shown in the above estimation, traffic generation and attraction in both peak hours and in average are not significant.
- 1.3 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Adequate vehicle parking space is also provided within the application site as shown in **Figure 3** so that no queueing up of vehicle would be occurred outside the application site.



Project 项目名称:

Proposed Temporary Logistics Centre
for a Period of 3 Years at Lots 170 S.A,
170 B & E ss.3 (Part), 175 A.B.C.D.E.G
S.A, 815 & 816 A.B. (Part) in D.D.111,
Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

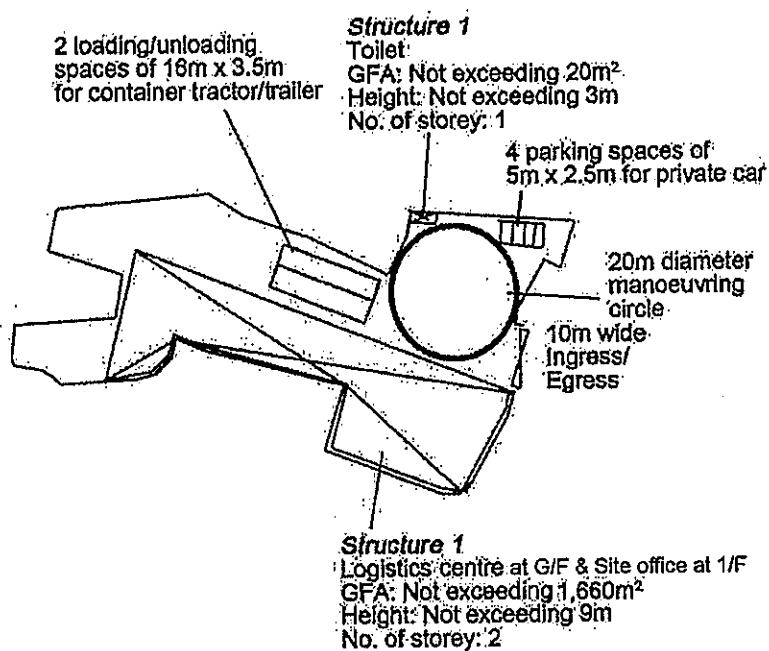
Figure 2

Remarks 備註:

→ Vehicular access leading
from Fan Kam Road

Scale 比例:

1:1000



Project 項目名稱: Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 170 S.A, 170 B & E ss.3 (Part), 175 A.B.C.D.E.G S.A, 815 & 816 A.B. (Part) in D.D.111, Pat Heung, Yuen Long, N.T.	Drawing Title 圖目: Proposed Layout Plan	Remarks 備註:
	Drawing No. 圖號: Figure 3	

Scale 比例:
1:1000

11000

Total: 1 page

Date: 16 March 2023

TPB Ref.: A/YL-PH/944

By Email

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

Dear Sir,

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 170 S.A, 170 B & E ss.3 (Part), 175 A.B.C.D.E.G S.A, 815 & 816 A.B. (Part) in D.D.111, Pat Heung, Yuen Long, N.T.

The applicant intends to carry out the following activities at the captioned site:

Logistics support for business, such as freight management, inventory control, storage, packaging and consolidation of goods for distribution.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. YIP Long Ting) – By Email

Total: 11 pages

Date: 7 June 2023

TPB Ref.: A/YL-PH/944

By Email

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

Dear Sir,

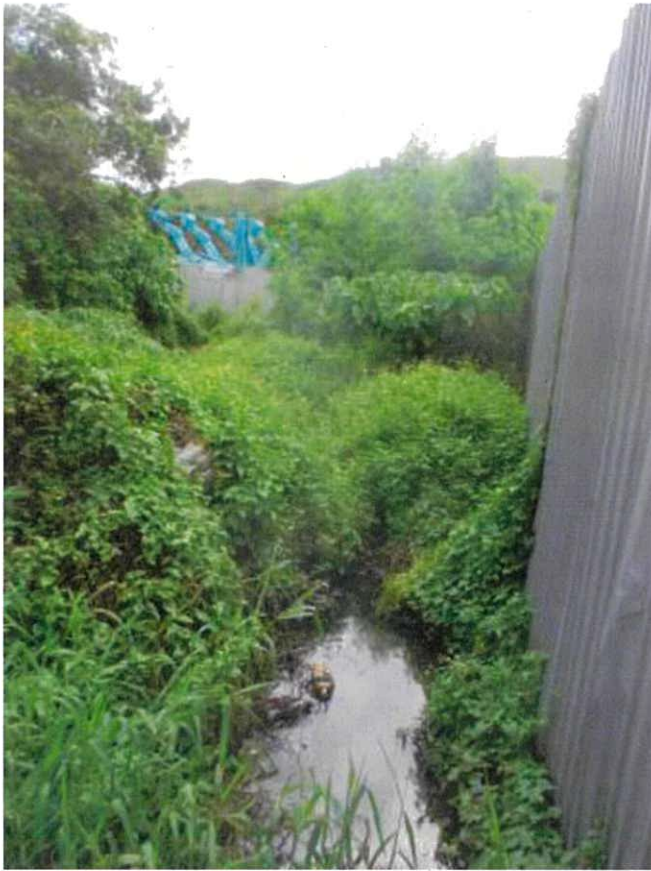
Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 170 S.A, 170 B & E ss.3 (Part), 175 A.B.C.D.E.G S.A, 815 & 816 A.B. (Part) in D.D.111, Pat Heung, Yuen Long, N.T.

