

2024年 8月 1 日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

14 AUG 2024

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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

2401881 31/7 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-SK/386
	Date Received 收到日期	14 AUG 2024

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

1. Name of Applicant 申請人姓名/名稱

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

香港利時集團有限公司 HK Leadway Group Limited

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

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

領嶠物業顧問有限公司 Top Planning Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗石崗丈量約份第114約地段第598號C分段 (部分) 和毗連政府土地 Lot 598 S.C (Part) in D.D. 114 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 2,788 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 2,720 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 650 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	石崗分區計劃大綱核准圖編號 S/YL-SK/9 Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	工業(丁類) Industrial (Group D)
(f) Current use(s) 現時用途	露天存放 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
16/07/2024 (DD/MM/YYYY)[&]
於 16/07/2024 (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 16/07/2024 (DD/MM/YYYY)[&]
於 16/07/2024 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時物流中心 Proposed Temporary Logistics Centre (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	 68sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 2,720sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	 1
Proposed domestic floor area 擬議住用樓面面積	 N/Asq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 2,720sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 2,720sq.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) 構築物B1，用途：物流中心，上蓋面積：約2,720平方米，高度不多於11米，一層高，總樓面面積：約2,720平方米	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	 0
Motorcycle Parking Spaces 電單車車位	 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	 0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	 0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	 0
Others (Please Specify) 其他 (請列明)	 N/A
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	 2
Medium Goods Vehicle Spaces 中型貨車車位	 0
Heavy Goods Vehicle Spaces 重型貨車車位	 0
Others (Please Specify) 其他 (請列明)	 N/A

Proposed operating hours 擬議營運時間 營運時間為星期一至星期六上午8時至下午8時，星期日及公眾假期休息.....																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從錦田公路經由小路前往.....																															
	No 否	☐ 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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情																															
	No 否	☒																															
(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	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☒																															
(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 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															
.....																																	

	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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☐ year(s) 年 ☐ 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）。

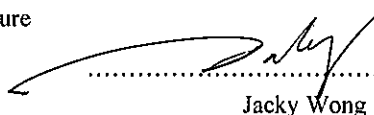
請參考附件申請報告書

8. Declaration 聲明

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

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

Signature
簽署


.....

Jacky Wong

Name in Block Letters
姓名（請以正楷填寫）



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

.....
Manager

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

.....
領嶠物業顧問有限公司 Top Planning Property Consultants Limited

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

Date 日期

31/07/2024

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗石崗丈量約份第114約地段第598號C分段（部分）和毗連政府土地 Lot 598 S.C (Part) in D.D. 114 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	2,788 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 650 sq. m 平方米 ☒ About 約)
Plan 圖則	石崗分區計劃大綱核准圖編號 S/YL-SK/9 Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
Zoning 地帶	工業(丁類) Industrial (Group D)
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時物流中心 Proposed Temporary Logistics Centre

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	2,720 ☒ About 約 ☐ Not more than 不多於	0.98 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 ☐ (Not more than 不多於)
		N/A	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	11	m 米 ☒ (Not more than 不多於)
		1	Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	98 % ☒ 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		0
	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) 		0 0 0 0 0 N/A
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) 		0 0 2 0 0 N/A

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Land status, Location and Access plan</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☒	☐
<u>行政摘要，申請報告書</u>		
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。

行政摘要

根據《城市規劃條例》(第 131 章) 第 16 條遞交的許可申請擬議在
新界元朗石崗丈量約份第 114 約地段第 598 號 C 分段 (部分) 和毗連政府土地
作擬議臨時物流中心 (為期 3 年)

1. 本擬議申請臨時物流中心 (為期3年), 座落於石崗分區計劃大綱核准圖編號 S/YL-SK/9上的「工業(丁類)」地帶。根據該大綱圖的註釋, 「物流中心」需屬於「工業(丁類)」地帶內的第二欄用途, 然而臨時用途或發展須先向城規會提出申請。
2. 本擬議發展的地盤面積為約2,788平方米, 當中面積約650平方米為政府土地, 總樓面面積為約2,720平方米, 為1個樓高一層 (高度不超過11米) 的物流中心, 現時土地為石屎地因此並不涉及填土工程。申請地點不設訪客停車位, 但設有2個輕型貨車上落客貨車車位。擬議發展的營運時間為星期一至六早上8時至下午8時 (星期日及公眾假期休息)。
3. 規劃申請理據如下:
 - 3.1 本擬議發展為臨時性質, 因此不會影響申請地點用途長遠規劃的發展;
 - 3.2 本擬議發展屬規劃指引編號13G的「第一類地區」, 屬於露天貯物和港口後勤用途的發展;
 - 3.3 本擬議發展與周邊土地用途及性質兼容;
 - 3.4 本擬議發展不會對附近地方構成不良的交通、環境及排水影響;
 - 3.5 本擬議發展先後獲得批准: A/YL-SK/307及A/YL-SK/340, 申請人一直嚴格履行相關附帶條件, 因為排水建議及消防裝置建議正按部門意見作出修改, 未能如期履行附帶條件, 需要再次提交規劃許可申請, 而本次申請會一併提交修訂的排水建議及消防裝置建議;
 - 3.6 石崗分區計劃大綱核准圖編號 S/YL-SK/9「工業(丁類)」地帶已有多個類近規劃許可申請獲得批准: A/YL-SK/239、A/YL-SK/246、A/YL-SK/268、A/YL-SK/275、A/YL-SK/279、A/YL-SK/301;
4. 根據以上各點, 申請人懇請城市規劃委員會寬大批准新界元朗石崗丈量約份第 114 約地段第 598 號 C 分段 (部分) 和毗連政府土地作擬議臨時物流中心 (為期 3 年)。

申請報告書

1. 背景

1.1 本擬議申請地點位於新界元朗石崗丈量約份第114約地段第598號C分段（部分）和毗連政府土地，現根據城市規劃條例第16條在上述地點向城市規劃委員會作出規劃許可申請擬議臨時物流中心（為期3年）。

1.2 本擬議臨時物流中心主要是配合規劃用途作相關的露天貯物和港口後勤用途的發展。

2. 擬議發展細節

2.1 本擬議發展的地盤面積為約 2,788 平方米，當中面積約 650 平方米為政府土地（申請人在第一次獲批規劃許可申請編號：A/YL-SK/307 時已向地政署作出短期租約及短期豁免書申請），總樓面面積為約 2,720 平方米，構築物樓高不多於一層而高度不超過 11 米，上蓋面積為 98%，地積比率為 98%，是次申請地點現為石屎地，不涉及填土工程。整個範圍內只有 1 個樓高一層的構築物（高度不超過 11 米），總樓面面積為約 2,720 平方米的物流中心。擬議發展的營運時間為星期一至六早上 8 時至下午 8 時（星期日及公眾假期休息），場內的工作人他們只會在營業時間內工作。

構築物列表				
構築物	用途	上蓋面積	總樓面面積	高度
B1	物流中心	約 2,720 平方米	約 2,720 平方米	不多於 11 米(1 層高)

2.2 本擬議申請地點可從錦田公路經由小路前往，申請場內出入閘口闊度為約 7 米（位於西北面），不設有訪客車位，由於是作為物流中心，因此設有 2 個輕型貨車上落客貨車車位（面積為 3.5 米 x 7 米）作上落貨之用，全部進出時間皆為預約制。申請場內有足夠空間作迴旋轉動（直徑 10 米的迴旋圈），因此輕型貨車不需以倒車方式進出，對附近道路不會造成安全影響。

輕型貨車車輛流量預算 星期一至六早上 8 時至下午 8 時			
時間	入	出	每小時車輛入出次數
08:00-09:00	1	1	2
09:00-10:00	1	1	2
10:00-11:00	0	0	0
11:00-12:00	0	0	0
12:00-13:00	0	0	0
13:00-14:00	1	1	2
14:00-15:00	1	1	2
15:00-16:00	0	0	0
16:00-17:00	0	0	0
17:00-18:00	0	0	0
18:00-19:00	1	1	2
19:00-20:00	0	0	0
合計	5	5	10

3. 規劃背景

3.1 本擬議申請座落於石崗分區計劃大綱核准圖編號 S/YL-SK/9上的「工業(丁類)」。根據該大綱圖的註釋，「物流中心」需屬於「工業(丁類)」地帶內的第二欄用途，然而臨時用途或發展，須先向城規會提出申請。

3.2 本擬議申請先後獲得規劃許可申請批准：A/YL-SK/307及A/YL-SK/340。

3.3 參照規劃署記錄，石崗分區計劃大綱核准圖編號 S/YL-SK/9的「工業(丁類)」有多個類近規劃申請個案獲得批准：

個案編號	申請用途	獲批會議日期
A/YL-SK/239	擬議臨時物流中心（為期3年）	17/08/2018
A/YL-SK/246	擬議臨時物流中心（為期3年）	22/03/2019
A/YL-SK/268	擬議臨時物流中心（為期3年）	15/11/2019
A/YL-SK/275	擬議臨時物流中心（為期 3 年）	26/05/2022
A/YL-SK/279	擬議臨時物流中心及工場（為期 3 年）	10/07/2020
A/YL-SK/301	擬議臨時物流中心（為期 3 年）	26/03/2021

4. 規劃申請理據

- 4.1 本擬議發展為臨時性質，因此不會影響申請地點用途長遠規劃的發展；
- 4.2 本擬議發展屬規劃指引編號13G的「第一類地區」，屬於露天貯物和港口後勤用途的發展；
- 4.3 本擬議發展與周邊土地用途及性質兼容；
- 4.4 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；
- 4.5 本擬議發展先後獲得批准：A/YL-SK/307及A/YL-SK/340，申請人一直嚴格履行相關附帶條件，因為排水建議及消防裝置建議正按部門意見作出修改，未能如期履行附帶條件，需要再次提交規劃許可申請，而本次申請會一併提交修訂的排水建議及消防裝置建議；
- 4.6 石崗分區計劃大綱核准圖編號 S/YL-SK/9「工業(丁類)」地帶已有多個類近規劃許可申請獲得批准：A/YL-SK/239、A/YL-SK/246、A/YL-SK/268、A/YL-SK/275、A/YL-SK/279、A/YL-SK/301；

5. 總結

- 5.1 本擬議發展為臨時性質，只是作為物流中心，用途符合規劃意向，與周邊土地用途及環境兼容，不會對生態、環境、空氣及噪音帶來負面影響。申請人一直嚴格履行附帶條件，但因修訂排水建議及消防裝置建議需時未能如期履行，會在是次申請一併提交修訂後的排水建議及消防裝置建議，申請人承諾必定會在本次規劃許可申請期內完成一切相關附帶條件。
- 5.2 根據以上各點，申請人懇請城市規劃委員會寬大批准新界元朗石崗丈量約份第 114 約地段第 598 號 C 分段（部分）和毗連政府土地作擬議臨時物流中心（為期 3 年）。

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA: 2,788 m² (ABOUT)
 AREA OF PRIVATE LAND: 2,138 m² (ABOUT)
 AREA OF GOVERNMENT LAND: 650 m² (ABOUT)



TOP 領 嶼
 PLANNING



PROJECT

PROPOSED TEMPORARY
 LOGISTICS CENTRE FOR A
 PERIOD OF 3 YEARS

SITE LOCATION

LOT 598 S.C (PART) IN D.D. 114
 AND ADJOINING GOVERNMENT
 LAND, SHEK KONG, YUEN LONG,
 NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWING TITLE

LAND STATUS

DRAWN BY

J.W

DATE

23.6.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG NO.

PLAN 1

VER.

