

This document is received on 22 FEB 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14-PS/603
	Date Received 收到日期	22 FEB 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Kwong Cheuk Wing 鄺卓榮

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)

PlanArch Consultants Ltd.

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)	Lot Nos. 105RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114 (Part), 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 and 158 (Part) in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long
(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 21,735 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 10,245 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)	1,420 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 Ping Shan Outline Zoning Plan No. S/YL-PS/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Comprehensive Development Area"
(f) Current use(s) 現時用途	Approved Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) (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 26.1.2021 / _____ (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
21.1.2021 (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 _____ (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**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles))

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年3.....☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積11,670.../.....sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積10,065.../.....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目6.....

Proposed domestic floor area 擬議住用樓面面積Nil.....sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積10,245.../.....sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積10,245.....sq.m ☒ 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)

...Please refer to the planning statement.

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...../.....

Motorcycle Parking Spaces 電單車車位0...../.....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位0...../.....

Medium/ Heavy Goods Vehicle Parking Spaces 中/ 重型貨車泊車位10...../.....

Others (Please Specify) 其他 (請列明):

Container Tractor/Trailer Parking Spaces 貨櫃車拖頭/貨櫃車拖架泊車位35...../.....

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

Taxi Spaces 的士車位0...../.....

Coach Spaces 旅遊巴車位0...../.....

Light Goods Vehicle Spaces 輕型貨車車位0...../.....

Medium/ Heavy Goods Vehicle Spaces 中/ 重型貨車車位5...../.....

Others (Please Specify) 其他 (請列明):

Container Tractor/Trailer Spaces 貨櫃車拖頭/貨櫃車拖架車位5...../.....

Proposed operating hours 擬議營運時間			
.....From 7:00am to 11:00pm, from Monday to Saturday.....			
.....No operation on Sundays and Public Holiday.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Ha Mei San Tsuen Road/ Yung Yuen Road.....	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
_____ _____			

	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	Approved Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles))
(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

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



BETTY S.F. HO

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

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他RPP.....

on behalf of
代表

.....PlanArch Consultants Ltd.....

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



Date 日期

.....29.1.2021..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

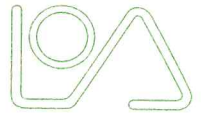
- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
Fax: (852) 2620-6022
E-mail: pac@planarch.com.hk

PlanArch Consultants Ltd.
建港規劃顧問有限公司



TPB's Ref: A/YL-PS/633
Our Ref.: pa/yl.ps/2101626

By Post and Email

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Mr Raymond KAN)

25 February 2021

Dear Sir,

**S16 Application for Temporary Logistics Centre and Vehicle Park (Container Tractors,
Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years
at Various Lots in DD122 and Adjoining Government Land,
Ping Shan, Yuen Long**

We refer to the captioned application submitted to the Town Planning Board on 29.1.2021.

We would like to clarify that the area of government land is 1,350m², and we confirm that the site boundary and the site area of the captioned application is same to the previous approved planning application no. A/YL-PS/556. Attached please find the replacement pages for the Application Form (P.2 and 10) and Planning Statement (P.2) for your consideration.

We should be grateful if you can let us have the Government comments on the captioned application for our necessary action.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho
w/e.
c.c. Client
DPO/ TMYLW, PlanD (Attn.: Mr. Kent LEE)

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

1. Name of Applicant 申請人姓名/名稱

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

Kwong Cheuk Wing 鄺卓榮

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)

PlanArch Consultants Ltd.

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)	Lot Nos. 105RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114 (Part), 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 and 158 (Part) in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long
(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 21,735 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 10,245 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)	1,350 sq.m 平方米 <input checked="" type="checkbox"/> About 約

2. SITE CONTEXT

2.1. LOCATION

The application site is bounded by the West Rail Viaduct to its north, and other warehouses and logistics centres along Long Tin Road to its south (**Plan 1**). It comprises Lot Nos. 105RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114 (Part), 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 and 158 (Part) in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long, New Territories (**Plan 2**).

2.2. LAND USE ZONING AND LAND STATUS

The site has a total site area of about 21,735 m² including about 1,350m² of Government Land. It falls within the “CDA” zone on the approved Ping Shan OZP No. S/YL-PS/18 (**Plan 1**).

