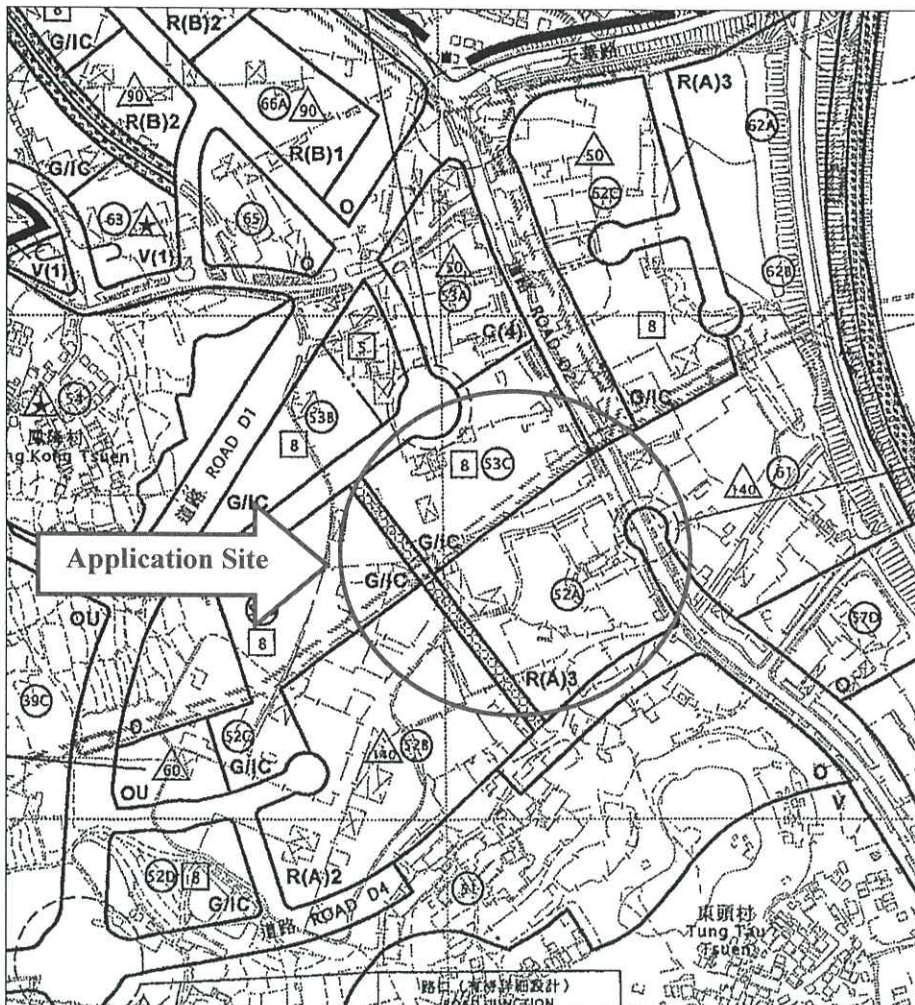


Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
A Temporary Warehouse (excluding Dangerous Goods Godown),
Open Storage of Containers and Logistics Centre
for a Period of Three Years
at Lots 80(Part), 89(Part), 90(Part), 91(Part), 92(Part) and
93RP(Part) in D.D. 125
Ha Tsuen, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

August 2024

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lots 80(Part), 89(Part), 90(Part), 91(Part), 92(Part) and 93RP(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. It is located at about 100m west of Ping Ha Road. The Site is applied for a planning permission for “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” for a period of 3 years. The Site has an area of about 4,740m². In accordance with the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018, the Site falls within “Residential (Group A)3” (“R(A)3”), “Government, Institution or Community” (“G/IC”), and “Road” zones. According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as Category 1 area.

A planning permission is sought for the use of “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre”, which is similar to previous planning application No. A/HSK/385 approved on 12.8.2022.

Since the operation of the Site has been in existence for the many years, no additional traffic, drainage and landscape impacts would be newly generated. Existing landscape works and drainage facilities would be properly maintained and enhanced.

The subject application for planning permission is justified on the following grounds: 1) Previous Planning Permission for Similar Use; 2) Minor Amendment to Previous Planning Application; 3) In Line with TPB PG No. 13G; 4) Maintenance of Existing Facilities on the Site; 5) Fully Compliance with Previous Planning Approval Conditions; 6) Compatible with Surrounding Land Uses; 7) Existence of Planning Permissions for Similar Uses Near the Site; and 8) No Additional Traffic, Drainage and Environmental Impacts.