Our response to the comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
(a) The faxed drainage proposal is illegible. Please provide a clear version in future submission.	Noted. The drainage proposal is submitted through email herewith.
(b) Consideration should be given to provide catchpit at the turning points of the u-channel.	Noted.
(c) The cover levels and invert levels of the proposed u-channels, catchpits /sand traps should be shown on the drainage plan. All proposed catchpits should also be numbered such as CP1, CP2 for easy reference.	Noted. Please see Figure 4.
(d) The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, DO/YL should be consulted.	Noted.
(e) Please provide the connection details of the discharge point as well as photo record showing the existing drainage facilities' condition as mentioned in (d).	Noted. Please see Figure 5 and photo below.

(f) The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.	Noted.
(g) The location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan.	Noted. Please see Figure 4. 100mm opening will be provided at the toe of the site hoarding. No peripheral wall is proposed.
(h) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted. Please see Figure 4.
(i) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.	Noted. Please see Figure 6 to 8.
(j) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditched and adjacent areas, etc.	The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditched and adjacent areas, etc.
(k) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	The applicant would consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.

Photo 1 Photo showing the existing condition of drainage facilities



Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
The applicant should provide the routing between Fan Kam Road and the application site.	Noted. Please refer to Figure 9.

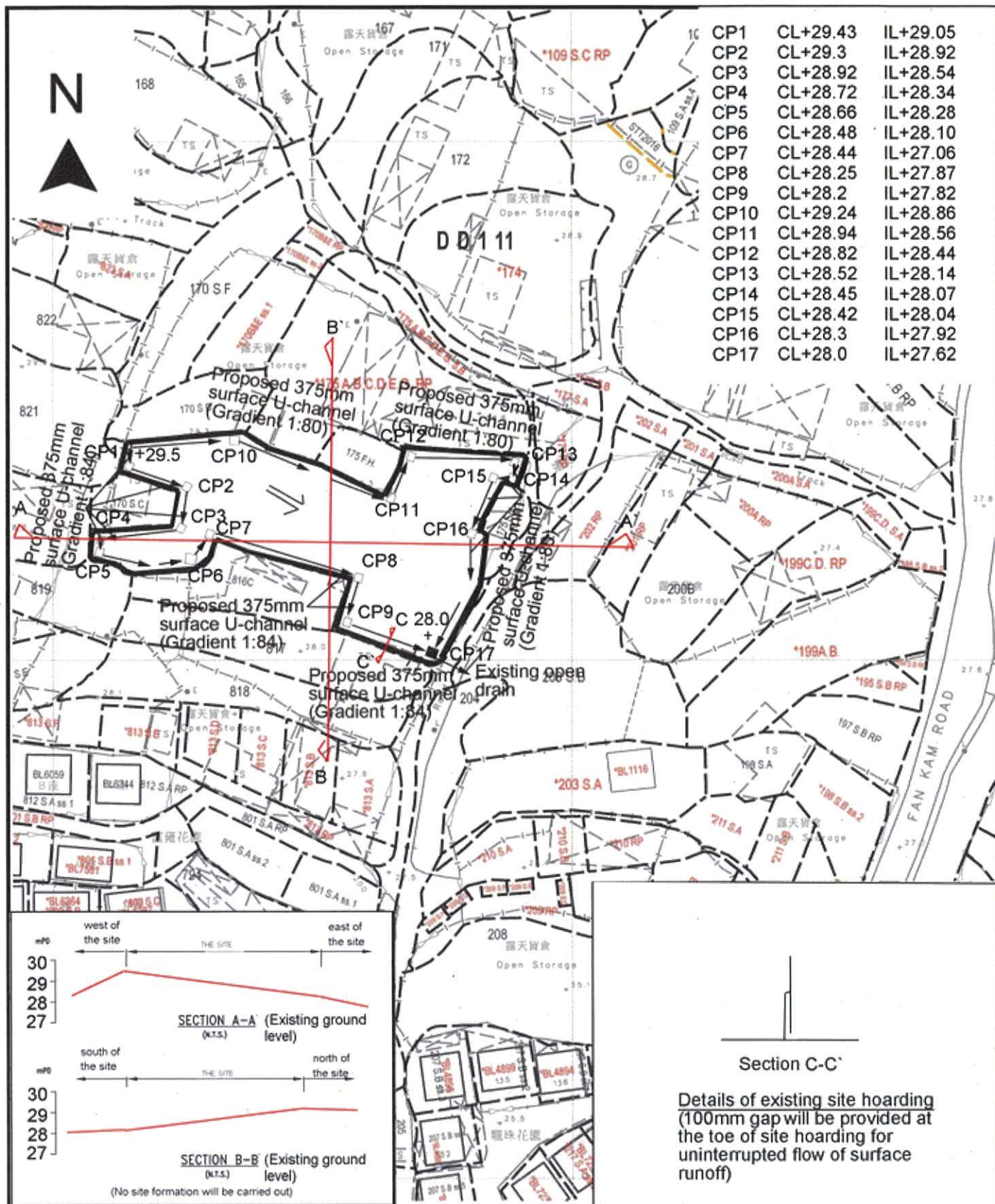
The proposed FSI plan is attached herewith for the consideration of the Director of Fire Services (D of FS).