The site is located on old schedule agricultural lots held under Block Government Lease and a small portion of Government land.

2.3. EXISTING LAND USE

The application site is currently used as temporary logistic centres and vehicle park for container tractors, container trailers and lorries (medium/heavy goods vehicles) under the previous approved application no. A/YL-PS/556 (**Photos 1 & 2**).

The application site is well paved and decently operated. Landscaping belt and peripheral fencing are provided and well maintained along the site boundary as well as the boundary of the logistic centre area to enhance amenity and mitigate any possible visual and noise impacts to sensitive receivers (**Plan 4**). Drainage facilities and U-channels were constructed according to the approved drainage proposal and have been well maintained (**Plan 5**). Fire service installations are properly provided according to the approved FSIs proposal (**Photos 3 & 4**).

2.4. ADJACENT LAND USES

The application site is segregated from adjoining major residential cluster by roads and railways, including the West Rail Viaduct and Ha Mei San Tsuen Road to the north (**Plan 1 and Photo 5**).

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
Fax: (852) 2620-6022
E-mail: pac@planarch.com.hk

PlanArch Consultants Ltd.
建港規劃顧問有限公司



TPB's Ref: A/YL-PS/633
Our Ref.: pa/yl.ps/2101626

By Post and Email

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Mr Raymond KAN)

9 March 2021

Dear Sir,

S16 Application for Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years at Various Lots in DD122 and Adjoining Government Land, Ping Shan, Yuen Long

We refer to the captioned application submitted to the Town Planning Board on 29.1.2021, and the subsequent comments from the Transport Department (TD) and the Drainage Services Department (DSD) are noted.

In response to TD's comments, it is noted that subject site is connected to the public road network which is a section of a local access road not managed by Transport Department. Since the vehicular access connecting the application site from Ha Mei San Tsuen Road / Yung Yuen Road is on the Government land, no private land owner is involved.

The manoeuvring spaces within the application site have clear widths ranging from 10m to 35m, which are sufficient for manoeuvring of types of vehicles, including container tractors/ trailers. Besides, the clear widths of the ingress and egress points are 15m, 5.6m and 7.6m respectively. Please refer to the Plan in **Appendix 1** for the measurement details.

For the arrangement and management of the parking provision, the 4 parking spaces for private car, 5 parking spaces for container tractor/trailer, 5 loading/unloading bays for container trailer and 5 loading/unloading bays for medium/heavy goods vehicle (encircled by the dotted line shown on the Plan in **Appendix 1**) serve as ancillary facilities to the logistics centre to meet its operational need. These parking facilities are for the use of the staff and customers of the logistics centre.

The remaining vehicle parking spaces, i.e. 10 parking spaces for medium/ heavy good vehicle and 30 parking spaces for container tractor/trailer will be rented to others on monthly basis, and usually they will be fully occupied.

Please see below the trip generation and attraction of the proposed development:

Type of vehicle	Private Cars		Medium/Heavy Goods Vehicles		Container Tractor/ Trailers	
	Generation	Attraction	Generation	Attraction	Generation	Attraction
Traffic Trip Per Hour (Average)	0.625	0.625	0.625	0.69	0.32	0.57
Traffic trip at peak hour per hour (9:00am– 11:00am)	1	3	1	1.5	0	1.5

Since the observed traffic flow in the afternoon was very low, no distinctive peak hour at that period could be identified. The result demonstrates that the estimated traffic generation and attraction of the proposed development throughout the operation hour from 7:00a.m. to 11:00p.m. will be insignificant in the peak hours and in average. Moreover, adequate waiting space and manoeuvring space will be provided within the site, no vehicle will be allowed to queue back to or reverse onto/from public roads at any time during the planning approval period. Therefore, no adverse impact on the traffic network is envisaged.