申請摘要

申請場地乃新界元朗厦村丈量約份第125約地段第80號(部分)、第89號(部分)、第90號(部分)、第91號(部分)、第92號(部分)及第93號餘段(部分)。申請場地位於屏厦路西面約100米。現作為期三年的規劃申請用作「臨時貨倉(危險品倉庫除外)、露天存放貨櫃及物流中心」用途。申請地段佔地共4,740平方米。是項申請地段位於洪水橋及厦村分區計劃大綱核准圖編號S/HSK/2(於2018年10月26日發表)內之「住宅(甲類)3」、「政府、機構或社區」及「道路」地帶。根據城市規劃委員會規劃指引編號13G「擬作露天貯物及港口後勤用途」，申請場地被列作第1類別。

是項臨時許可申請把場地申請用作「臨時貨倉(危險品倉庫除外)、露天存放貨櫃及物流中心」，與早前於2022年8月12日獲城規會批准的申請編號A/HSK/385用途相類同。

基於是項申請地段已營運多年，相信並不會引致新增的交通流量、不良的渠務及景觀影響。現有的已種樹木及渠務裝置會繼續保持維修及強化。

是項申請的理由如下：1) 跟以前獲批准的用途相類似； 2) 對早前的規劃申請作輕微改動； 3) 與城規會指引號碼13G相一致； 4) 維持場內現有設施； 5) 完全履行之前的規劃條款； 6) 與附近的土地用途相融； 7) 在附近已有相類似用途的規劃許可；及8) 沒有新增的交通、渠務及環境影響。

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1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lots 80(Part), 89(Part), 91(Part), 92(Part) and 93RP(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. It is located at about 100m west of Ping Ha Road. In accordance with the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018, the Site falls within “Residential (Group A)3” (“R(A)3”), “Government, Institution or Community” (“G/IC”), and “Road” zones. Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.
- 1.2 The current application is applied for planning permission for the use of “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” for a period of 3 years. The current application is similar to its previous planning application in terms of the proposed use and the proposed site area and the site boundary remain unchanged from its previous planning application. According to the Notes of the OZP, planning permission is required by the Town Planning Board (the ‘Board’) for the subject temporary use.
- 1.3 The Site was the subject of seven previous planning applications No.: A/YL-HT/480, A/YL-HT/569, A/YL-HT/761, A/YL-HT/935, A/YL-HT/994, A/HSK/135 and A/HSK/385, which were approved by the Board on 23.3.2007, 7.11.2008, 24.2.2012, 27.2.2015, 8.1.2016, 12.4.2019 and 12.8.2022 respectively for similar uses. Please refer to the planning approval letter from the Board for Application No. A/HSK/385 dated 26.8.2022 at **Appendix 2**.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

The Application Site ('the Site') comprises Lots 80(Part), 89(Part), 90(Part), 91(Part), 92(Part) and 93RP(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. The Site has an area of about 4,740m². Please refer to Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.

2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 125 and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

2.3 Surrounding Land Uses

2.3.1 The Site is located at about 100m west of Ping Ha Road.

2.3.2 The surrounding is predominantly occupied by port back-up uses including public vehicle parks, container tractor/trailer parks, vehicle repair workshops and open storages.

2.4 Accessibility

2.4.1 The Site is accessible from a local access road connecting to Ping Ha Road.

2.4.2 The subject area is served by various modes of public transport, including buses, minibuses and taxis along the Ping Ha Road.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Residential (Group A)3” (“R(A)3”), “Government, Institution or Community” (“G/IC”) and “Road” on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, the proposed use of “Temporary Open Storage of Containers and Logistics Centre” requires planning permission from the Board.
- 3.3 The Site was the subject of seven previous planning applications No.: A/YL-HT/480, A/YL-HT/569, A/YL-HT/761, A/YL-HT/935, A/YL-HT/994, A/HSK/135 and A/HSK/385, which were approved by the Board on 23.3.2007, 7.11.2008, 24.2.2012, 27.2.2015, 8.1.2016, 12.4.2019 and 12.8.2022 respectively for the similar uses. Please refer to the planning approval letter from the Board for Application No. A/HSK/135 dated 26.8.2022 at **Appendix 2**.
- 3.4 In accordance with the Town Planning Board Guidelines No. 13G (TPB PG-NO. 13G) for Application for Open Storage and Port Back-up Uses, the Site is classified as ‘Category 1’ area, which is considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and location objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” on the Site.

4.2 Proposed Use and Site Layout

4.2.1 The proposed layout is similar to previous planning application No. A/HSK/385, which includes the followings:

(1) 2 nos. of metal structures for use of warehouse, office, toilets and pump room (Total GFA of 1,810.1m²) (as shown in the table below);

Structures		No. of Storey	Cover Area	GFA	Height	Use
1	Metal Structure	1	170m ²	170m ²	3.5m	Office, Toilet and Pump Room
2	Metal Structure	1	1,640.1m ²	1,640.1m ²	13m	Warehouse

- (2) 3 nos. of private car parking spaces (2.5m x 5m);
- (3) 3 nos. of heavy vehicle loading/unloading spaces (12m x 5m); and
- (4) Works area of approval conditions for landscaping, drainage and fencing works.

4.2.2 Please refer to the Proposed Layout Plan at **Appendix 5**.

4.3 Site Area

The Site has an area of about 4,740m², which is identical to previous planning application No. A/HSK/385.

4.4 Operation Hours

The proposed “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” would be operated from 8am to 8pm from Monday to Saturday and no operation on Sundays and Public Holidays, which is identical to previous planning application No. A/HSK/385.

4.5 Drainage

The existing drainage facilities approved under previous planning applications are properly maintained. The Applicant will continue to provide proper maintenance on the drainage facilities. Also, please refer to the relevant compliance letter for the approval condition under previous planning application No. A/HSK/385 at **Appendix 6**.