A-1

APPLICATION SITE

LEGEND

- APPLICATION SITE
- PRIVATE LOT
- G.L

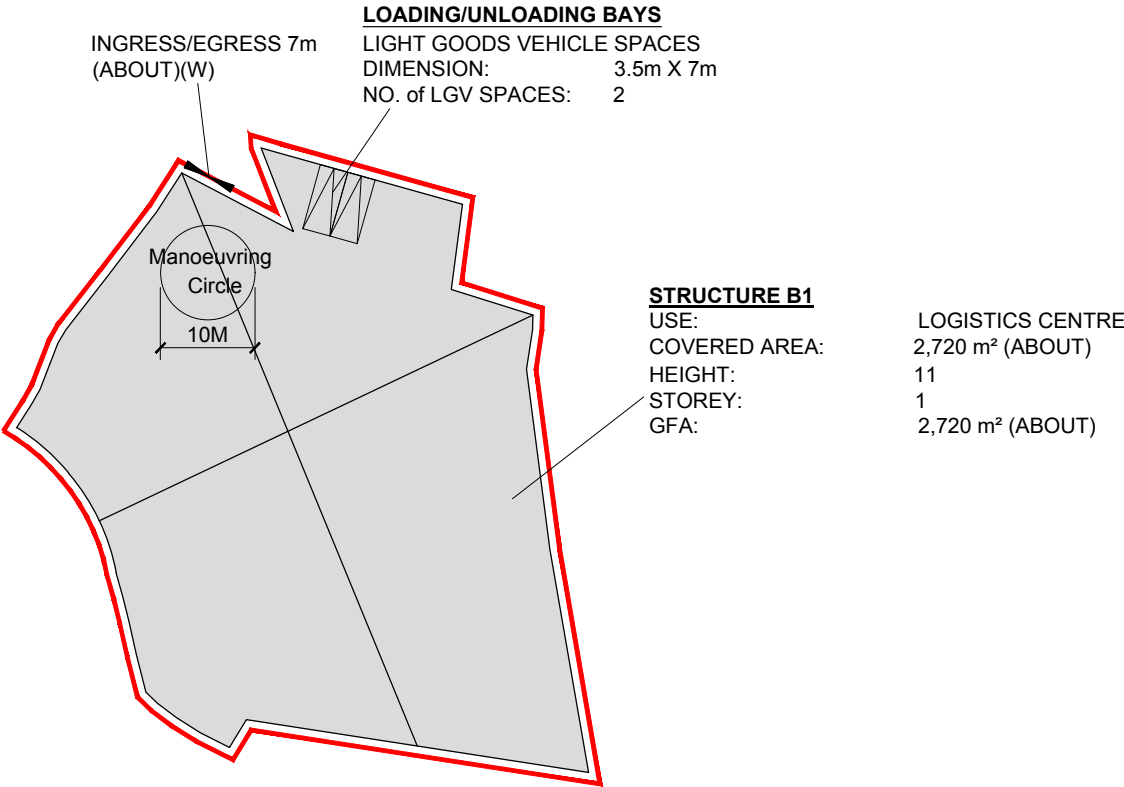
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 2,788 m² (ABOUT)
COVERED AREA: 2,720 m² (ABOUT)
UNCOVERED AREA: 68 m² (ABOUT)

PLOT RATIO: 0.98(ABOUT)
SITE COVERAGE: 98%(ABOUT)

NO. OF STRUCTURE: 1
DOMESTIC GFA: NOT APPLICABLE
NON- DOMESTIC GFA: 2,720 m² (ABOUT)
TOTAL GFA: 2,720 m² (ABOUT)

BUILDING HEIGHT: 11m (ABOUT)
NO. OF STOREY: 1



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- LOADING/UNLOADING BAYS
- INGRESS/EGRESS



PROJECT

PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 598 S.C (PART) IN D.D. 114 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWING TITLE

LAYOUT PLAN

DRAWN BY	DATE
J.W	23.3.2024

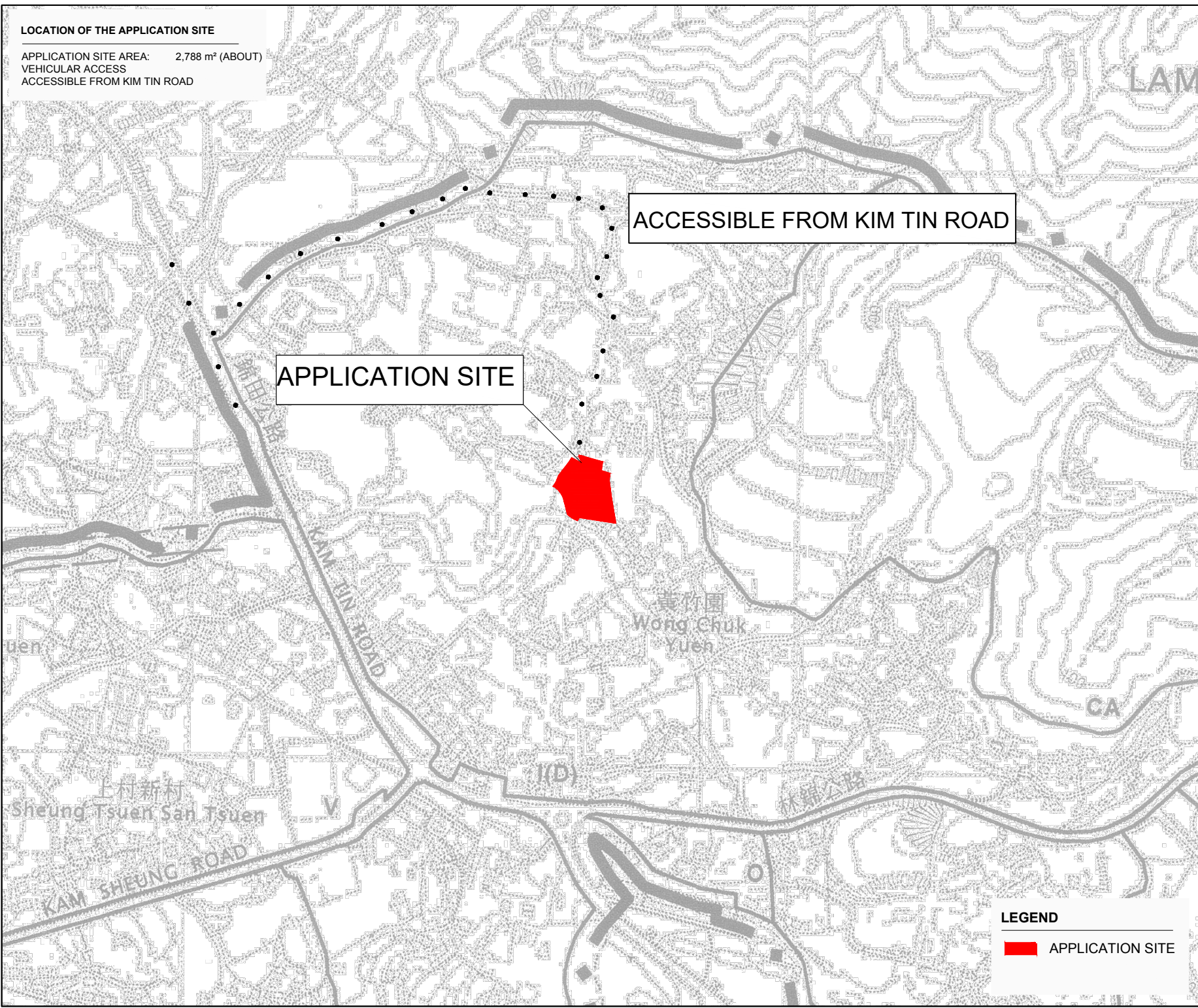
REVISED BY	DATE

APPROVED BY	DATE

DWG NO.	VER.
PLAN 2	A-1

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA: 2,788 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM KIM TIN ROAD



PROJECT
PROPOSED TEMPORARY
LOGISTICS CENTRE FOR A
PERIOD OF 3 YEARS

SITE LOCATION
LOT 598 S.C (PART) IN D.D. 114
AND ADJOINING GOVERNMENT
LAND, SHEK KONG, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 5000 @ A4

DRAWING TITLE
LOCATION AND ACCESS PLAN

DRAWN BY J.W	DATE 23.6.2024
-----------------	-------------------

REVISED BY	DATE
------------	------

APPROVED BY	DATE
-------------	------

DWG NO. PLAN 3	VER. A-1
-------------------	-------------

LEGEND
[Red square] APPLICATION SITE

1. GENERAL

- ## 2. HOSE REEL SYSTEM

- ### 3. AUTOMATIC SPRINKLER SYSTEM

- #### 4. FIRE ALARM SYSTEM

- ## 5. EMERGENCY LIGHTING

- ## 6. EXIT SIGN

- ## 7. PORTABLE APPLIANCES

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

HR HOSE REEL

 BREAK GLASS UNIT

 FIRE ALARM BELL

 EMERGENCY LIGHT

EXIT EXIT SIGN

 PUMP SET

100

5KG CO2
FIRE EXTINGUISHER

 SPRINKLER CONTROL VALVE SET SPRINKLER INLET

5KG DRY POWDER
FIRE EXTINGUISHER

—⌋— SPRINKLER HEAD (ON PLAN)

Water Tank Room For FSIs

**Pump Room
For FSIs**

2000 LIT. FIBREGLASS

5KG CO2
FIRE EXTINGUISHER

SPRINKLER CONTROL VALVE SET

Area of Structure 1 = 2720 sq.m.

Area of High Bay Window (H.B.W.) = 2.0m(H) x 85m(total length) = 170 sq.m
Total openable window area = 170 sq.m.
= 6.25% of floor area

Ingress/Egress

SPRINKLER INLE

Section drawing of window opening for the structure (1)

Structure 1
Logistics Centre
GFA: 2,720m² (About)
No. of Storey: 1
Height: 8m (About)

Section drawing of window opening for the structure (1)

PROJECT : Proposed Temporary Logistics Centre for a Period of 3 Years at Lot 598 S.C. (Part) in D.D., 114 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories	DRAWING TITLE :				ARCHITECT :		CONSULTANT :		FIRE SERVICE CONTRACTOR :		NAME	DATE	DRAWING NO. :	REV.	
	F.S. Notes, Legend, Fire Service Installation Layout Plan							Century Fire Service Engineering Co., Ltd.			C.K.NG	20 Jun 2024	FS-01	0	
														SCALE : 1 : 300 @ (A1)	
														SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
	REV	DESCRIPTION	DATE												

ISSUE 3

TEMPORARY DRAINAGE PROPOSAL (Final)

APPLICATION SITE OF THE PROPOSED
TEMPORARY LOGISTICS CENTRE FOR A PERIOD
OF 3 YEARS FOR A PERIOD OF 3 YEARS LOT 598
S.C (PART) IN D.D. 114 AND ADJOINING
GOVERNMENT LAND, SHEK KONG, YUEN LONG,
NEW TERRITORIES

PROJECT NO. AGLA/TDM/009

PREPARED FOR

APPLICATION NO. A/YL-SK/340

2 August 2024

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1.3	Report Structure	1
2	Development Proposal	1
2.1	Location of the Application Site.....	1
3	Assessment Criteria.....	2
3.1	Design Return Periods	2
3.2	Calculation Methodology for Runoff.....	2
3.3	Calculation Methodology for Pipe Capacity Checking.....	3
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4.1	Existing Site Condition	3
4.2	Changes in Drainage Characteristics.....	3
4.3	Potential Drainage Impact.....	4
5	Construction Stage	4
5.1	Temporary Drainage Arrangements	4
6	Conclusions.....	5
6.1	Conclusion.....	5

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- B. Layout Plan
- C. Proposed Drainage Plan
- D. Design Calculation of the Proposed Drainage
- E. Typical Standard Drawings Of U-Channel and Catchpit
- F. Response to Comments
- G. Cross Section
- H. Site Photos

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Table 4-1 Change in sub-catchment within the site	3
Table 4-2 Design calculation of the proposed drainage work.....	4

1 Introduction

1.1 Background

- 1.1.1 This report presents the Drainage Proposal for supporting the application site of the proposed temporary logistics centre for a period of 3 years for a period of 3 years lot 598 s.c (part) in d.d. 114 and adjoining government land, Shek Kong, Yuen Long, New Territories. For the site location plan, please refer to the **Appendix A**.

1.2 Objectives of the Report

- 1.2.1 This report shall be prepared to include the following:
- Identify the potential drainage impact assessment from the proposed Application Site
 - recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

1.3 Report Structure

- 1.3.1 The report contains the following sections:
- Section 1 on Introduction;
 - Section 2 on Development Proposal;
 - Section 3 on Assessment Criteria;
 - Section 4 on Potential Drainage Impact; and
 - Section 5 on Conclusion.

2 Development Proposal

2.1 Location of the Application Site

- 2.1.1 The application Site is located within the Shek Kong, Yuen Long with an area of around 2,788m² and ground level varying between + 48.8mPD and + 47.5mPD. The layout plan is provided in **Appendix B**.
- 2.1.2 This application site is “Industrial (Group D)” zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

3 Assessment Criteria

3.1 Design Return Periods

- 3.1.1 The drainage system in the Application site is to collect surface flows and convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 3-1 below:

Table 3-1 Recommended Design Return Periods based on Flood Levels

DESCRIPTION	DESIGN RETURN PERIODS
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage including internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

- 3.1.2 As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems “An ‘Urban Drainage Branch System’ is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.
- 3.1.3 An ‘Urban Drainage Trunk System’ collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains.”
- 3.1.4 As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.
- 3.1.5 The 50 years design return period will be considered to ensure adequacy of the stormwater drainage system.

3.2 Calculation Methodology for Runoff

- 3.2.1 Peak instantaneous runoff values before and after the development were calculated based on the Rational Method and with recommended physical parameters including runoff coefficient I and storm constants for different return periods referred to the SDM, based on the following equation:

$$Q_p = 0.278 C i A$$

where	Q_p	=	Peak Runoff, m ³ /s
	C	=	Runoff Coefficient
	i	=	Rainfall Intensity, mm/hr
	A	=	Catchment Area, km ²

3.2.2 The paved area of the site will account for 2,788 m². For conservative, the runoff coefficient of 1.0 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.

3.2.3 Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix D**

3.3 Calculation Methodology for Pipe Capacity Checking

3.3.1 Because the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.

3.3.2 For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.

3.3.3 Manning's Equation for calculating the channel and pipe capacities is adopted.

4 Potential Drainage Impact

4.1 Existing Site Condition

4.1.1 The application Site is located within the Shek Kong, Yuen Long with an area of around 2,788m² and ground level varying between + 48.8mPD and + 47.5mPD.