In response to DSD's comments, please refer to **Appendix 2** for the photos showing the existing conditions of the drainage facilities. Regular maintenance and clearance of debris are carried out. No blockage of the U-channels or catchpits is observed. The applicant has been endeavouring in maintaining the drainage facilities in good conditions at all times during the planning approval period of the previous application to ensure no adverse drainage impact to the surrounding area.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information in accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

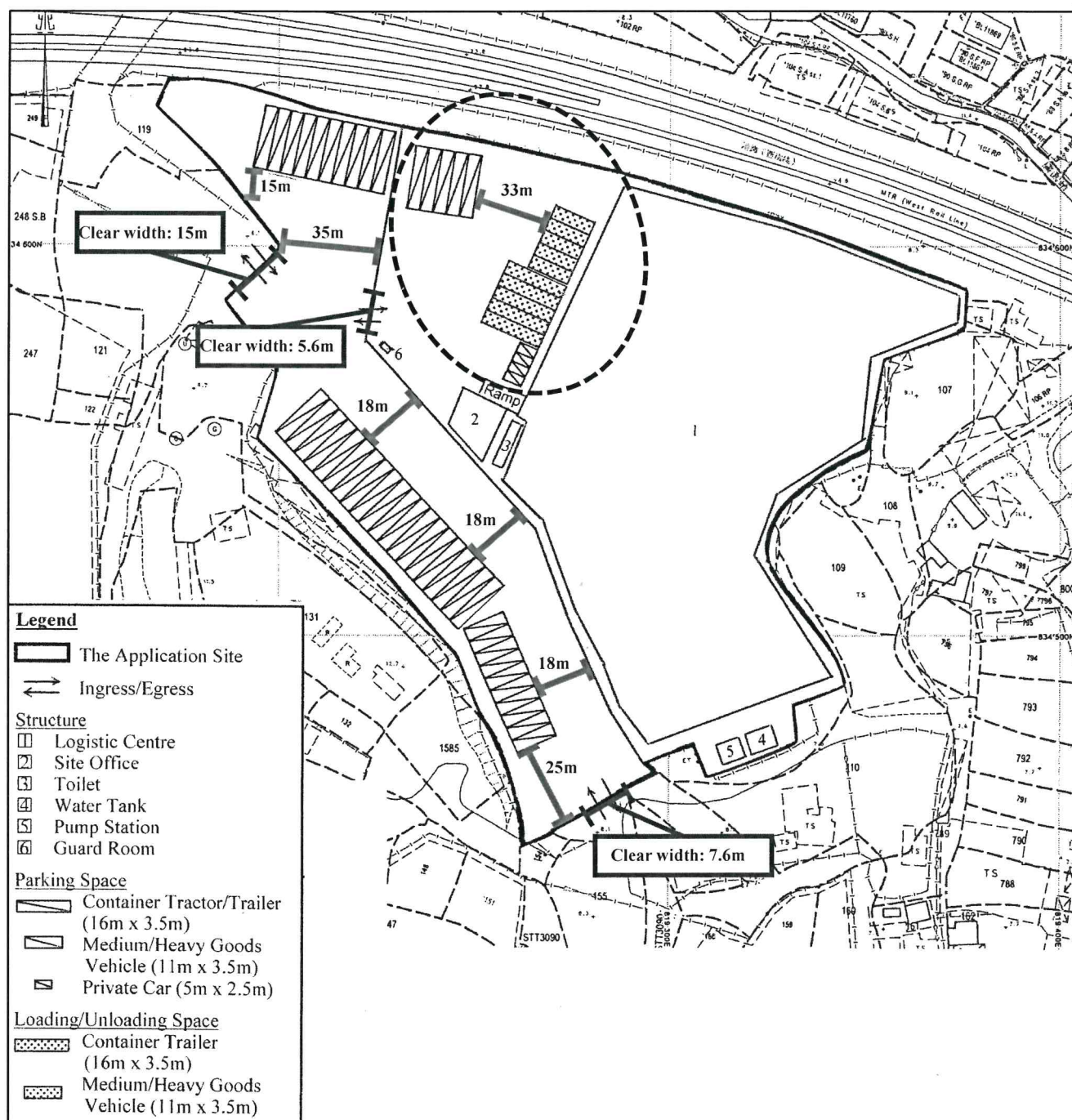
Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.