4.6 Fire Precaution Measures

There were some fire precaution measures provided on the Site under previous planning application No. A/HSK/385. The Applicant will continue to provide proper maintenance on the fire service installations on site and is willing provide some enhancement works, if required. Also, please refer to the relevant compliance letter for the approval condition under previous planning application No. A/HSK/385 at **Appendix 7**.

4.7 Landscape

The existing landscape and tree plantings would be properly maintained. Should there be any reinforcement/maintenance works, the Applicant is willing to plant further trees of species similar to those in the accepted landscaping proposal. Also, please refer to the approved tree preservation and landscape proposal and the relevant compliance letters for the approval conditions under previous planning application No. A/YL-HT/994 at **Appendix 8**.

5. JUSTIFICATIONS

5.1 Previous Planning Permission for Similar Use

The Site was the subject of seven previous planning applications No.: A/YL-HT/480, A/YL-HT/569, A/YL-HT/761, A/YL-HT/935, A/YL-HT/994, A/HSK/135 and A/HSK/385, which were approved by the Board on 23.3.2007, 7.11.2008, 24.2.2012, 27.2.2015, 8.1.2016, 12.4.2019 and 12.8.2022 respectively for the similar uses. The proposed “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” is similar to previous planning application No. A/HSK/385 in terms of the use. Therefore, it is considered that the Site should be allowed for the applied use.

5.2 Minor Amendment to the Previous Planning Application

For meeting the market needs, it is proposed to make a minor amendment to the site use and layout of previous planning application No. A/HSK/385. Compared with previous Planning Application No. A/HSK/385, it is proposed to add the use of “Warehouse (excluding Dangerous Goods Godown)” and a temporary structure for the proposed warehouse.

5.3 In Line with TPB PG No.13G

In accordance with the TPB PG No. 13G – Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses, , the Site falls within the Hung Shiu Kiu and Ha Tsuen New Development Area (NDA), within which for existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. As the Site is not required for implementation of NDA development at this stage, the proposed temporary use could be allowed.

5.4 Maintenance of Existing Facilities on Site

The proposed “Temporary Warehouse (excluding Dangerous Goods Godown)”, Open Storage of Containers and Logistics Centre” use is similar to previous planning application No. A/HSK/385. The existing facilities such as drainage facilities and fire services installations would remain unchanged and be further enhanced, if required.

5.5 Fully Compliance with Previous Planning Conditions

All the approval conditions imposed on the previous planning application No. A/HSK/385 have been satisfactorily complied with. Please refer to the compliance letter for submission of a condition record of the existing drainage facilities on site at **Appendix 6**, the compliance letter for implementation of approved fire service installations proposal at **Appendix 7**. It was demonstrated that the Applicant had provided genuine efforts to comply with the approval conditions in the previous planning application, favourable consideration should be given to the application.

5.6 Compatible with Surrounding Land Uses

The proposed “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” is considered compatible with the neighbouring similar uses of open storages and port back-up uses. In fact, the locality of the Site has been generally occupied by public vehicle parks, open storages and other port back-up uses. The applied use is therefore commensurate with the general demand for providing open storages in the area. It is compatible with the surrounding uses in the area.

5.7 Existence of Planning Permissions for Similar Use Near the Site

5.7.1 There are planning applications for similar temporary port back-up uses approved in the surroundings recently as follows.

Application No.	Proposed Use/Development	Approval Date
A/HSK/450	Temporary Logistics Centre for a Period of 3 Years	9.6.2023
A/HSK/454	Temporary Warehouse, Open Storage of Construction Materials, Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	23.6.2023
A/HSK/457	Proposed Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	14.7.2023
A/HSK/467	Proposed Temporary Warehouse for Storage of Food Provision and Electronic Goods and Shop and Services (Selling of Food Provisions) for a Period of 3 Years	11.8.2023
A/HSK/468	Temporary Logistics Centre with Storage of Exhibition Materials and Recyclable Materials (Plastics, Metal and Paper) with Ancillary Workshop for a Period of 3 Years	11.8.2023

A/HSK/485	Temporary Open Storage of Construction Machinery and Construction Material and Ancillary Site Office for a Period of 3 Years	27.10.2023
A/HSK/456	Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	12.1.2024
A/HSK/500	Temporary Open Storage of Construction Materials and Public Vehicle Park (Private Cars, Light Goods Vehicles and Medium/Heavy Goods Vehicles) for a Period of 3 Years	1.3.2024
A/HSK/507	Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	15.3.2024
A/HSK/509	Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	19.4.2024
A/HSK/512	Temporary Open Storage of Construction Materials with Ancillary Office for a Period of 3 Years	10.5.2024
A/HSK/516	Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouse for Storage of Construction Materials for a Period of 3 Years	7.6.2024
A/HSK/493	Temporary Warehouse for a Period of 3 Years	7.6.2024
A/HSK/521	Temporary Open Storage of Private Car and Ancillary Inspection Centre for a Period of 3 Years	5.7.2024
A/HSK/518	Temporary Open Storage of Scrap Metal and Plastic for a Period of 3 Years	7.6.2024
A/HSK/520	Temporary Logistics Centre and Ancillary Tyre Repair Workshop for a Period of 3 Years	21.6.2024

5.7.2 Given that the similar planning applications were approved in the surrounding area in the same district, the existing use should be allowed on the Site.