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Peter NGAN) – By Email



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 170 S.A., 170 B & E ss.3 (Part), 175 A.B.C.D.E.G S.A., 815 & 816 A.B. (Part) in D.D.111, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+28.0 Level (in mPD)

← Flow of surface runoff

□ Proposed catchpit

■ Catchpit with sand trap

— Proposed site hoarding

Scale 比例:

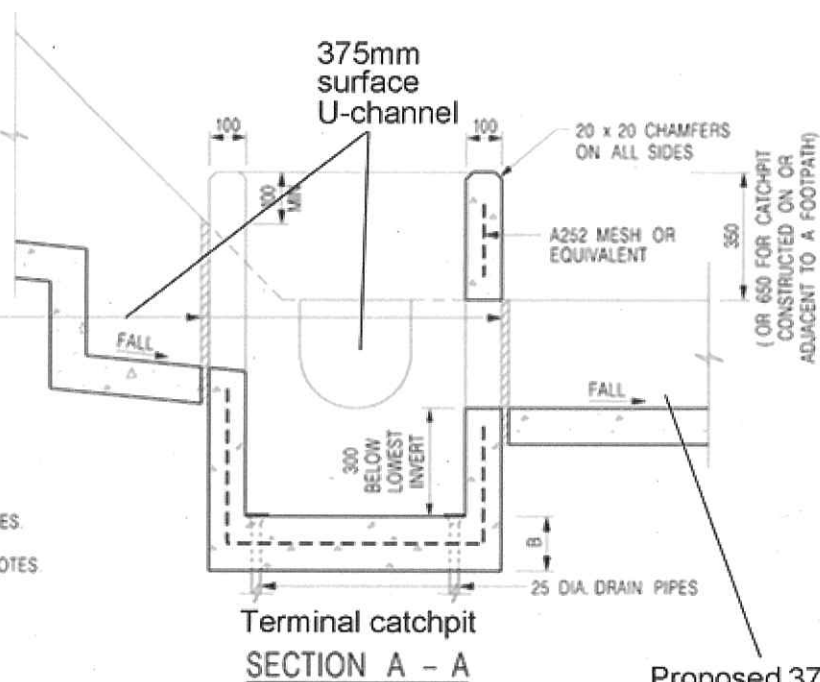
11000

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR
JOINT FILLER SEALED WITH
20 x 20 Tk POLYSULPHIDE JOINT
SEALANT

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES



Proposed 375mm
surface U-channel
leading to the
existing drainage
facilities

Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 170 S.A, 170 B & E ss.3 (Part), 175 A.B.C.D.E.G S.A, 815 & 816 A.B. (Part) in D.D.111, Pat Heung, Yuen Long, N.T.