Betty S. F. Ho
w/e.
c.c. Client
DPO/ TMYLW, PlanD (Attn.: Mr. Kent LEE)

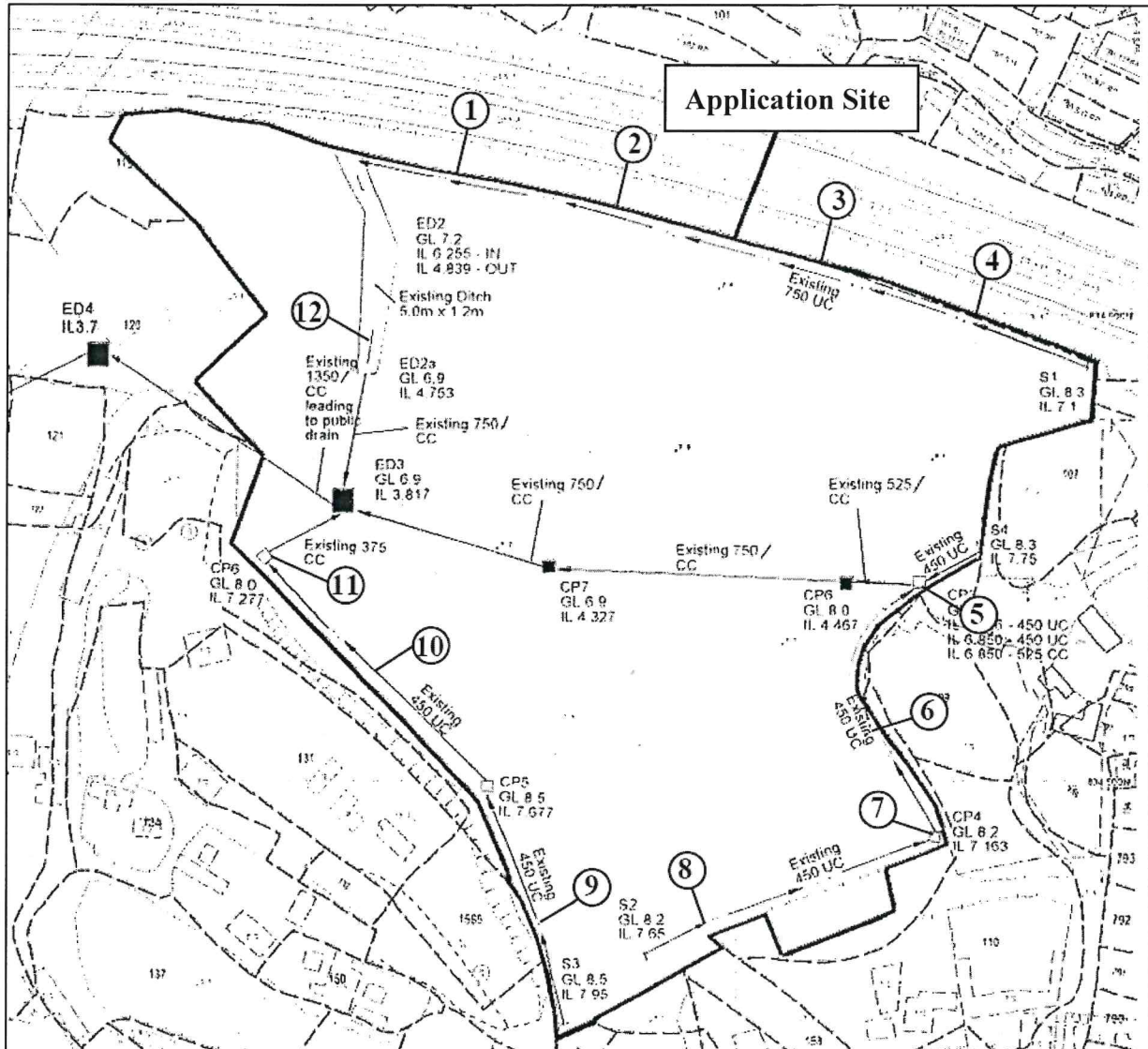
S16 Application for Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years at Various Lots in DD122 and Adjoining Government Land, Ping Shan, Yuen Long (Planning Application No.: A/YL-PS/633)

The Width of the Manoeuvring Spaces and Ingress/ Egress Points



S16 Application for Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years at Various Lots in DD122 and Adjoining Government Land, Ping Shan, Yuen Long (Planning Application No.: A/YL-PS/633)