4.1.2 Apart from the application site with a projected area of 2,788 m² is considered as part of the catchment, there is an external catchment with area projected area of 428 m² (Say 500 m² for conservative) were identified at the northern side of the application site, as the application site is generally lower than the adjacent land.

4.2 Changes in Drainage Characteristics

4.2.1 The characteristics of the sub-catchment areas are remained unchanged due to the temporary development for the application site, which are paved area.

4.2.2 The application site is fully covered by concrete surface currently. This application does not propose adding any additional concrete area, the difference in surface runoff that can be attributed to this application is negligible. The change in sub-catchment is summarized in Table 4-2.

Table 4-1 Change in sub-catchment within the site

	BEFORE	AFTER
Grassland (m ²)	0	0
Unpaved Area (m ²)	0	0
Paved Area (m ²)	2,788	2,788
External Catchment Area (m ²)	1,062	1,062
Total Catchment Area (m ²)	3850	3,850

4.3 Potential Drainage Impact

- 4.3.1 The details of the proposed drainage works are illustrated in **Appendix C**.
- 4.3.2 To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the flow to the terminate catchpit with trap (TCP).
- 4.3.3 The runoff from the Application site is collected by U-channels along the boundary and discharged to the catchpit with trap (TCP), which is connected to the further downstream leading to the discharge point of a well-established Existing Nullah via 450mm U-Channel at the southern direction of the application site.
- 4.3.4 The 450mm U-channel receives stormwater from the surface and the upstream catchment. For Conservative, the critical scenario is considered for collecting all the flow leading to the village drainage. The design calculation of the proposed drainage is provided in **Appendix D**. The design calculation is summarized in Table 4-2.

Table 4-2 Design calculation of the proposed drainage work

DRAINAGE SYSTEM	ESTIMATED FLOW (M ³ /S)	CAPACITY (M ³ /S)	RESERVE CAPACITY
450mm UC	0.278	0.328	85%

Note:

[1] Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.

[2] The reserve capacity is calculated by assuming that the 450mm U-channel reach its full capacity for conservative.

- 4.3.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed 450mm UC with the runoff anticipated to be 0.212m³/s, which is within the drainage capacity of the proposed 450mm u-channel of 0.328m³/s with gradient 1:100.
- 4.3.6 Since there are no changes in Drainage Characteristics, it is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.
- 4.3.7 All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

5 Construction Stage

5.1 Temporary Drainage Arrangements

- 5.1.1 Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
- (a) Erosion of ground materials;
 - (b) Sediment transportation to existing downstream drainage system; and
 - (c) Obstruction to drainage systems.
- 5.1.2 Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

- 5.1.3 To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.
- 5.1.4 If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m³ in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.
- 5.1.5 All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.
- 5.1.6 Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

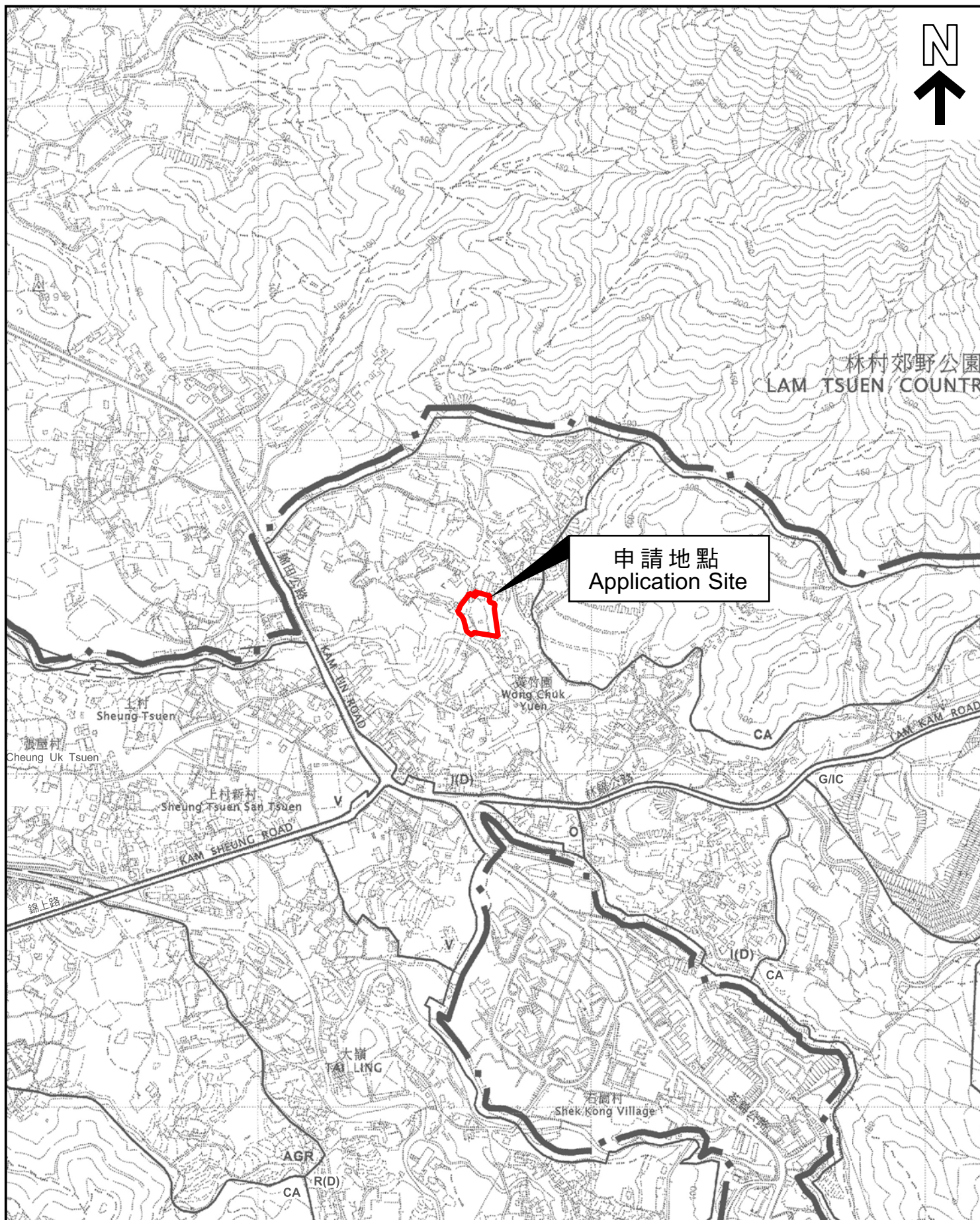
6 Conclusions

6.1 Conclusion

- 6.1.1 The analysed catchment area of 3,850 m² consists of the site area of the proposed Application Site of catchment area of 2,788 m² and the adjacent area of 1062 m².
- 6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the site boundary which is subject to change to suit the building layout.
- 6.1.3 The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.
- 6.1.4 Mitigation measures are proposed during the application site proposed Application Site and to ensure that the existing drainage system within the site will not be affected during the construction stage.

END OF TEXT

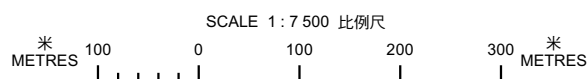
APPENDIX A
SITE LAYOUT PLAN



位置圖 LOCATION PLAN

本摘要圖於2023年2月8日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號S/YL-SK/9

EXTRACT PLAN PREPARED ON
8.2.2023 BASED ON OUTLINE ZONING
PLAN No. S/YL-SK/9 APPROVED ON
17.10.2006

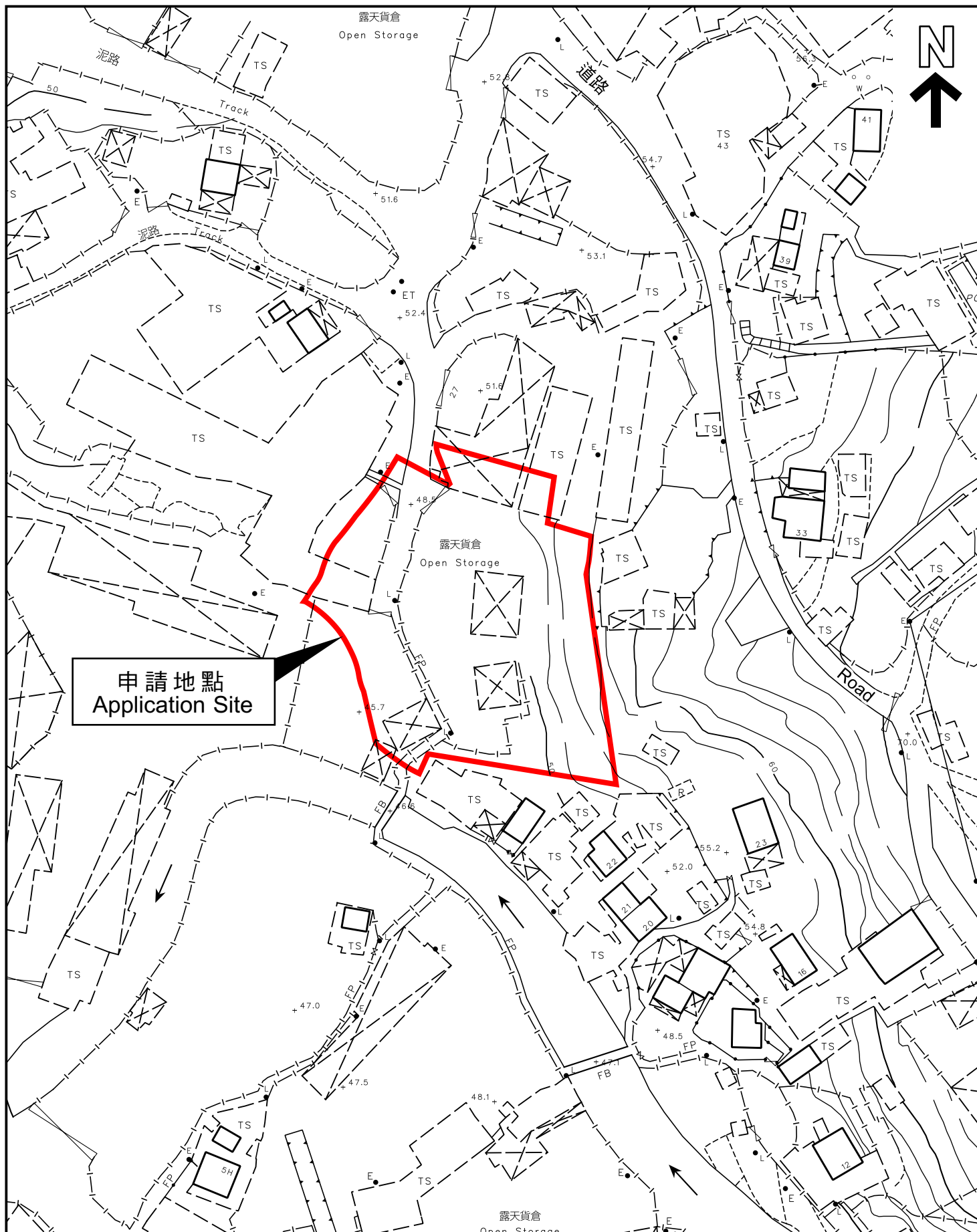


申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-SK/340

APPENDIX B
LAYOUT PLAN



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2023年2月8日擬備，
所根據的資料為測量圖編號6-NE-15C