Drawing Title: 000000:

Connection Details
between the Proposed
375mm surface U-channel
& the Existing Drainage
Facilities

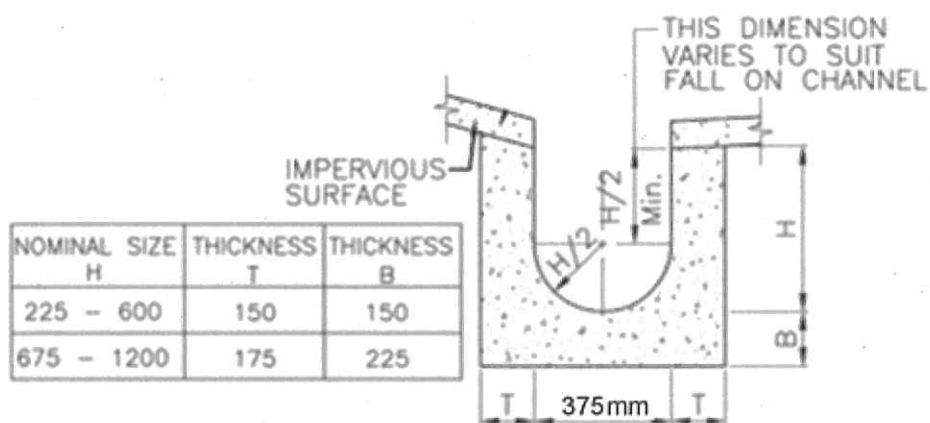
Drawing No. 圖號:

Figure 5

Remarks 備註:

Scale 比例:

Not to scale



DETAILS OF U-CHANNEL

(REFERENCE : FIG. 8.11 OF
GEOTECHNICAL MANUAL FOR SLOPES)
(N.T.S.)

Project 項目名稱:

Proposed Temporary Logistics Centre
for a Period of 3 Years at Lots 170 S.A,
170 B & E ss.3 (Part), 175 A.B.C.D.E.G
S.A, 815 & 816 A.B. (Part) in D.D.111,
Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Details of Proposed
Surface U-channel

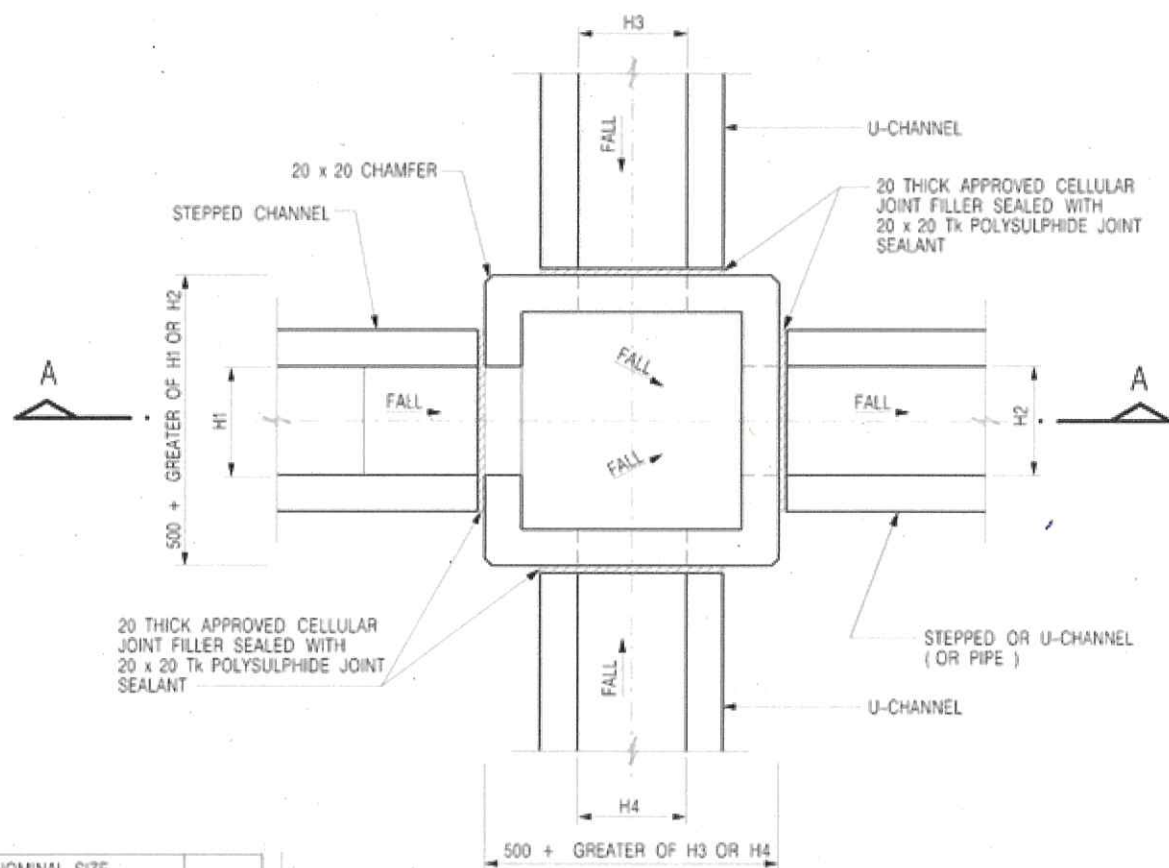
Remarks 備註:

Drawing No. 圖號:

Figure 6

Scale 比例:

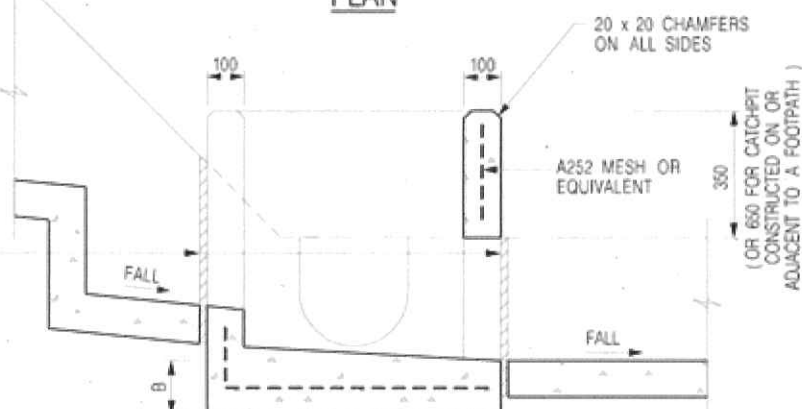
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR
JOINT FILLER SEALED WITH
20 x 20 Tk POLYSULPHIDE JOINT
SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Logistics Centre
for a Period of 3 Years at Lots 170 S.A,
170 B & E ss.3 (Part), 175 A.B.C.D.E.G
S.A, 815 & 816 A.B. (Part) in D.D.111,
Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

The Details of the
Proposed Catchpit

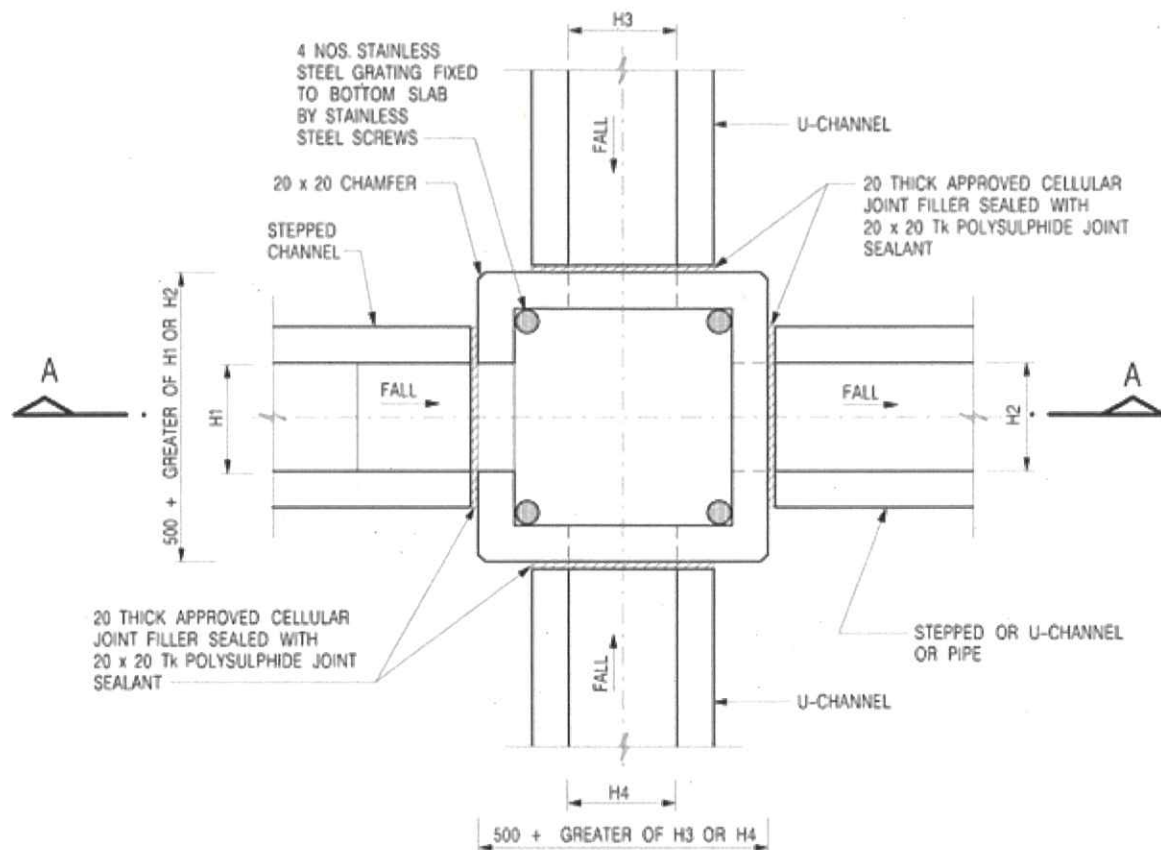
Remarks 備註:

Drawing No. 圖號:

Figure 7

Scale 比例:

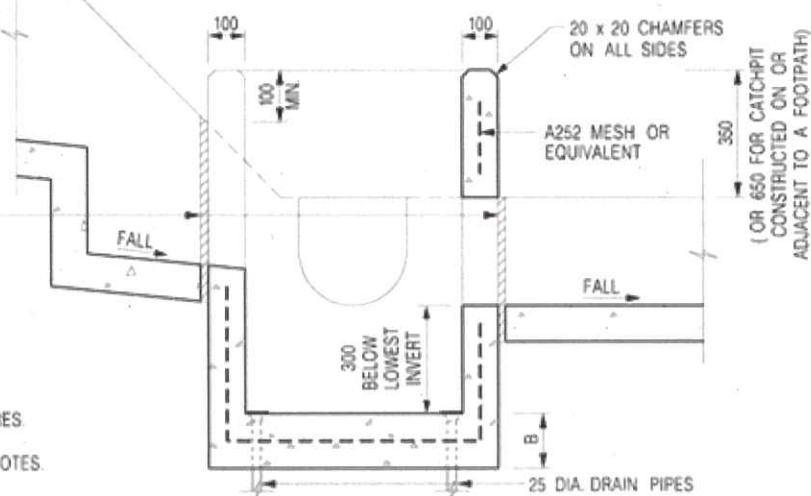
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 170 S.A, 170 B & E ss.3 (Part), 175 A.B.C.D.E.G S.A, 815 & 816 A.B. (Part) in D.D.111, Pat Heung, Yuen Long, N.T.

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

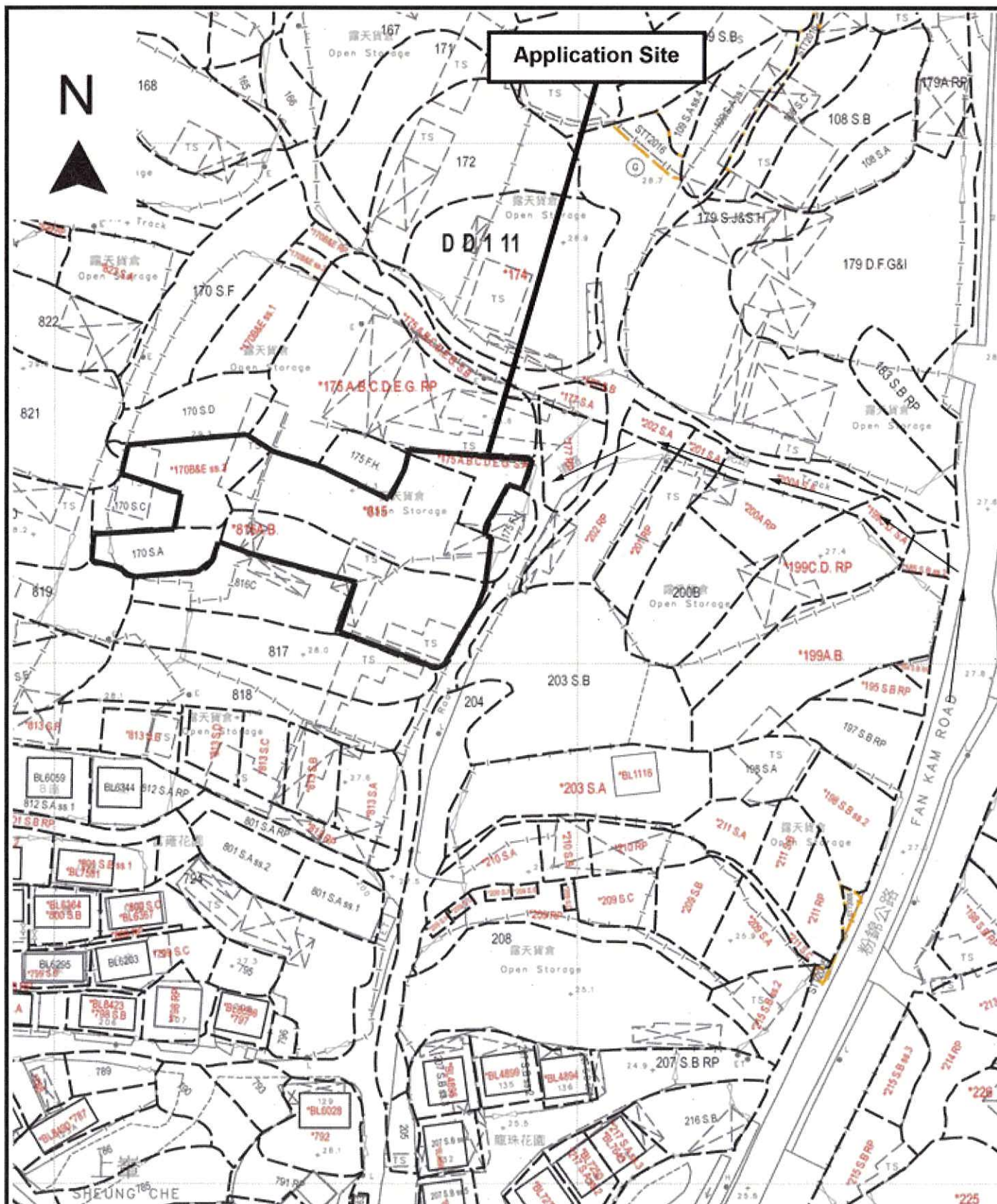
Drawing No. 圖號:

Figure 8

Remarks 備註:

Scale 比例:

Not to scale



Project 項目名稱:

Proposed Temporary Logistics Centre
for a Period of 3 Years at Lots 170 S.A,
170 B & E ss.3 (Part), 175 A.B.C.D.E.G
S.A, 815 & 816 A.B. (Part) in D.D.111,
Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

Figure 9

Remarks 備註:

→ Vehicular access leading
from Fan Kam Road to the
application site

Scale 比例:

1:1000

F.S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.A.S. TO BS1387 MEDIUM GRADE WHERE PREWORK UP TO 4150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PREWORK ABOVE 4150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL MIDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 SMOKE EXTRACTION SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m² F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTIVATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS.
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE.
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TIE OFF BEFORE CLIP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FV/HV PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCY WILL BE ORDINARY HAZARD GROUP II.
- 3.2 ONE NEW 1300µ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TIE OFF BEFORE CLIP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.7 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP II
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY II
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INSTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1: 2016 AND BS EN 1838: 2013, AND FSD CIRCULAR LETTERS NO. 4/2021. COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.
- 5.2 EXIT SIGN
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1: 2016 AND FSD CIRCULAR LETTER NO. 5/2020. FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

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

LEGEND

	HOSE REEL		EMERGENCY LIGHT		S.K.G. 002 FIRE EXTINGUISHER
	BREAK GLASS UNIT		EXIT SIGN		SAND BUCKET
	FIRE ALARM BELL		NON-RETURN VALVE		SUBSIDIARY VALVE / FLOW SWITCH

	SPRINKLER CONTROL VALVE SET		PUMP SET		PRESSURE GAUGE
	GATE VALVE		Y-TYPE STRAINER		SPRINKLER HEAD (ON PLAN)
	GATE TYPE (WITH MONITORING)		SPRINKLER INLET		S.K.G. DRY POWDER FIRE EXTINGUISHER

PROJECT : Proposed Temporary Logistics Centre for a Period of 3 Years at

Units 170 SA, 170 B & Ess-3 (Part), 175 A,B,C,D,E,G SA, 815 & 816 A,B (Part) in D.D.111, Pat Heung, Yuen Long, N.T.

DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan

ARCHITECT :

CONSULTANT :

FIRE SERVICE CONTRACTOR :

REV

DRAWING NO :

0

DATE

NAME

DESIGN BY

CHECKED BY

APPROVED BY

SCALE :

SOURCE :

F.S.D. Ref. BD

F.S.D. Ref. PP

Structuro 2
Toilet
GFA: Not exceeding 20m² Height:
Not exceeding 3m
No. of storey: 1