Location Plan of Photos Showing the Existing Condition of Drainage Facilities





10



11



12



Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
Fax: (852) 2620-6022
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TPB's Ref: A/YL-PS/633
Our Ref.: pa/yl.ps/2101626

By Post and Email

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Mr Raymond KAN)

15 March 2021

Dear Sir,

**S16 Application for Temporary Logistics Centre and Vehicle Park (Container Tractors,
Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years
at Various Lots in DD122 and Adjoining Government Land,
Ping Shan, Yuen Long**

We refer to the captioned application submitted to the Town Planning Board on 29.1.2021, and the subsequent comment from the Transport Department (TD).

In response to TD's comment, the width of ingress/egress point which is currently 15m wide will be reduced to about 8m in order to ensure road safety.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information in accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho
c.c. Client
DPO/ TMYLW, PlanD (Attn.: Mr. Kent LEE)

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

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: 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 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 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 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its

individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:

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

Previous s.16 Applications Covering the Application Site

Approved Applications

<u>Application No.</u>	<u>Zoning</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/26	“U” & “V”	Temporary Container Trailer, Lorry and Private Car Park for a Period of 12 Months	6.3.1998	(7), (11), (12), (16) & (20)
A/YL-PS/55	“U”	Temporary Container Trailer, Lorry and Car Park for 2 Years	13.8.1999	(8), (11), (12) & (20)
A/YL-PS/71	“U”	Temporary Open Storage of Construction Materials for a Period of 3 Years	18.2.2000 (Revoked on 18.5.2001)	(9), (11), (12), (19) & (20)
A/YL-PS/207	“U”	Temporary Container Vehicle Park and Ancillary Repairing Activities for a Period of 3 Years	28.3.2008 (TPAB)	(5), (11), (12), (15), (16) & (19)
A/YL-PS/345	“CDA”	Proposed Temporary Container Vehicle and Lorry Park with Container Trailers for a Period of 3 Years	18.3.2011	(1), (3), (5), (10), (11), (13) to (16), (19) & (20)
A/YL-PS/438	“CDA”	Renewal of Planning Approval for Temporary Container Vehicle and Lorry Park with Container Trailers for a Period of 3 Years	7.3.2014 (Revoked on 18.3.2015)	(1), (3), (4), (5), (10), (11), (13) to (16), (19) & (20)
A/YL-PS/444	“CDA”	Proposed Temporary Logistic Centre and Ancillary Parking of Vehicle for a Period of 3 Years	9.5.2014 (Revoked on 9.5.2015)	(1) to (3), (5), (6), (11), (13) to (16), (19) & (20)
A/YL-PS/477	“CDA”	Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years	17.4.2015	(1) to (3), (5), (6), (11), (13) to (16) & (19)
A/YL-PS/556	“CDA”	Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years	6.4.2018	(1) to (3), (5), (6), (13) to (15), (17) to (20)

Approval Conditions

- (1) No night time operation.
- (2) No operation on Sundays and public holidays.
- (3) No parking/storage of vehicles without valid licences issued under the Road Traffic Ordinance.

- (4) Only goods vehicles and container vehicles (including container trailers) are allowed to enter/be parked.
- (5) No vehicle washing/repairing/dismantling/paint spraying and other workshop uses/activities.
- (6) No vehicle is allowed to queue back to or reverse onto/from public road.
- (7) Provision of proper vehicular access.
- (8) Submission of a revised car parking layout.
- (9) Setback of the north-eastern corner of the application site.
- (10) No storage/parking of inflammable goods, fuel, or vehicle for conveying dangerous goods.
- (11) Submission and/or implementation of compensatory planting or tree preservation and/or landscape proposal.
- (12) Provision of flood mitigation measures or drainage facilities.
- (13) Maintenance of existing drainage facilities.
- (14) Submission of condition record of existing drainage facilities.
- (15) Submission and implementation of fire service installations proposal.
- (16) Provision of (hard) paving and/or boundary/peripheral fencing.
- (17) Maintenance of existing landscape and trees.
- (18) Maintenance of (hard) paving and/or boundary/peripheral fencing.
- (19) Revocation clause(s).
- (20) Reinstatement clause.