5.8 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as the similar use of “Temporary Warehouse (excluding

Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” under the previous Planning Application. All of the planning approval conditions imposed on the previous Planning Application No. A/HSK/385 have been complied with and the existing site condition remains similar to previous planning application. Therefore, it is considered that the proposed temporary development generally reflects the existing site condition. In this respect, no additional drainage, environmental and traffic impacts are anticipated.

6. CONCLUSION

6.1 The Site has been operated to provide port back-up uses for many years. The Applicant seeks the Board's permission for the existing use of "Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre" on the Site under S.16 of the Town Planning Ordinance.

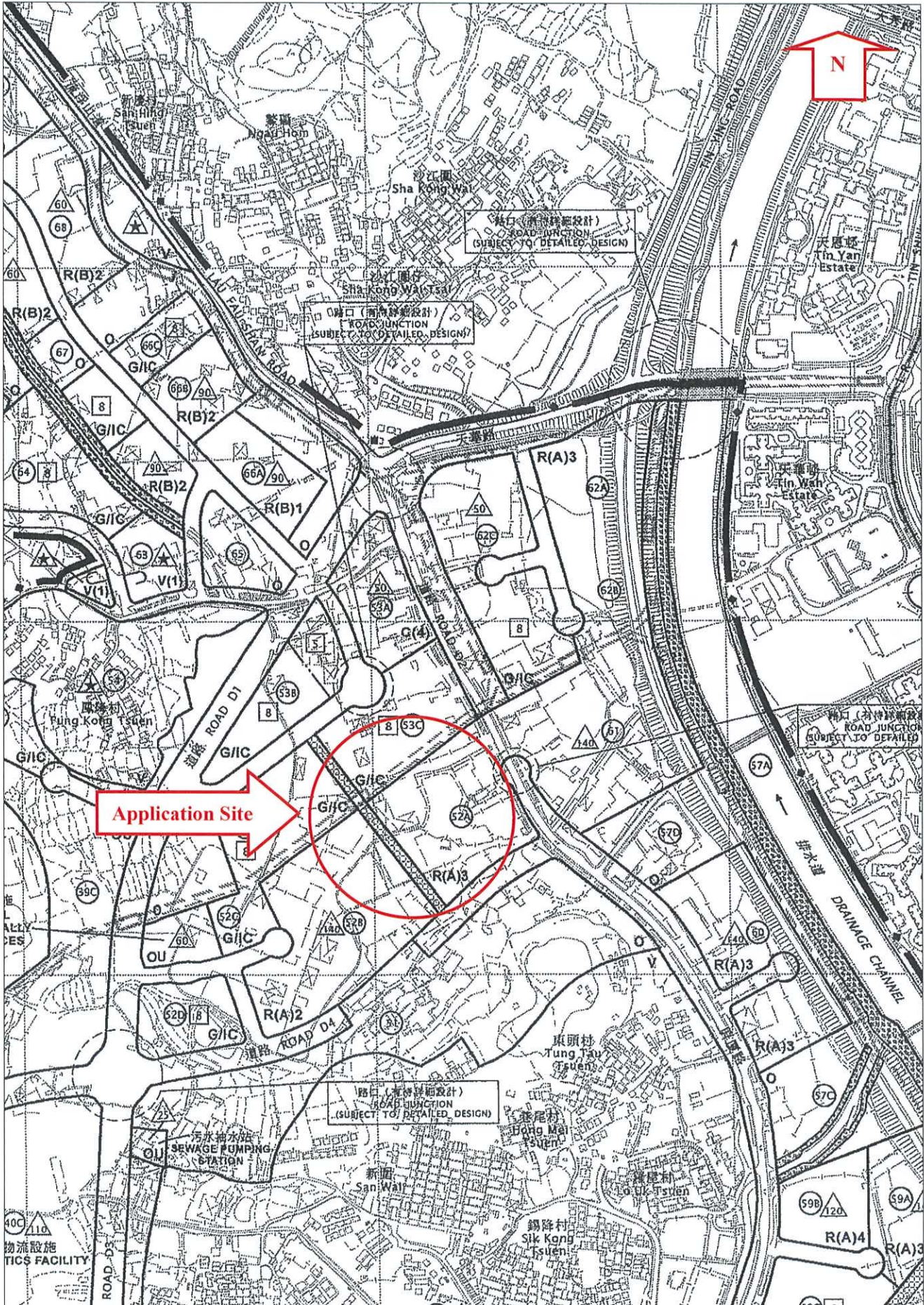
6.2 With regard to the followings:

- previous planning permission for the similar uses;
- minor amendment to previous planning application;
- in line with TPB PG No. 13G;
- maintenance of existing facilities on the Site
- fully compliance with planning approval conditions;
- compatible with surrounding land uses;
- existence of planning permissions for similar uses near the Site; and
- no additional traffic, drainage and environmental impacts,

the Board is requested to approve the planning application for the use of "Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extract of Approved Hung Shui Kiu and Ha Tsuen Outline
Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018
and its Relevant Notes**



For Identification Only

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/ Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre

In addition, the following uses are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys :

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

Remarks

- (a) Except otherwise specified, on land designated “Residential (Group A)1” to “Residential (Group A)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio specified below, or the plot ratio of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>
R(A)1	6.5
R(A)2	6
R(A)3	5.5
R(A)4	5
R(A)5	3.8

- (b) Except otherwise specified, on land designated “Residential (Group A)1” to “Residential (Group A)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) On land designated “Residential (Group A)4” in Planning Areas 1 and 2, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, a maximum site coverage of 42%, and a maximum building height of 12 storeys including car park, or the plot ratio, site coverage and height of the existing building, whichever is the greater. The lowest two floors could be used for commercial and car parking purposes which could have maximum site coverage of 100%.
- (d) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities as required by the Government may also be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and/or building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Bus Depot
Eating Place (Canteen, Cooked Food Centre only)	Columbarium
Educational Institution	Correctional Institution
Exhibition or Convention Hall	Crematorium
Field Study/Education/Visitor Centre	Driving School
Flat (Government Staff Quarters on land designated "G/IC(1)" only)	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Firing Range
Government Use (not elsewhere specified)	Flat (not elsewhere specified)
Hospital	Funeral Facility
Institutional Use (not elsewhere specified)	Helicopter Landing Pad
Library	Helicopter Fuelling Station
Market	Holiday Camp
Place of Recreation, Sports or Culture	Hotel
Public Clinic	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Public Convenience	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Transport Terminus or Station	Off-course Betting Centre
Public Utility Installation	Office
Public Vehicle Park (excluding container vehicle)	Petrol Filling Station
Recyclable Collection Centre	Place of Entertainment
Religious Institution	Private Club
Research, Design and Development Centre	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Rural Committee/Village Office	Refuse Disposal Installation
School	Residential Institution
Service Reservoir	Sewage Treatment/Screening Plant
Social Welfare Facility	Shop and Services
Training Centre	Utility Installation for Private Project
Wholesale Trade	Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

- (8) In any area shown as 'Road', all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

- (9) (a) Temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in subparagraph (a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (11) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

APPENDIX 2

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/HSK/385
dated 26.8.2022**

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

RECEIVED 28 AUG 2022

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.


傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/HSK/385

By Post & Fax 

26 August 2022

Dear Sir/Madam,

Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years in "Residential (Group A) 3", "Government, Institution or Community" Zones and area shown as 'Road', Lots 80 (Part), 89 (Part), 90 (Part), 91 (Part), 92 (Part) and 93 RP (Part) in D.D.125, Ha Tsuen, Yuen Long

I refer to my letter to you dated 4.7.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 12.8.2025 and is subject to the following conditions :

- (a) no operation between 8:00 p.m. to 8:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.11.2022;
- (e) the implementation of the accepted fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;
- (f) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

- (g) if any of the above planning condition (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

Reference should also be made to the relevant documents providing guidance on the fulfillment of conditions in paragraph 2 of Annex C of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes). Your attention is particularly drawn to paragraphs 4-11 of Annex C of the Guidance Notes on how to comply with approval conditions.

This temporary permission will lapse on 13.8.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/701_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 12.8.2022 is enclosed herewith for your reference.

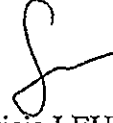
Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 16.9.2022). I will then contact you to arrange a hearing before the TPB which you and/or your

authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Simon Chan of Tuen Mun & Yuen Long West District Planning Office at 2158 6373. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