2 loading/unloading spaces of 18m x 3.5m for container tractor/traile

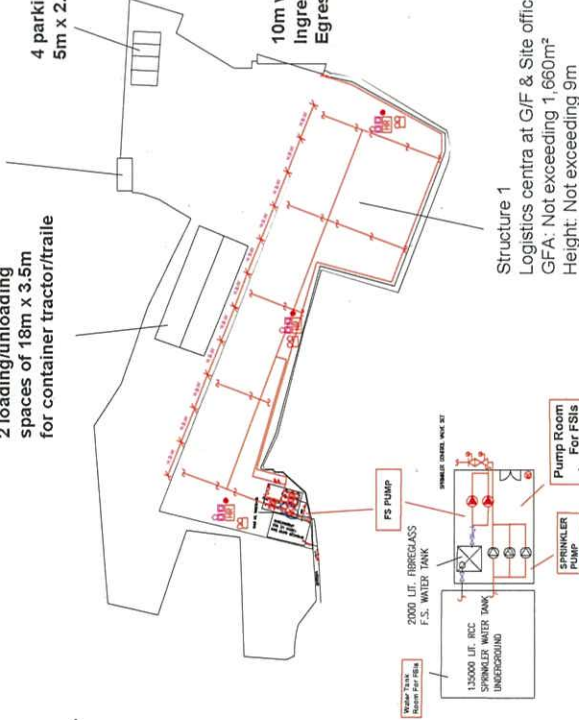
4 parking spaces of 5m x 2.5m for private car

10m wide Ingress/Egress

Structuro 1
Logistics centra at G/F & Site office at 1/F
GFA: Not exceeding 1,660m²
Height: Not exceeding 9m
No. of storey: 2

Structure 1 Openable Windows Calculation

Area of Structure 1 = 1660sq.m.
Area of High Bay Window (H.B.W.) = 2.0m(H) x 55m = 110 sq.m.
Total openable window area = 110 sq.m.
= 6.62% of floor area



Total: 1 page

Date: 20 July 2023

TPB Ref.: A/YL-PH/944

By Email

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

Dear Sir,

**Proposed Temporary Logistics Centre for a Period of 3 Years at Lots
170 S.A, 170 B & E ss.3 (Part), 175 A.B.C.D.E.G S.A, 815 & 816 A.B.
(Part) in D.D.111, Pat Heung, Yuen Long, N.T.**

The following environmental mitigation measures will be provided at the site:

1. No operation at sensitive hours.
2. No open storage will be carried out at the uncovered area.
3. Corrugated metal sheets will be provided along the site boundary as site fencing
4. The proposed logistics centre will be operated within an enclosed structure.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. YIP Long-ting) – By Email

Relevant Extracts of Town Planning Board Guidelines on
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 adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (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/or 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 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 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/or 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 merits.

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 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 should be sought; 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.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application; and
- the application site (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.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- no comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective.

3. Drainage

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

- no objection in-principle to the application from public drainage maintenance perspective; and
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of his department should be incorporated.

4. Fire Safety

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

- no objection in-principle to the application subject to the fire service installations being provided to the satisfaction of D of FS.

5. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no comment on the application from nature conservation perspective noting that the Site has been paved.

6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- the Site falls within “OS” zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

7. **Building Matters**

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

- no objection to the application; and
- there is no record of approval by the Building Authority for the existing structures at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

8. **Other Departments**

The following government departments have no objection to/no comment on the application:

- the Project Manager (West), Civil Engineering and Development Department;
- the Director of Electrical and Mechanical Services (DEMS);
- the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)
- the Director of Food and Environmental Hygiene (DFEH); and
- the Commissioner of Police.

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 the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - should planning approval be given to the application, the lot holder(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. 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 (CHE/NTW, HyD) that:
 - HyD does not and will not maintain any access connecting the site and Fan Kam Road; and
 - adequate drainage measures should be provided to prevent surface water running from the site to nearby public roads or drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
 - in the interests of public safety and ensuring the continuity of electricity supply, the

parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation (the Regulation) and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines;

- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence/permit issued by Food and Environmental Hygiene Department is required if there is any catering service/activities regulated by him under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and
 - no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operation and works, the project proponent should arrange its disposal properly at their own expenses; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBWs) under the BO and should not be designated for any proposed use under the application;
 - for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBWs under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - 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.

(10) in HAD YL O&D 17-45/F
15/03/962

反對上述標題申請

本人張志坤，是八鄉上峯村代表，經諮詢本村村民有關申請地點改變用途一事，作出以下反對理據：

- (1) 申請地點坐落於本村風水區範圍，跟據地政總署規定，任何人不得在此範圍內發展，包括任何構築物和建屋(丁屋住宅)。過去地政總署已經拒絕無數區內申請。
- (2) 申請地點沒有任何排水系統和現有排水渠道，只靠水平地面排水。
- (3) 申請地點太靠近民居，離民居只有60米，會嚴重影響村民生活。
- (4) 申請地點出入回道路，是村民唯一公經道路，造成人車爭路，該申請地點並沒有任何文件，證明可以除便使用該段道路，到時必有與本村居民，人車爭路衝突。

本人代表村民，懇請有關部門，切勿批准此項申請，以免發生不必要麻煩，致村民過著寧靜生活，祝福各官員功德無量，工作愉快。

上峰村代表張志坤

八鄉上峯村

2023年4月9日

原居民代表