Rejected Applications

<u>Application No.</u>	<u>Zoning</u>	<u>Use/Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/YL-PS/126	"U"	Temporary Container Trailer, Lorry & Car Park for a Period of 3 Years	13.12.2002	(1) & (2)

Rejection Reasons

- (1) The development was not compatible with the residential uses found within the site as well as those immediately adjacent to the site.
- (2) There was insufficient information to demonstrate that there would not be adverse environmental, visual and drainage impacts on the surrounding areas.

Similar Applications within the same “V” zone

Approved Applications

<u>Application No.</u>	<u>Zoning</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/344	“CDA”	Renewal of Planning Approval for Temporary Container Vehicle and Lorry Park for a Period of 3 Years	18.3.2011 (up to 18.3.2014)	(1), (3), (5), (7) to (10), (12), (13), (17) & (18)
A/YL-PS/439	“CDA”	Renewal of Planning Approval for Temporary Container Vehicle and Lorry Park for a Period of 3 Years	21.3.2014 (up to 28.3.2017)	(1), (3) to (11), (14), (17) & (18)
A/YL-PS/514	“CDA”	Proposed Temporary Logistics Centre for a Period of 3 Years	13.5.2016	(1), (2), (6), (8) to (11), (14), (17) & (18)
A/YL-PS/586	“CDA”	Temporary Logistics Centre for a Period of 3 Years	17.5.2019	(1), (2), (3), (5), (6), (9), (10), (11), (15), (16) & (17)

Approval Conditions

- (1) No night time operation.
- (2) No operation on Sundays and public holidays.
- (3) No parking/storage of vehicles without valid licences issued under the Road Traffic Ordinance.
- (4) Only goods vehicles and container vehicles (including container trailers) are allowed to enter/be parked.
- (5) No vehicle washing/repairing/dismantling/paint spraying and other workshop uses/activities.
- (6) No vehicle is allowed to queue back to or reverse onto/from public road.
- (7) No storage/parking of inflammable goods, fuel, or vehicle for conveying dangerous goods.
- (8) Submission and/or implementation of reinstatement planting or tree preservation and/or landscape proposal(s).
- (9) Maintenance of existing drainage facilities.
- (10) Submission of condition record of existing drainage facilities.
- (11) Submission and/or implementation of fire services installations proposal or provision of fire service installations proposed.
- (12) Maintenance of existing fire service installations and equipment.
- (13) Submission of valid certificates for the fire service installations and equipment.
- (14) Provision of boundary fencing.
- (15) Maintenance of existing fencing.
- (16) Maintenance of existing vegetation.
- (17) Revocation clauses.
- (18) Reinstatement clause.

J - 1

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

210305-151653-11041

提交限期**Deadline for submission:**

23/03/2021

提交日期及時間**Date and time of submission:**

05/03/2021 15: 6:53

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-PS/633

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

反對，鄉郊設臨時物流中心及停車場（貨櫃車拖頭、貨櫃車拖架及貨車（中型／重型貨車））（為期3年）將會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

寄件日期: 2021年03月23日星期二 3:10
收件者: tpbpd
主旨: A/YL-PS/633 DD 122 Ping Shan CDA

5-2

A/YL-PS/633

Lots 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114 (Part), 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 and 158 (Part) in D.D.122 and adjoining Government Land, Ping Shan Site area : About 21,735sq.m Includes Government Land of about 1,350sq.m

Zoning : "Comprehensive Development Area"

Applied use : Logistics Centre / 59 mostly Heavy Vehicle Parking

Dear TPB Members,

The Central Government has cracked the whip and now its full speed ahead with resolving the affordable housing crisis.

CE outlines policies to boost housing and land supply October 16 2019

The Chief Executive, Mrs Carrie Lam, has identified housing and land supply as top priorities in her Policy Address announced today (October 16).

Mrs Lam pointed out that housing is the toughest livelihood issue facing Hong Kong society. It is also a source of public grievances and she has never taken this matter lightly. Mrs Lam unveiled a series of measures to support first-time home buyers, launch more "Starter Homes" and resume private land for public housing.