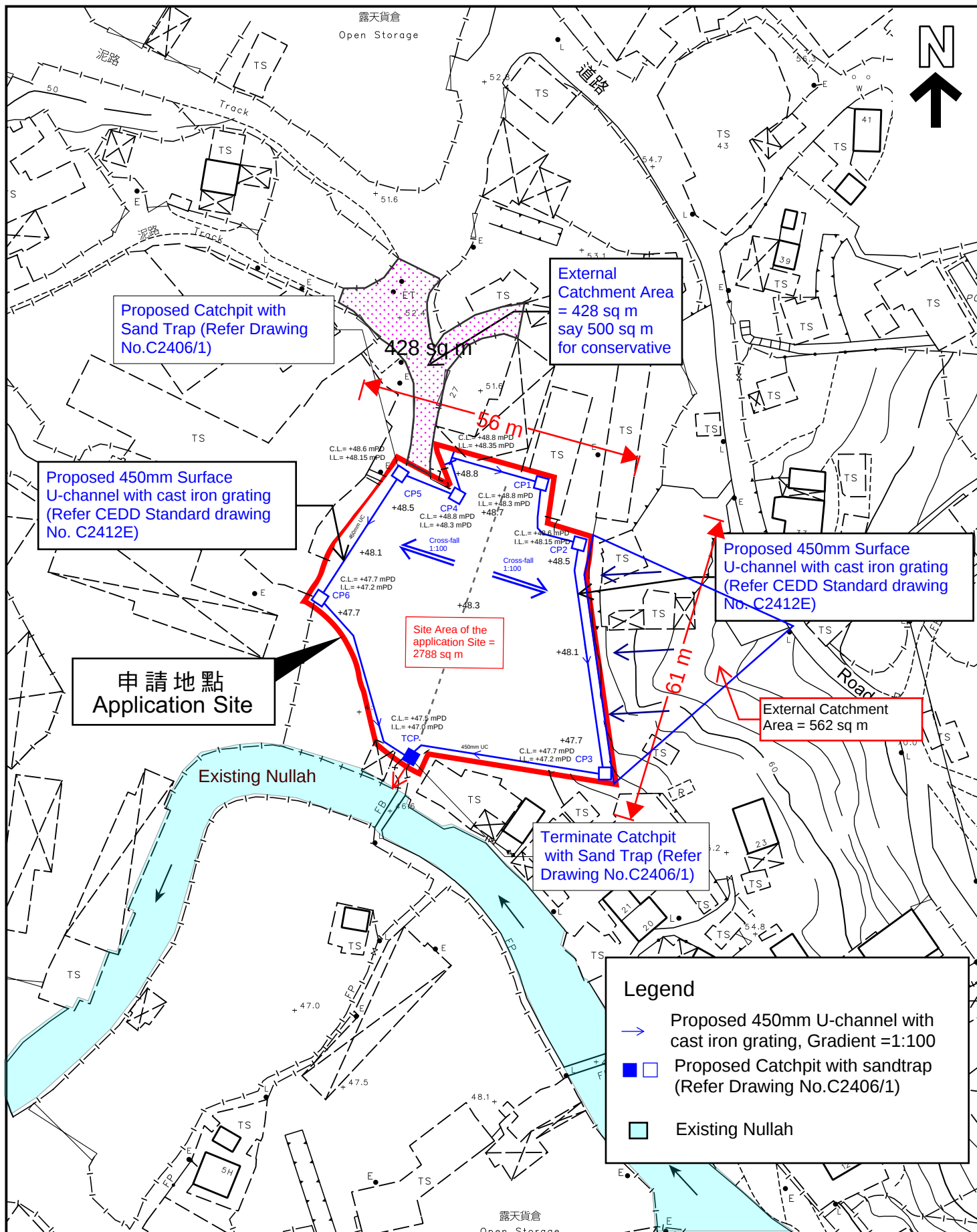
EXTRACT PLAN PREPARED ON
8.2.2023 BASED ON SURVEY SHEET
No. 6-NE-15C

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-SK/340

APPENDIX C
PROPOSED DRAINAGE PLAN



平面圖 SITE PLAN

本摘要圖於2023年2月8日擬備，
所根據的資料為測量圖編號6-NE-15C

EXTRACT PLAN PREPARED ON
8.2.2023 BASED ON SURVEY SHEET
No. 6-NE-15C

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-SK/340

APPENDIX D

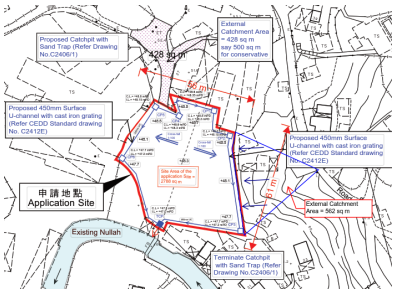
DESIGN CALCULATION OF THE PROPOSED DRAINAGE

Design Data

1. Design follows the Rational Method in accordance with Stormwater Drainage Manual 2018 (DSD)
2. For conservative, Runoff coefficient for paved / unpaved land is 1.
3. Design return period is 50 years.
4. For manning's equation coefficient n is 0.016.

Check for Hydraulic Capacity:

Catchment	K	Area (A)
Application Site Area	1.00	2788.0
External Catchment Area	1.00	1062.0 m ²
Total Catchment Area	1.00	3850.0 m ²



Runoff estimation

Average slope, H

Catchment area, A

Distance between summit and point under consideration, L

SDM 7.5.2 Time of concentration of natural catchment, t₀

Length of drain, L_i

Velocity, V_i

SDM 7.5.2 Flow time, t_f

Time of concentration, t_c

SDM Table 3 Storm constants for 200-year return period:

SDM 4.3.2 Extreme mean intensity, i_{50yr}

GMS Fig 8.2

SDM 7.5.2 Design flow, Q

450mm u-channel capacity

Diameter

Cross-sectional area of 450mm U-channel

Gradient

Manning's Eq.

flow velocity

Design Capacity

Reserve capacity

= 1 /100m

= 3850 m²

= 30 m

= 0.14465 x L / (H^{0.2} x A^{0.1})

= 1.90 min.

= 100 m

= 1.813 m/s

= Σ (L_i / V_i)

= 0.91918327 min.

= t₀ + t_f

= 2.82 min.

a = 451.3

b = 2.46

c = 0.337

= a / (t_d + b)^c

= 257.59516 mm/hr

< 405.000 mm/hr

= 0.278 i Σ K A

= 0.276 m³/s

= 450 mm

= 0.1808 m²

= 0.01

= 1.813 m/s

= 0.328 m³/s

> 0.276 m³/s

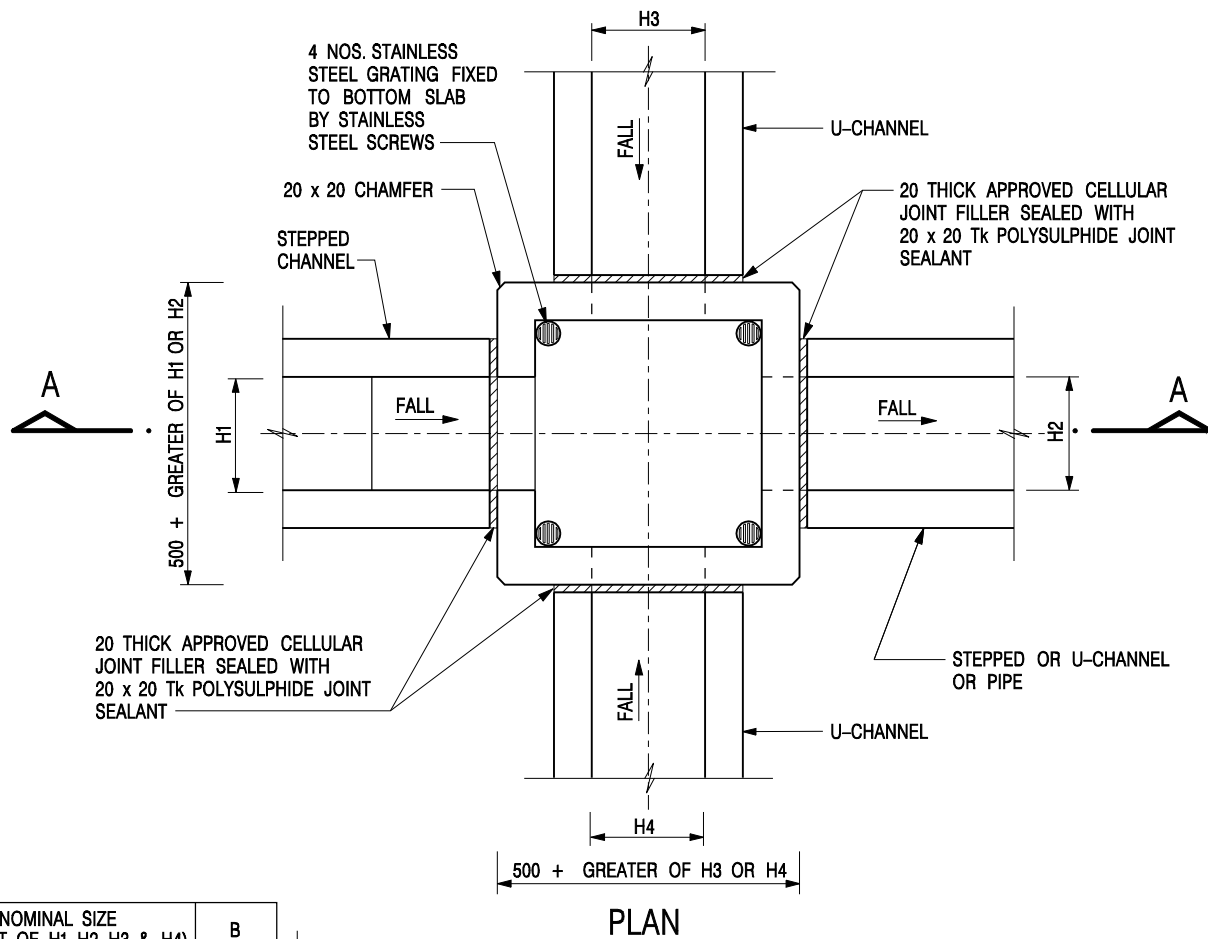
= 84%

OK

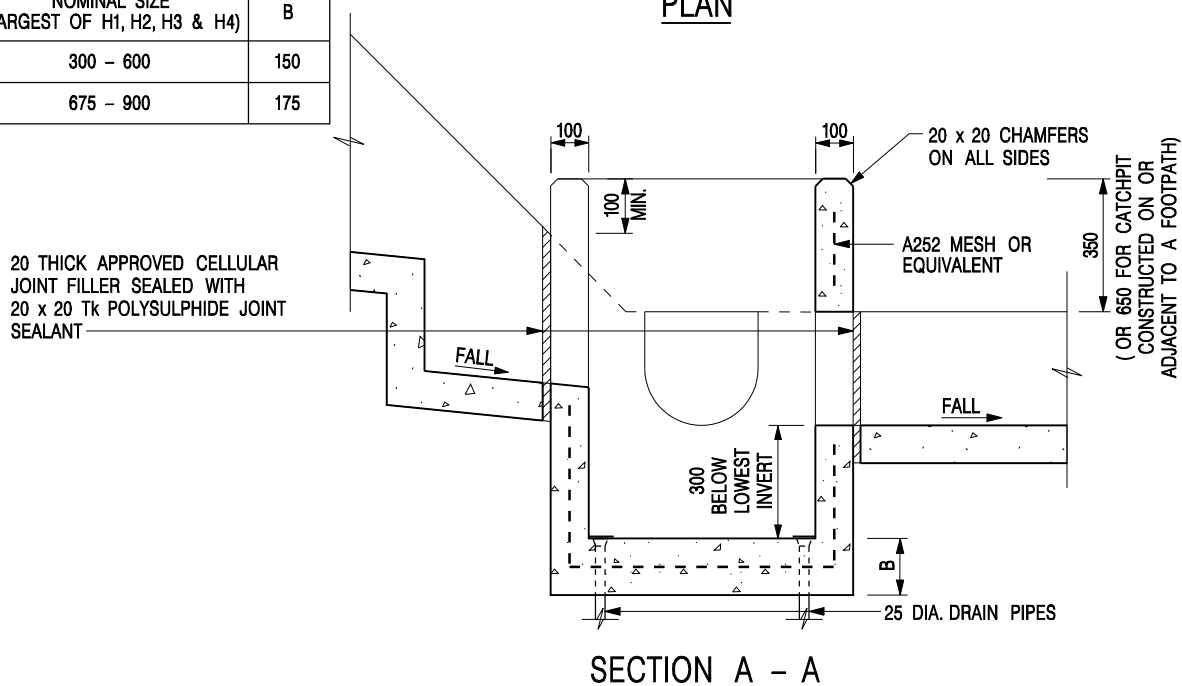
For conservative, all the U-channel along the site boundary shall be 450mm.