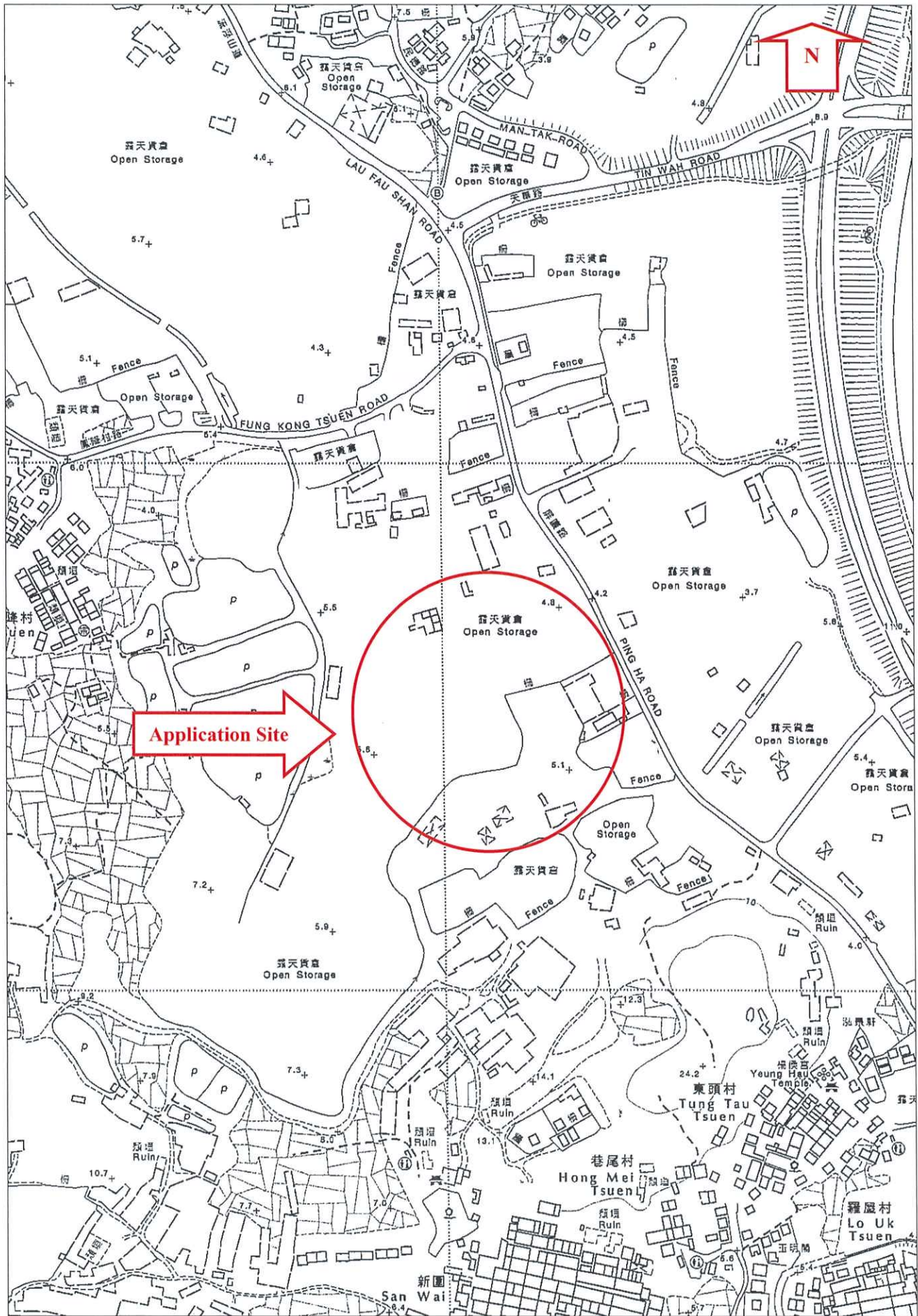
List of Government Department Contacts

(Application No. A/HSK/385)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	施穎琦女士 Ms. SY Wing Kei, Vicky	2300 1347	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775

APPENDIX 3

Location Plan



For Identification Only

APPENDIX 4

Site Plan (Lot Index Plan)

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification, (2) there may be time lag between an update and the related changes taken place, and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處
Survey and Mapping Office
Lands Department

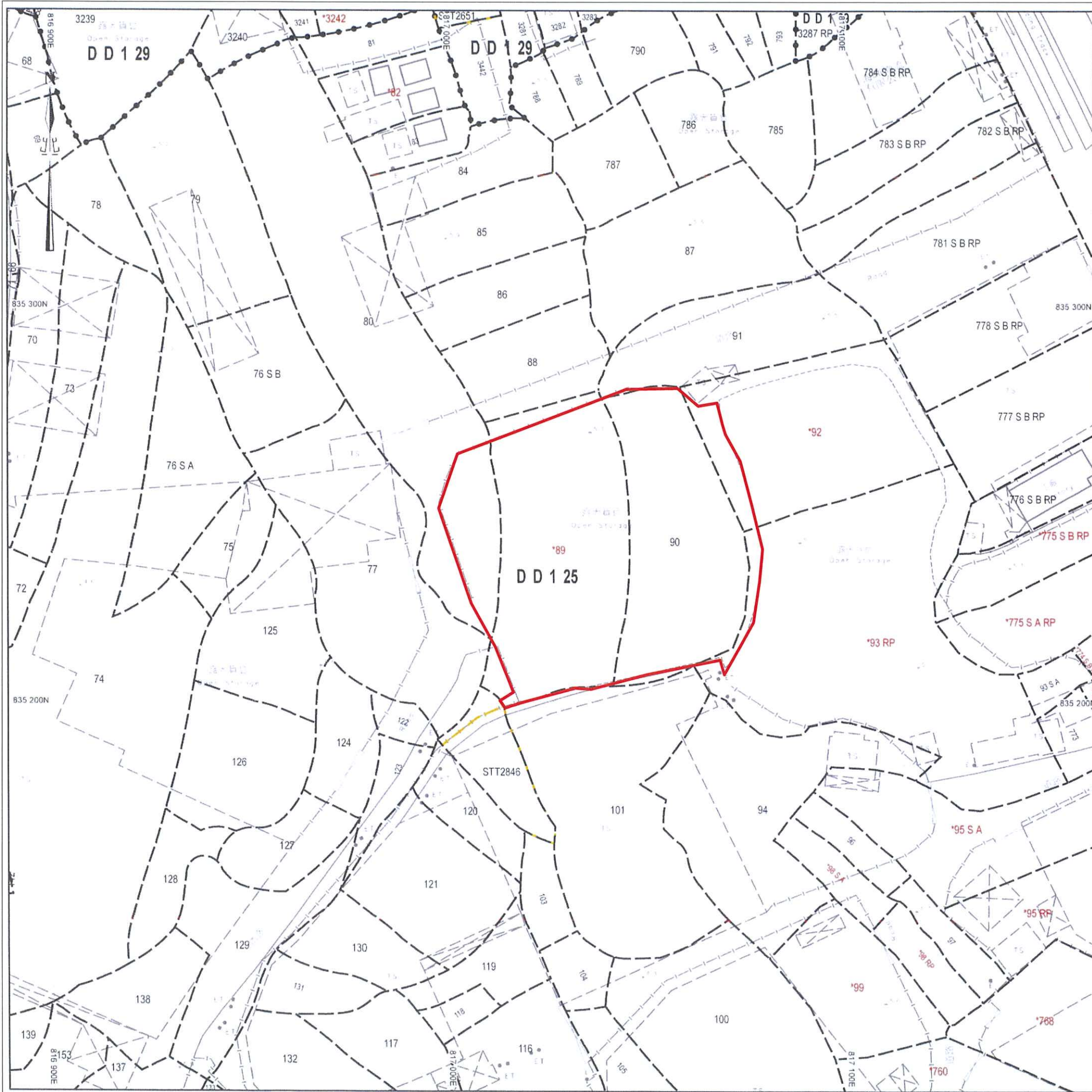
香港特別行政區政府 — 版權所有
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For Identification Only