"I propose a Government-led approach for the planning of land use and infrastructure and to resume the required private land for established public purposes, so that members of the public can see that the Government is using its full strength to develop land in the short, medium and long term for our people," Mrs Lam said.....

The Government will expedite planning work and resume private land for public housing and related infrastructure development by invoking the Lands Resumption Ordinance and other applicable ordinances. Areas targeted for land resumption include about **160 hectares of brownfield sites in Ping Shan** and Lam Tei in the New Territories

PlanD can no longer trot out the stock justification for approval : "Whilst the development was not in line with the planning intention of the "Comprehensive Development Area" ("CDA") zone, there was no known development proposal to implement the zoned use for the time being. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the "CDA" zone"

The sooner brownfield operators get the message that the days of cheap land for inefficient land uses are over and that they have to unite and develop modern state of the art facilities, the sooner the long promised new towns can be developed.

TPB has to play its part in the process by removing the auto roll over option.

Mary Mulvihill

Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Government Land (GL) and 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) Lots No. 105 RP& 113, 111 and 115 in D.D. 122 are covered by Short Term Waiver (STW) Nos. 3926, 3927 and 3929 respectively to permit structures erected thereon for the purpose of “Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicle))”;
 - (iii) Lots No. 112 & 114 in D.D. 122 are covered by STW No. 3928 to permit structures erected thereon for the purpose of “Logistics Centre and Ancillary Parking Vehicles”;
 - (iv) Lot No. 120 in D.D. 122 is covered by STW No. 4813 to permit structures erected thereon for the purpose of “Temporary Logistics Centre”;
 - (v) the GL within the Site is covered by the Short Term Tenancy (STT) No. 2936 for the purpose of “Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicle))”;
 - (vi) the STW/STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on the site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application 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 sufficient manoeuvring spaces shall be provided within the Site;
- (d) to note the comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Yung Yuen Road;

- (e) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD) that the Site falls within the railway protection boundary of the existing West Rail Line. The applicant should consult MTRCL with respect to operation, maintenance, safety and future construction on the existing railway network with reference to the procedure in PNAP APP-24;
- (f) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP) issued by the Environmental Protection Department to minimise any potential environmental nuisances;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - (i) According to our inspection on 3.3.2021, around 30 nos. of *Ficus microcarpa* (細葉榕) at the parking space outside the logistic center have been severely topped. Topping of mature trees should be avoided as topping would be detrimental to tree health and structure. The applicant should carry out appropriate mitigation measures/tree replacement for all the topped trees. The applicant should also refer to DEVB’s guidelines on proper tree pruning:
 - Guidelines on Tree Pruning (樹木修剪指引) :
https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Guidelines_on_Tree_Pruning.pdf
 - Do’s and Don’ts in Pruning (樹木修剪的錦囊):
https://www.greening.gov.hk/filemanager/content/pdf/tree_care/factsheet_c.pdf
 - Tree Management Practice Note No.3: Tree Pruning (樹木管理作業備考第3號：修剪樹木) :
https://www.greening.gov.hk/filemanager/content/pdf/knowledge_database/tree_column/tree_management_practice_note_no.3.pdf
 - (ii) for trees adjacent to the proposed parking space, wheel stops or concrete barriers at a minimum distance of 1m from the planting areas should be installed to protect the trees from damage by vehicles;
 - (iii) the applicant is advised that approval of section 16 application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works;
 - (iv) the applicant should refer to the guidelines promulgated by DEVB on tree management to undertake proper and regular tree maintenance work;

- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs for his approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (iii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iv) the applicant is reminded that if the proposed structure(s) is required to comply with the Building Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) 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 a New Territories Exempted House) are erected on leased land without approval of BA, they are unauthorized building works (UBW) under the Building Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - (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 application site, the prior approval and consent of BD should be obtained, otherwise they are UBW;
 - (iv) an Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (v) the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (vi) 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 B(P)R; and
 - (vii) detailed checking under BO will be carried out at the building plan submission stage.

S16 Application for Continual Operation of Temporary Logistics Centre and Vehicle Park
(Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles))
for a Period of 3 Years at Various Lots in D.D. 122 and Adjoining Government Land,
Ping Shan, Yuen Long

PlanArch Consultants Limited

January 2021