APPENDIX E

**TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT
(EXTRACTED FROM CEDD, FOR REFERENCE ONLY)**



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

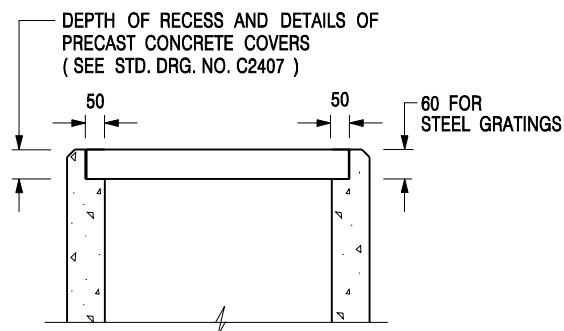


NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	
		DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



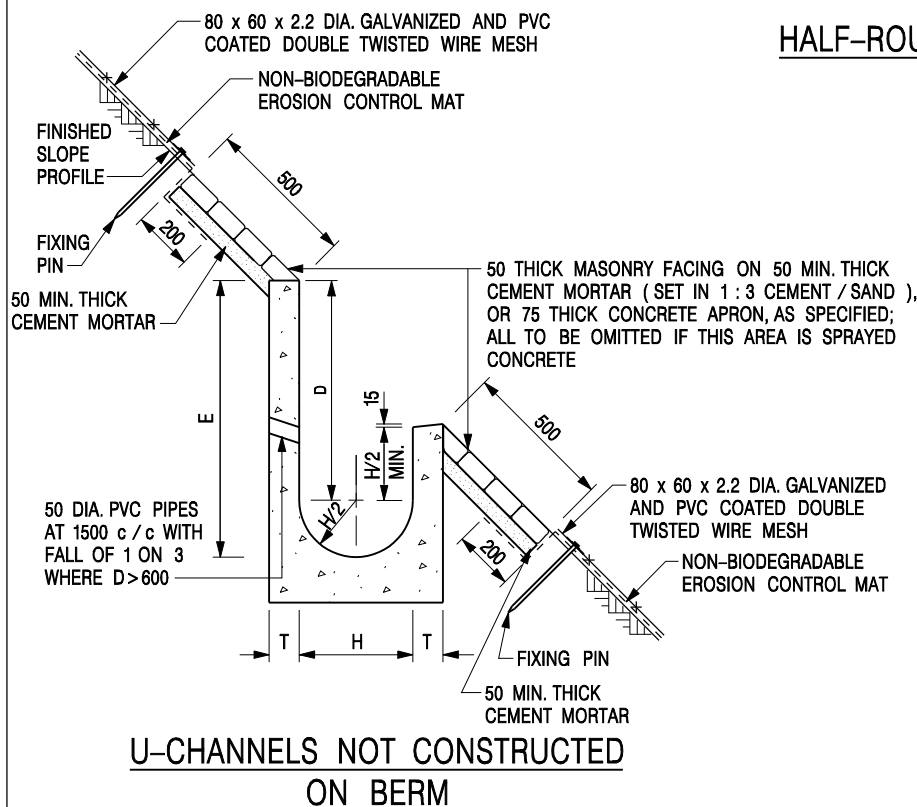
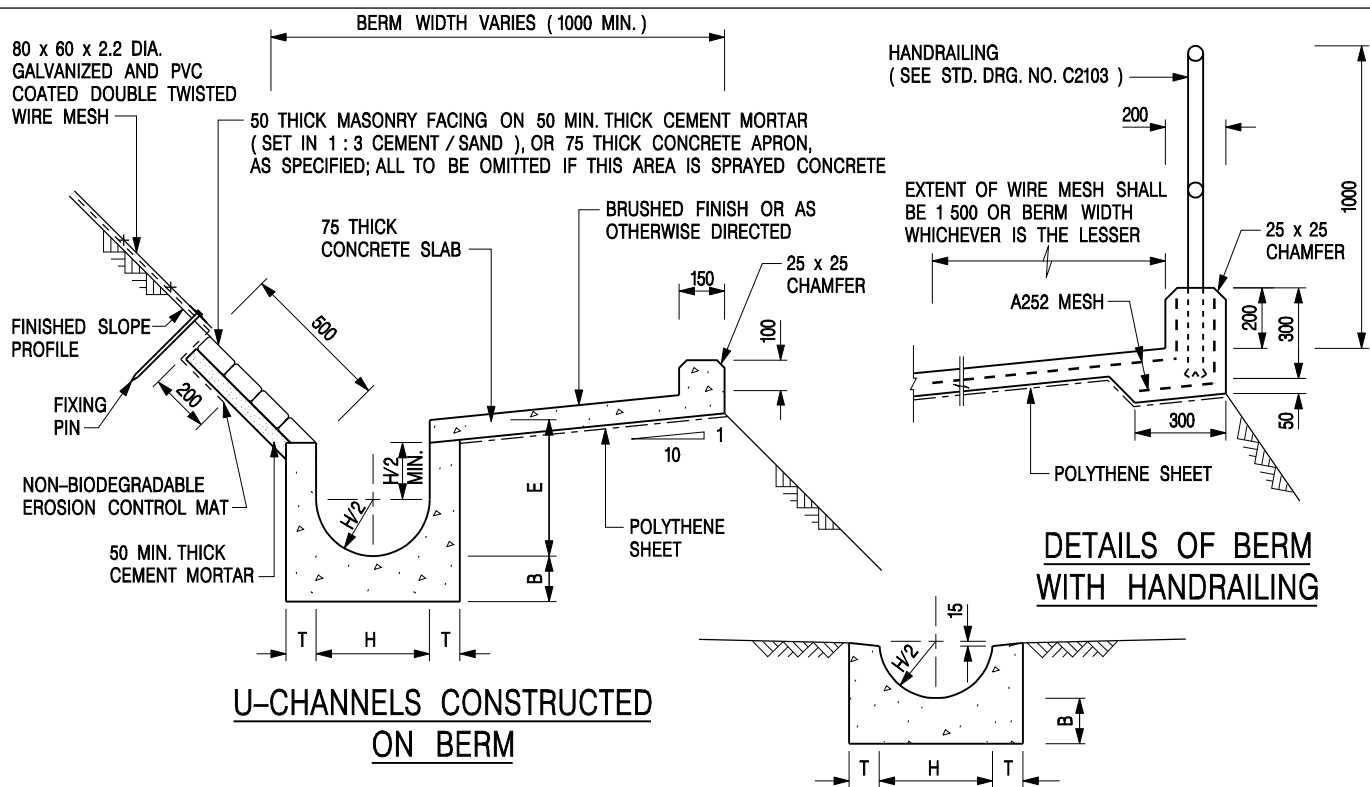
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)

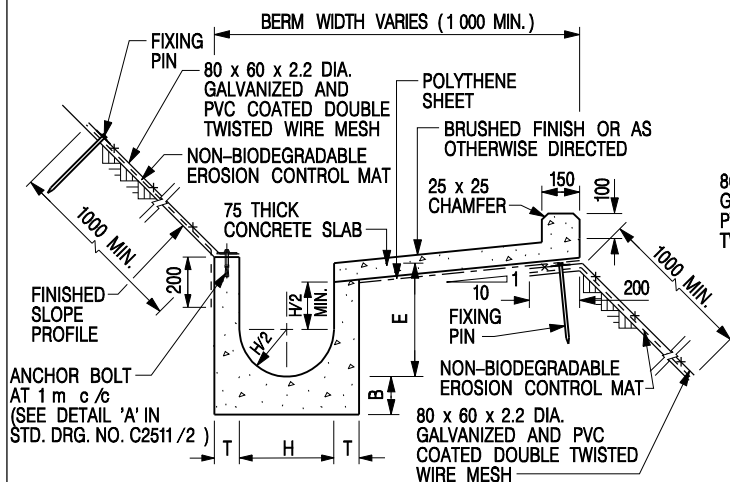


CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

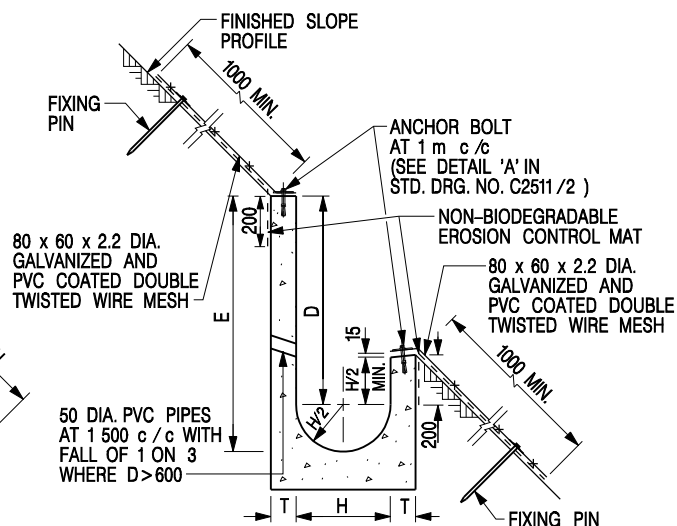
SCALE 1 : 25

DATE JAN 1991

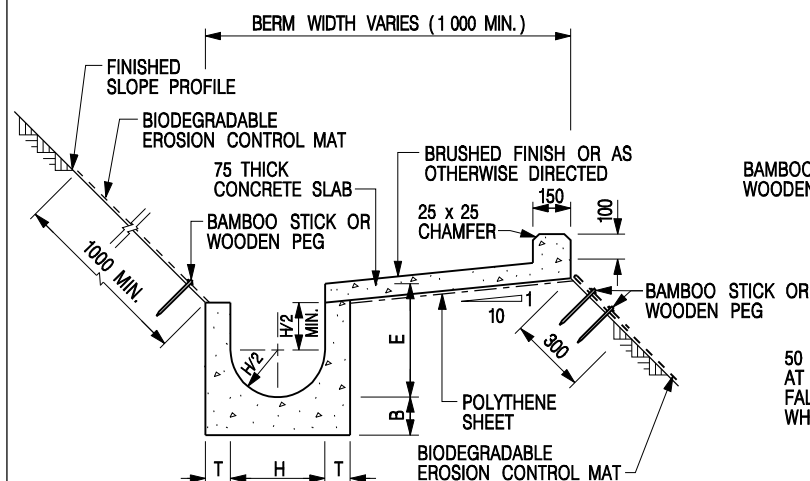
DRAWING NO.
C2409I



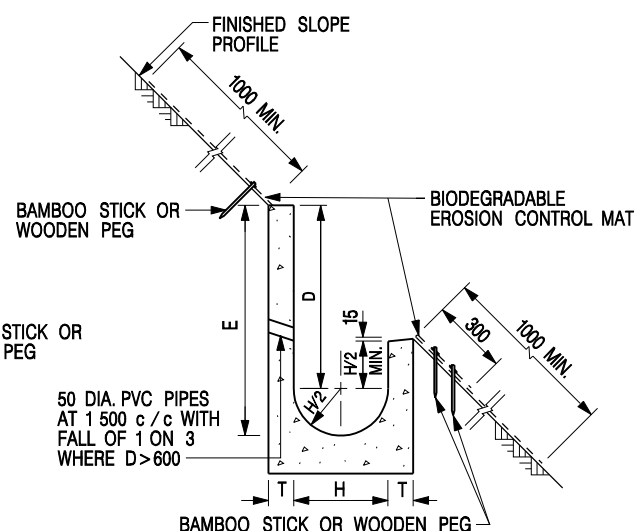
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92
REF.	REVISION	SIGNATURE	DATE

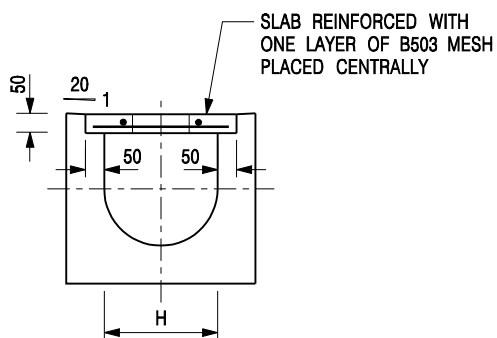
**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



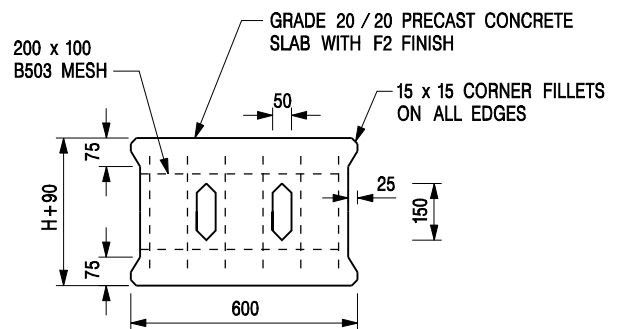
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC
DATE JAN 1991

DRAWING NO.
C24101



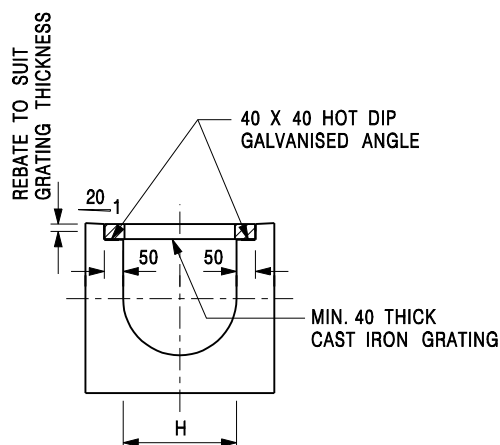
TYPICAL SECTION



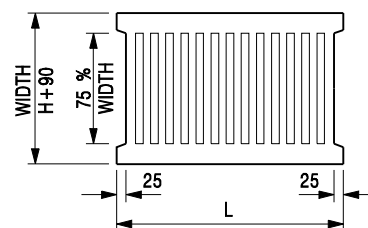
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- H=NOMINAL CHANNEL SIZE.
- ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
- FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E