Application Site

Locality :
Lot Index Plan No. : ags_S00000086615_0001
District Survey Office : Lands Information Center
Date :17-Dec-2021
Reference No. : 6-NW-2C



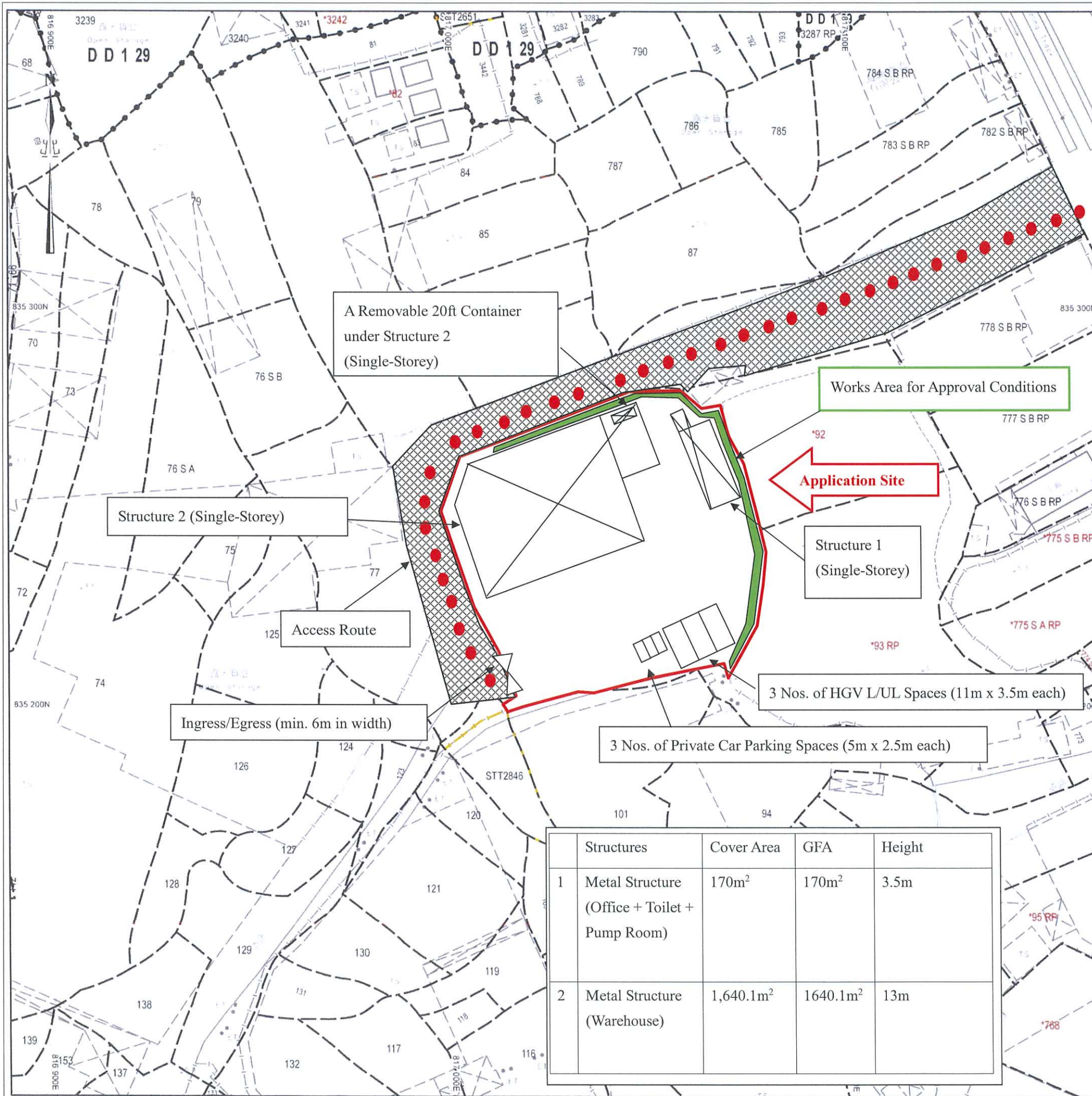
APPENDIX 5

Proposed Layout Plan

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

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地政總署測繪處
Survey and Mapping Office
Lands Department