APPENDIX F
RESPONSE TO COMMENTS

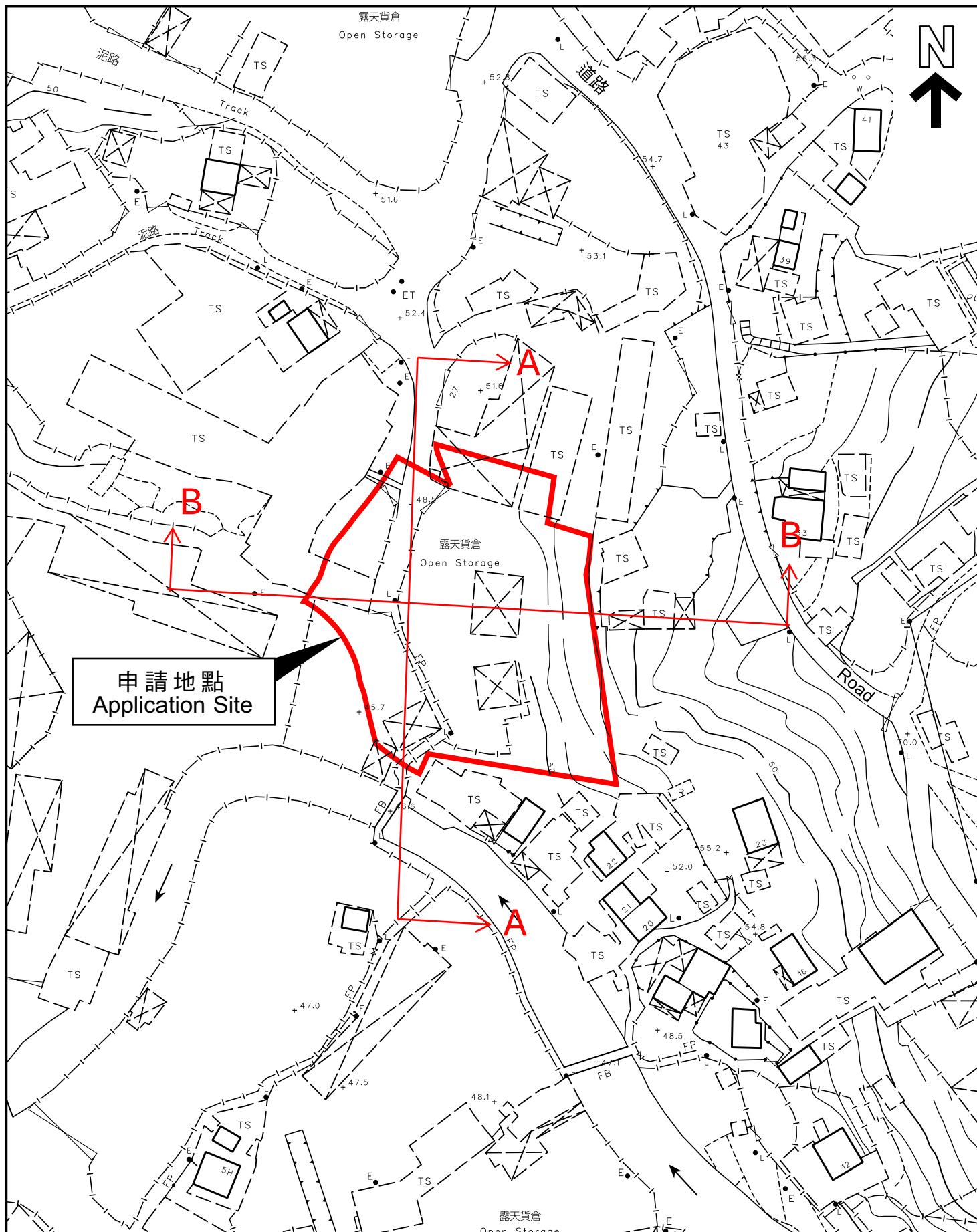
Response to Comments on Temporary Drainage Proposal (Issue 2)

1. Comments from DSD/YL 2

1. Comments from DSD/YL on

Comment ↵	Response↵
(i) The ground to the east of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation↵	External catchment area at east is considered and the calculation is revised.↵
(ii) The existing watercourse proposed for discharge of the runoff from the application site is not maintained by DSD. The applicant shall resolve any conflict/disagreement arisen for discharging the runoff from the application site to the proposed discharge point. Moreover, the applicant should ensure that this drainage system and the existing downstream/drains/channels/streams have adequate capacity to convey the additional runoff from the application site. Regular maintenance should be carried out by the applicants to avoid blockage of the system. In the case that it is a local village drains, District Office/Yuen Long should be consulted↵	Noted↵
(iii) Further to (ii) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition; and↵	Site Photos are provided in Appendix H↵
(iv) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given↵	Cross sections are provided in Appendix G↵

APPENDIX G
SECTION



平面圖 SITE PLAN

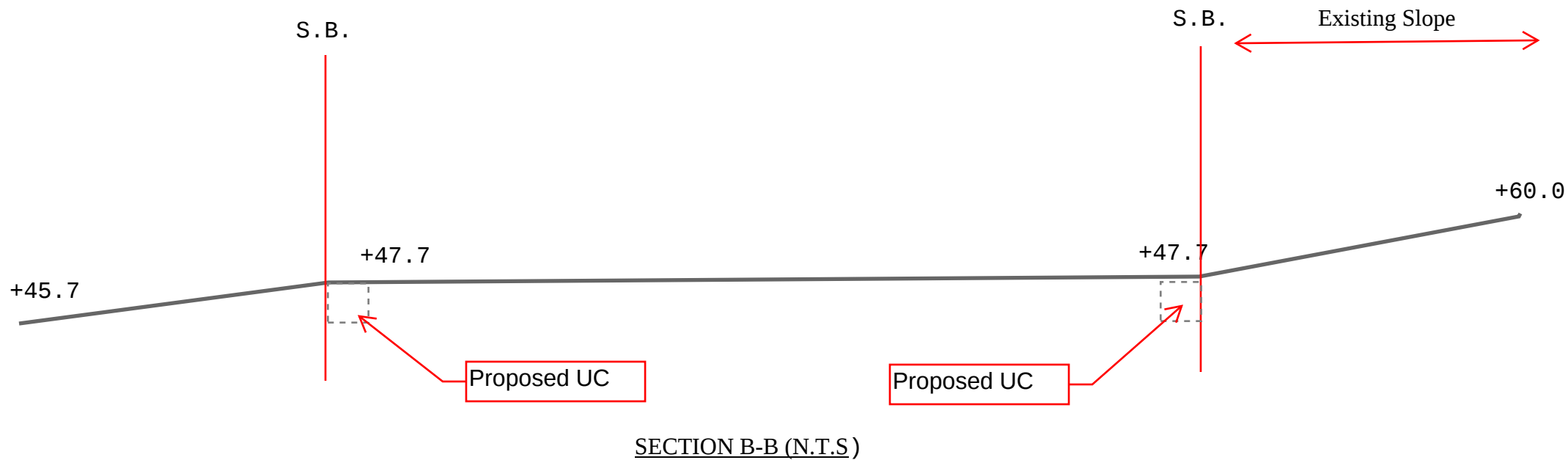
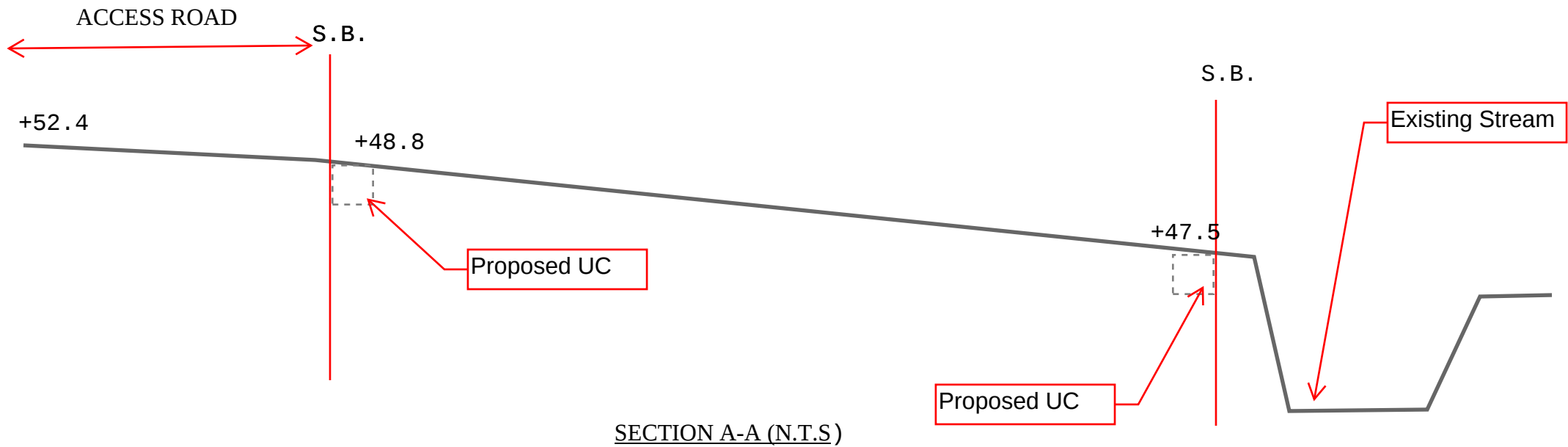
本摘要圖於2023年2月8日擬備，
所根據的資料為測量圖編號6-NE-15C

EXTRACT PLAN PREPARED ON
8.2.2023 BASED ON SURVEY SHEET
No. 6-NE-15C

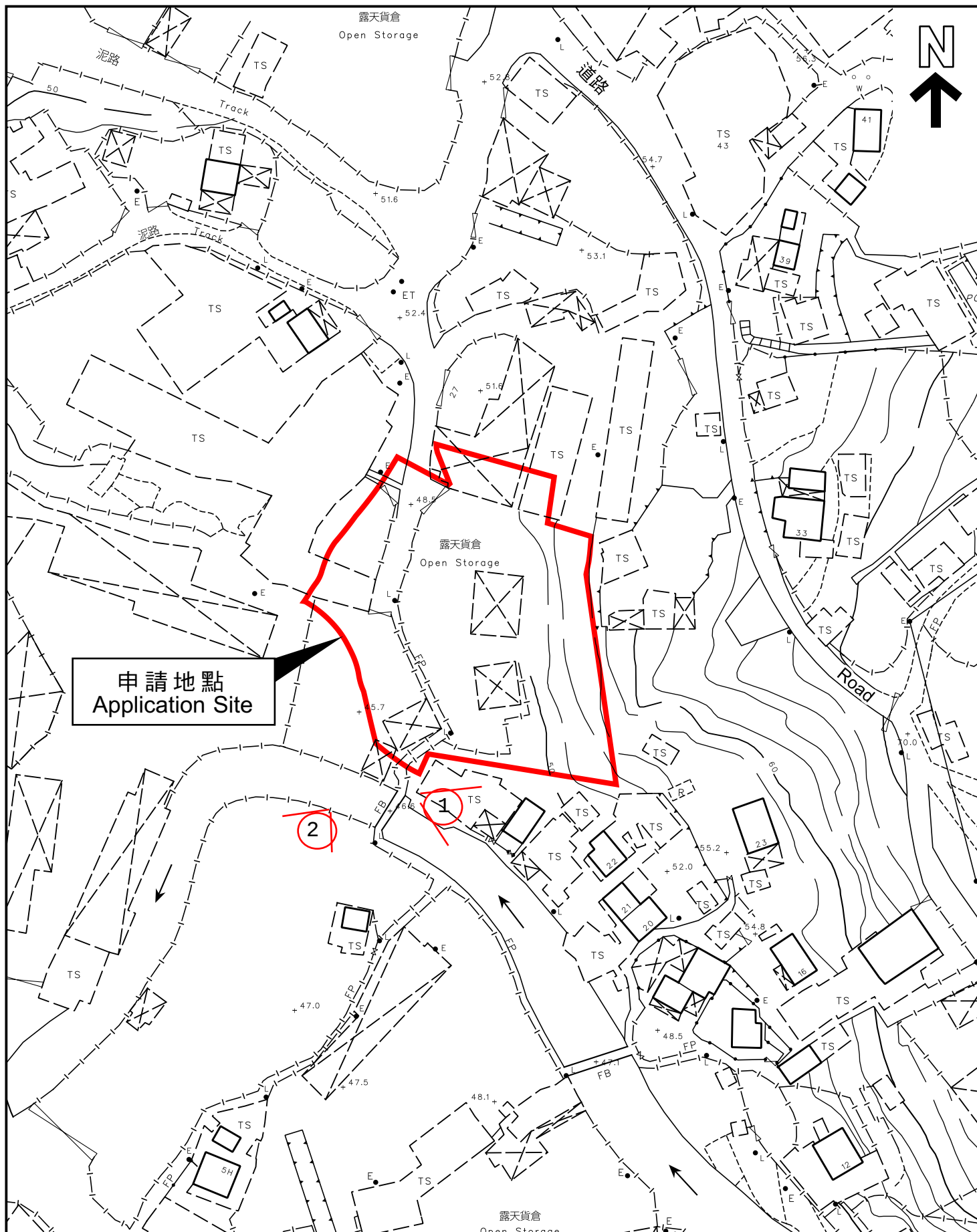
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-SK/340



APPENDIX H
SITE PHOTO



平面圖 SITE PLAN

本摘要圖於2023年2月8日擬備，
所根據的資料為測量圖編號6-NE-15C

EXTRACT PLAN PREPARED ON
8.2.2023 BASED ON SURVEY SHEET
No. 6-NE-15C

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-SK/340



VIEW 1 FINAL DISCHARGE STREAM



VIEW 2 FINAL DISCHARGE STREAM

Comment	Response
(i) The ground to the east of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation	External catchment area at east is considered and the calculation is revised.
(ii) The existing watercourse proposed for discharge of the runoff from the application site is not maintained by DSD. The applicant shall resolve any conflict/disagreement arisen for discharging the runoff from the application site to the proposed discharge point. Moreover, the applicant should ensure that this drainage system and the existing downstream/drains/channels/streams have adequate capacity to convey the additional runoff from the application site. Regular maintenance should be carried out by the applicants to avoid blockage of the system. In the case that it is a local village drains, District Office/Yuen Long should be consulted	Noted
(iii) Further to (ii) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition; and	Site Photos are provided in Appendix H
(iv) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given	Cross sections are provided in Appendix G

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

Jane Ching Kei LAU/PLAND

寄件者: [REDACTED]
寄件日期: 2024年12月04日星期三 19:02
收件者: tpbpd/PLAND
副本: Pak Him CHIU/PLAND; Jane Ching Kei LAU/PLAND
主旨: Re: 有關A/YL-SK/386部門意見回覆
附件: DD114_598SC_FS Drawing_20241204.pdf; DD114_598SC-LAYOUT PLAN_20241204.pdf; SK386部門意見回覆_20241204.pdf

類別: Internet Email

[REDACTED] 於 2024-12-04 18:47 寫到:
> [REDACTED] 於 2024-12-04 15:27 寫到:
>> 敬啟者,
>>
>> 有關 A/YL-SK/386 城市設計及園境組意見回覆可見附件。
>>
>> 如有任何查詢，可隨時與本人聯絡。
>>
>> 黃先生
>> 電話: [REDACTED]
>
> 敬啟者,
>
> 有關 A/YL-SK/386 背景、發展詳情及城市設計及園境組及意見回覆及消防裝置建議的更正可見附件，此電郵取代 2024-12-04
> 15:27 之電郵。
>
> 如有任何查詢，可隨時與本人聯絡。
>
> 黃先生
> 電話: [REDACTED]

敬啟者,

有關 A/YL-SK/386 背景、發展詳情及城市設計及園境組及意見回覆及消防裝置建議及 Plan2 的更正可見附件，此電郵取代 2024-12-04
15:27 及 2024-12-04 18:47 之電郵。

如有任何查詢，可隨時與本人聯絡。

黃先生
電話: [REDACTED]

背景

1. 本擬議發展先後獲得批准：A/YL-SK/307 及 A/YL-SK/340，申請人一直嚴格履行相關附帶條件，有關排水建議及消防裝置建議已獲批准，因為需要等待地政署批出短期租約及短期豁免書方可興建臨時物流中心，再履行落實排水建議及落實消防裝置建議的附帶條件，因此需要再次提交本次規劃許可申請。（有關行政摘要的 3.5 段及申請報告書的 4.5 段更正為以上內容）

擬議發展細節

1. 本擬議發展只作為臨時物流中心，不涉及任何洗車、維修、拆裝、噴油等工場活動，並會嚴格按照處理臨時用途及露天貯存用地的環境問題作業指引，不會對周邊環境帶來負面影響。
2. 擬議發展的營運時間為星期一至六早上 8 時至下午 8 時（星期日及公眾假期休息），預計會有 2-4 名工作人員，他們只會在營業時間內工作，場內只有上落客貨車車位，不設私家車車位，工作人員可乘搭 54 或 251B 巴士往磚窰站後步行 6 分鐘到達申請地點。

城市設計及園境組

1. 本擬議發展座落於石崗分區計劃大綱核准圖編號 S/YL-SK/9 上的「工業(丁類)」地帶，此地帶的規劃意向，主要是提供土地，以容納因為佔地太廣及／或所需樓底太高而不能設於普通分層工廠大廈的工業用途。先後獲得批准：A/YL-SK/307 及 A/YL-SK/340，本次 A/YL-SK/386 的申請範圍及發展詳情與 A/YL-SK/307 及 A/YL-SK/340 完全相同。在 25/06/2021 第一次獲得批准後，申請人已立即向地政署申請短期租約及短期豁免書，但至今還在處理當中，所以一直未敢使用政府土地及開展工程。

2. 由於一直在等待地政署批出短期租約及短期豁免書，政府土地一直未作使用，所以申請範圍內有一些果樹，分別為荔枝樹 7 棵、香蕉樹 8 棵及碌柚樹 2 棵，主要分佈在 Plan1 中黃色部份的政府土地內，在短期租約及短期豁免書獲批後，會砍伐上述的果樹，以上都是一些普通樹木，而且周邊都是貨倉及露天存放用途為主，不會對自然環境及景觀造成影響。

*****SPAM***** FW: æŸŸè©ç238/YAT/2021é€²å°!



寄件者

收件者

日期

優先次序

2024-09-20 16:13

普通

寄件者: leylt1_2@landsd.gov.hk
傳送時間: 2024年9月20日 16:11
收件者:
主旨: Re: 查詢238/YAT/2021進度

何小姐：

你致本處的電郵收悉。

有關短期豁免書及短期租約的申請正在處理當中，當有需要時，本處會與你聯絡。

如有進一步查詢，請致電2443 1060與代行人聯絡。

元朗地政專員

（賴嘉佑 代行）

本信息及任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。

From:
To: "leylt1_2@landsd.gov.hk" <leylt1_2@landsd.gov.hk>
Date: 20/09/2024 14:35
Subject: 查詢238/YAT/2021進度

有關：查詢238/YAT/2021進度

你好 元朗地政處
地政專員 賴先生 24431060

本人是 ，已獲申請人 香港利時集團有限公司 授權查詢 地點：DD114 LOT598S.C號之申請短期豁免書及短期租約事宜。
申請短期豁免書及短期租約 編號：238/YAT/2021
現電郵查詢有關進度，期待貴處回覆。

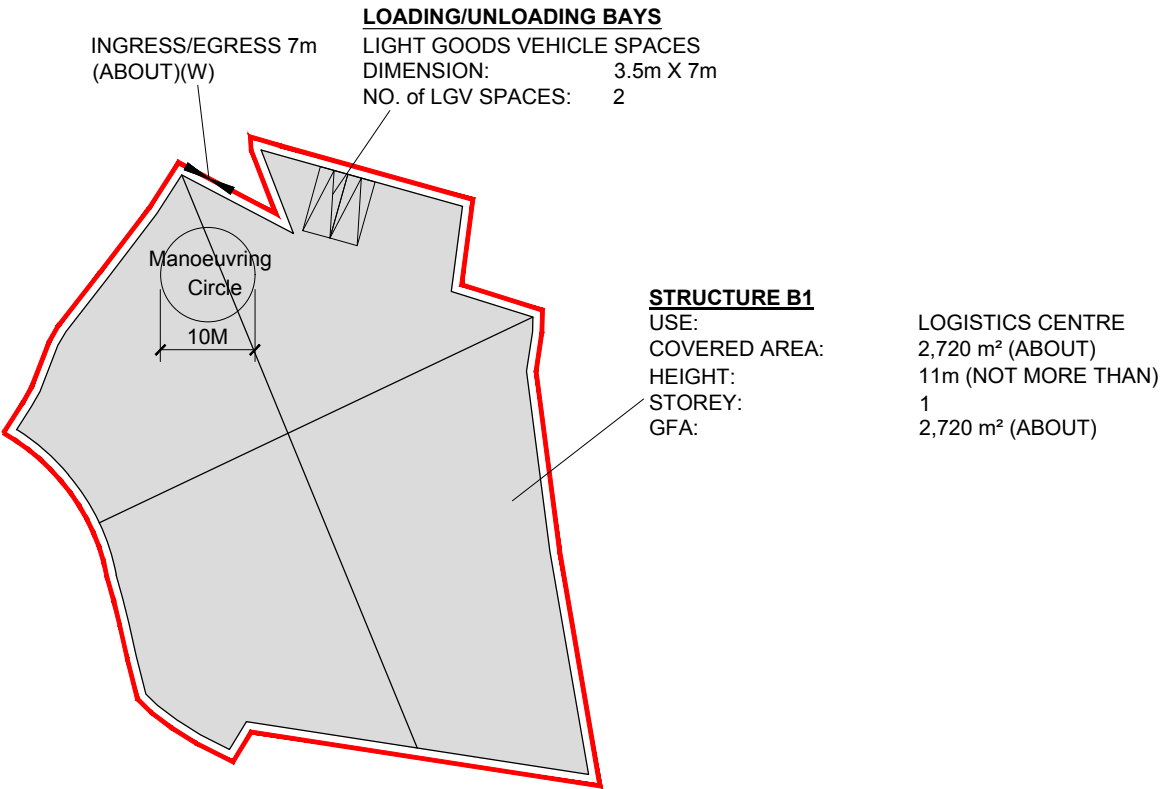
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 2,788 m² (ABOUT)
COVERED AREA: 2,720 m² (ABOUT)
UNCOVERED AREA: 68 m² (ABOUT)

PLOT RATIO: 0.98(ABOUT)
SITE COVERAGE: 98%(ABOUT)

NO. OF STRUCTURE: 1
DOMESTIC GFA: NOT APPLICABLE
NON- DOMESTIC GFA: 2,720 m² (ABOUT)
TOTAL GFA: 2,720 m² (ABOUT)

BUILDING HEIGHT: 11m (NOT MORE THAN)
NO. OF STOREY: 1



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- LOADING/UNLOADING BAYS
- INGRESS/EGRESS



PROJECT
PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOT 598 S.C (PART) IN D.D. 114 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWING TITLE
LAYOUT PLAN

DRAWN BY J.W	DATE 04.12.2024
-----------------	--------------------

REVISED BY DATE

APPROVED BY DATE

DWG NO. PLAN 2	VER. A-1
-------------------	-------------

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.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE 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 VENTILATION/AIR CONDITIONING 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 2m³ 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 ACTUATION 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 TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR 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, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ 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 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HIEGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m
MAXIMUM STORAGE AREA : 50m²

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION 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 LETTER 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

6. EXIT SIGN

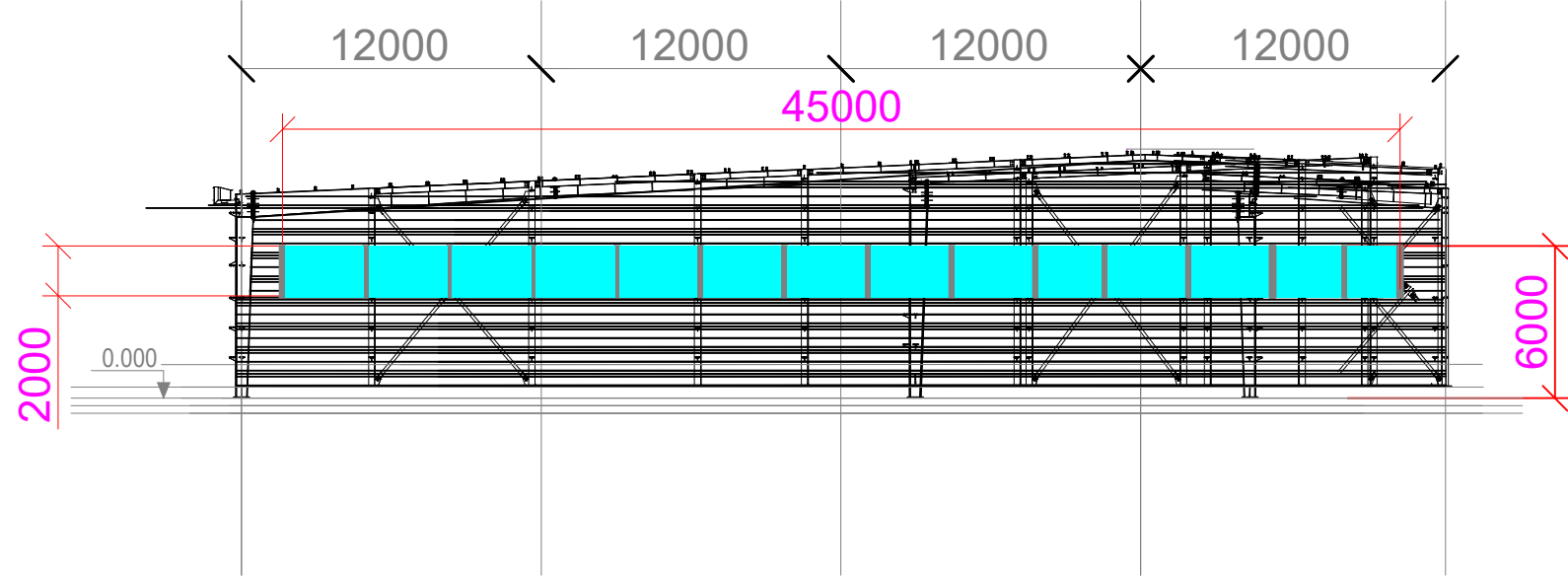
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

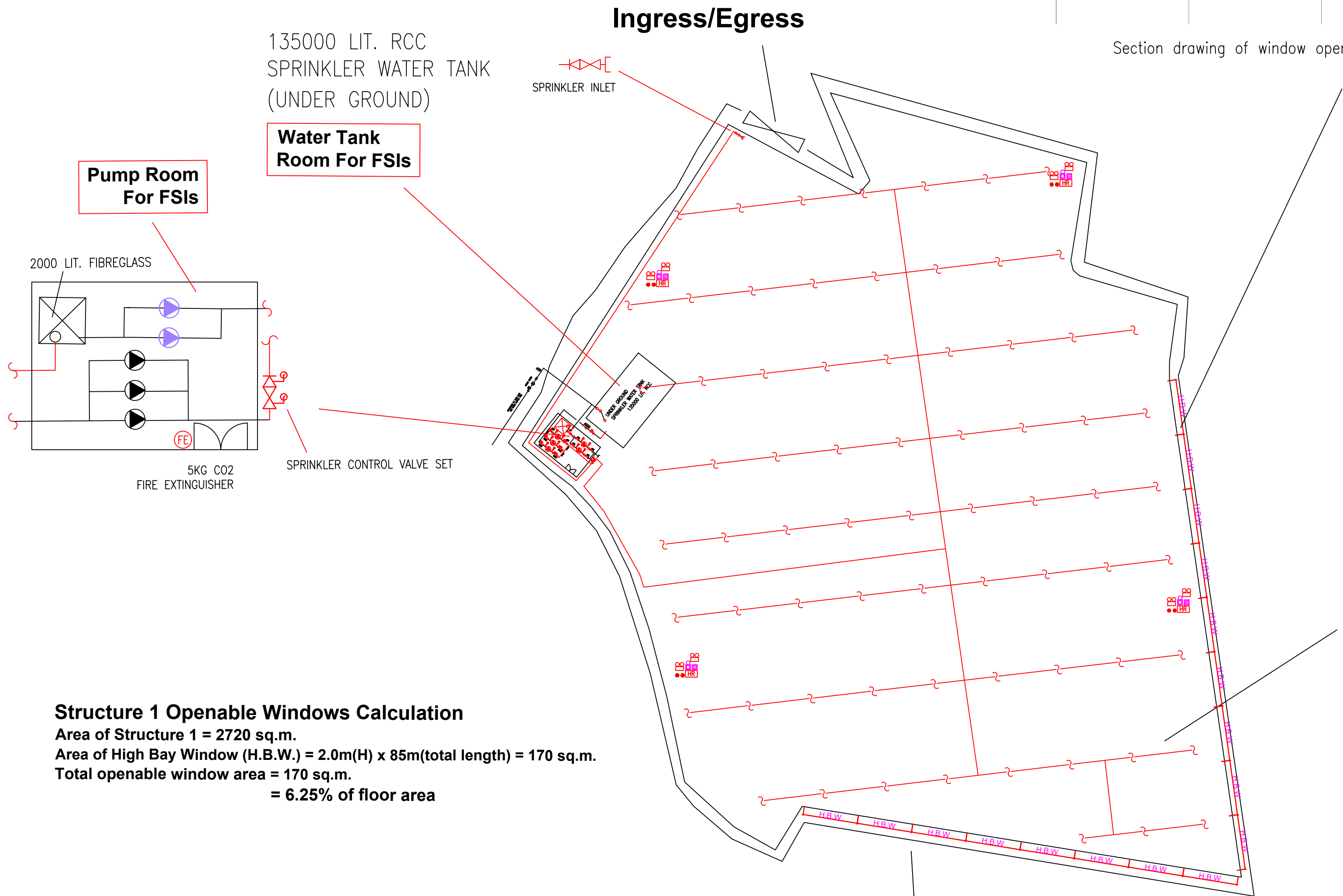
- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

	HOSE REEL		EMERGENCY LIGHT		5KG CO2 FIRE EXTINGUISHER		5KG DRY POWDER FIRE EXTINGUISHER
	BREAK GLASS UNIT		EXIT SIGN		SPRINKLER CONTROL VALVE SET		SPRINKLER HEAD (ON PLAN)
	FIRE ALARM BELL		PUMP SET		SPRINKLER INLET		



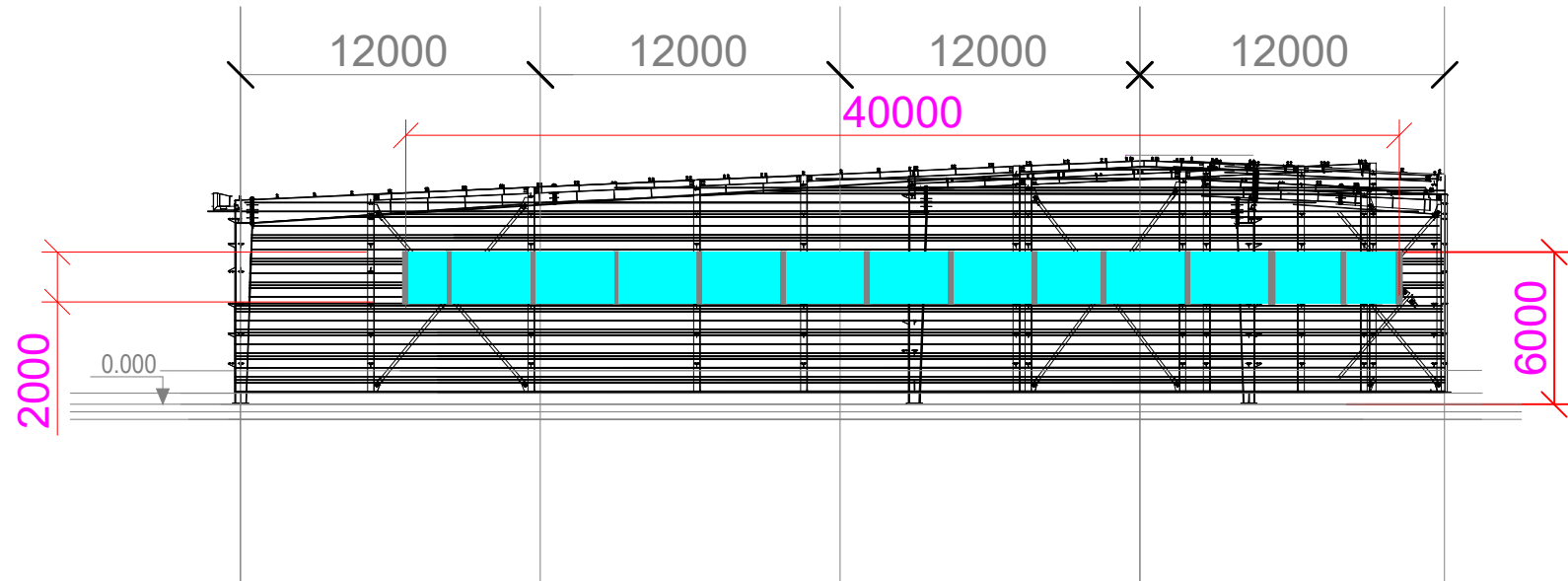
Section drawing of window opening for the structure (1)



Structure 1 Openable Windows Calculation

Area of Structure 1 = 2720 sq.m.
Area of High Bay Window (H.B.W.) = 2.0m(H) x 85m(total length) = 170 sq.m.
Total openable window area = 170 sq.m.
= 6.25% of floor area

Structure 1
Logistics Centre
GFA: 2,720m² (About)
No. of Storey: 1
Height: 11m (Not more than)



Section drawing of window opening for the structure (1)

PROJECT : Proposed Temporary Logistics Centre for a Period of 3 Years at Lot 598 S.C (Part) in D.D. 114 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	DRAWN BY : C.K. NG	NAME : C.K. NG	DATE : 20 Jun 2024	DRAWING NO : FS-01	REV. : 0
					CHECKED BY :			SCALE : 1 : 300 @ (A1)	
					APPROVED BY :			SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
	REV	DESCRIPTION	DATE						

**Relevant Extracts of Town Planning Board Guidelines for
Application for Open Storage and Port Back-Up Uses
under Section 16 Of The Town Planning Ordinance (TPB PG-No.13G)**

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 the 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, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., 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 or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/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 application, 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 generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/ tractor parks generating the highest traffic per unit area. In general, therefore, 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;
 - (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, the Board may refuse to grant permission, notwithstanding other criteria set out in this Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-SK/307	Proposed Temporary Logistics Centre for a Period of 3 Years	25.6.2021 Approved by RNTPC [revoked on 25.12.2022]
2.	A/YL-SK/340	Proposed Temporary Logistics Centre for a Period of 3 Years	31.3.2023 Approved by RNTPC [revoked on 30.9.2024]

Similar s.16 Applications in the vicinity of the Site in the Past Five Years

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-SK/275	Proposed Temporary Logistic Centre for a Period of 3 Years	26.5.2020 Approved by RNTPC [revoked on 26.11.2021]
2.	A/YL-SK/279	Temporary Logistics Centre and Workshop for a Period of 3 Years	10.7.2020 Approved by RNTPC [revoked on 10.2.2023]
3.	A/YL-SK/301	Proposed Temporary Logistics Centre for a Period of 3 Years	26.3.2021 Approved by RNTPC [revoked on 26.9.2022]

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/ Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lot No. 598 S.C in D.D. 114 held under the Block Government Lease which contains the restrictions that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are detailed in **Appendix VI**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application; and
- advisory comments are detailed in **Appendix VI**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are detailed in **Appendix VI**.

3. Drainage

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

- no in-principle objection to the application from public drainage point of view;
- based on the application, apparently the applicant proposed the same drainage facilities as those approved under previous application No. A/YL-SK/340;
- should the application be approved, approval conditions requiring the implementation of the drainage facilities on site and maintenance of the implemented drainage facilities should be incorporated; and
- advisory comments are detailed in **Appendix VI**.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;

- the proposed use would not involve use of heavy vehicle and it is anticipated that the proposed use would not involve dusty operation. Besides, there are residential buildings within 100m from the boundary of the Site;
- there was no environmental complaint related to the Site in the past three years; and
- advisory comments are detailed in **Appendix VI**.

5. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- the Site falls within an area zoned “Industrial (Group D)” which is a non-landscape sensitive zoning; and
- advisory comments are detailed in **Appendix VI**.

6. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are detailed in **Appendix VI**.

7. **Other Departments**

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Railway Development 1-1, HyD;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Electrical and Mechanical Services;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note that should the applicant fail to comply with any of the approval conditions again resulting in revocation of planning permission, sympathetic consideration would not be given to any further applications;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (c) prior planning permission should have been obtained before commencing the development at the application site (the Site);
- (d) to note the comments of District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - a minor portion of the Government land (GL) within the Site (about 650m² as mentioned in the application form) has been unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and
 - the lots owner(s) will need to apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). 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; and
 - no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - the Site involves GL where is not maintained by HyD;
 - the proposed access arrangement of the Site should be commented and approved by the TD;
 - HyD shall not be responsible for the maintenance of any access between the Site and Kam Tin Road; and

- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the Comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- the applicant is required to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc; and
 - the applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised that the installation/maintenance/modification/repair work of fire service installations (FSIs) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS; and
 - if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Director of Environmental Protection that:
- ~~no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time, as proposed by the applicant, during the planning approval period;~~
 - the applicant is advised to:
 - i. follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
 - ii. follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;
 - iii. provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and
 - iv. meet the statutory requirements under relevant environmental legislation;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
- existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the concerned water mains; and
 - Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that one structure is proposed in the application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the BA, they are UBW under BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- 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.

TPB/A/YL/SK-SKU 1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-SK/386

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

N/A

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

簽署 Signature _____

日期 Date _____

- 3 SEP 2024

鍾就華 主席

元朗市中心及鄉郊東分區委員會

From: [REDACTED]
Sent: 2024-09-11 星期三 03:34:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-SK/386 DD 114 Shek Kong

Dear TPB Members,

Again conditions not fulfilled. Solution, file a fresh application.

That government depts play along with this strategy when Government Land under STT is involved is a demonstration of malfeasance.

The unmet conditions no doubt include FIRE SERVICES. The safety and security of the community is undermined by the tolerance displayed re inadequate fire service installations.

The application and others with the same issues should be rejected in order to send a strong message that the government is serious about reducing fires.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 6 March 2023 10:54 PM HKT
Subject: A/YL-SK/340 DD 114 Shek Kong

A/YL-SK/340

Lot 598 (Part) S.C. and adjoining Government Land in D.D. 114, Shek Kong

Site area : About 2,788sq.m Includes Government Land of about 650sq.m

Zoning : "Industrial (Group D)"

Applied Use : Logistics Centre / 2 Vehicle Parking

Dear TPB Members,

Application 307 was approved 25 June 2021 but it appears that conditions were never fulfilled.

Is this application a ploy to circumnavigate failure to fulfill conditions?

The lots are adjacent to 279, approved 10 July 2020, for same use that was revoked under 246 and has to date not fulfilled conditions.

The operation includes a substantial amount of Government Land. PlanD should be diligent with regard to its recommendations when the public interest is involved.

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

Is 279 to be revoked and what is the relationship with 340.

Mary Mulvihill