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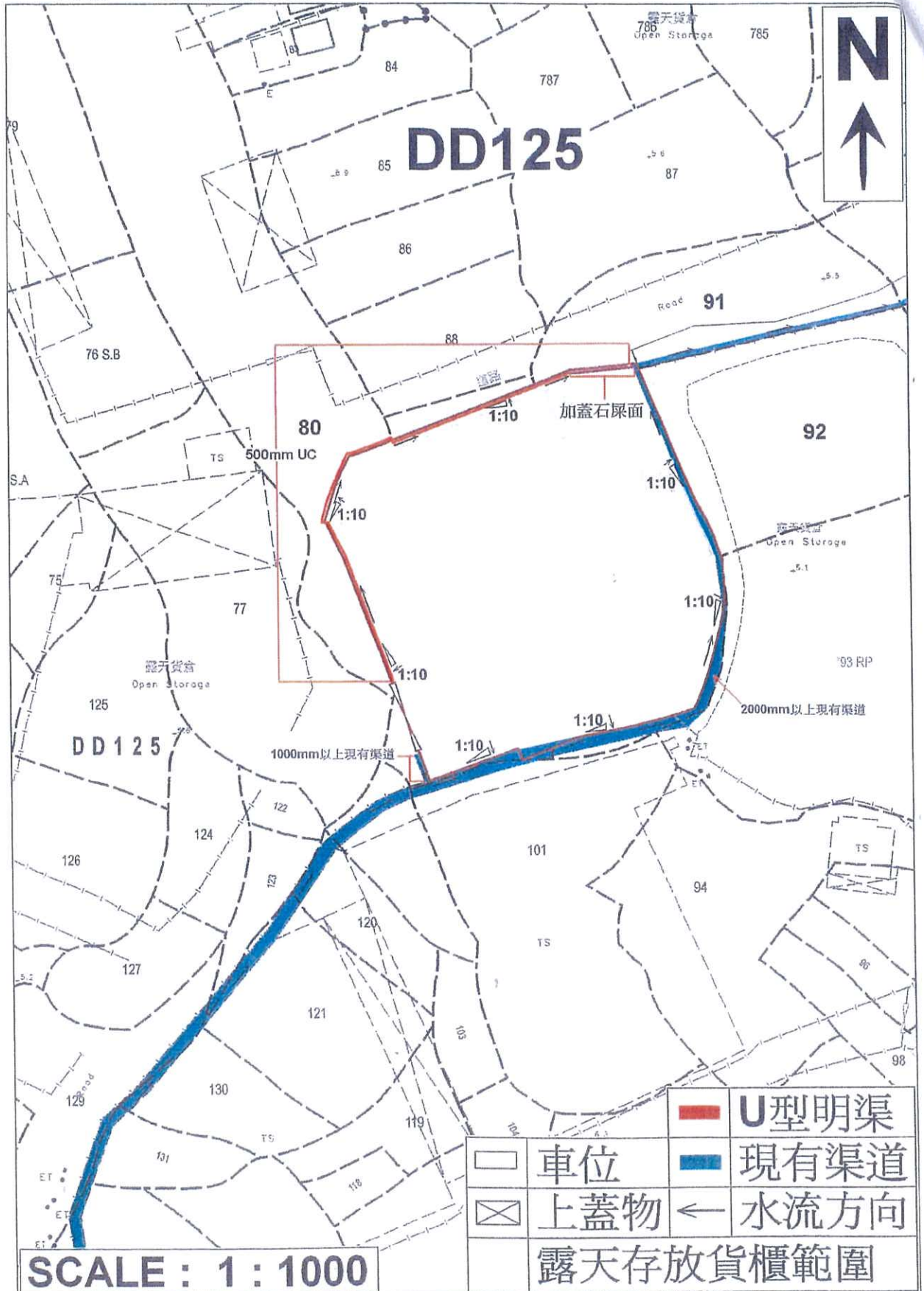
For Identification Only Application Site

Locality :
Lot Index Plan No. : ags_S00000086615_0001
District Survey Office : Lands Information Center
Date : 17-Dec-2021
Reference No. : 6-NW-2C

APPENDIX 6

**The Approved Drainage Proposal and the Relevant
Compliance Letter for Submission of a Condition Record of
Existing Drainage Facilities on Site
under Previous Planning Application No. A/HSK/385**

附頁 2：渠務建議計劃圖



規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路1號
沙田政府合署14樓



By Fax () & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

RECEIVED 12 JAN 2023

11 January 2023

來函檔號	Your Reference	
本署檔號	Our Reference	() in TPB/A/HSK/385
電話號碼	Tel. No.:	2158 6295
傳真機號碼	Fax No.:	2489 9711

Dear Sir/Madam,

Compliance with Approval Condition (d)
Planning Application No. A/HSK/385

I refer to your submission dated 22.12.2022 regarding the submission of a condition record of the existing drainage facilities on the site for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with. Detailed departmental comments are at Appendix I.

Should you have any queries on the above, please contact Ms. Vicky SY (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DSD (Attn: Ms. Vicky SY)

Internal

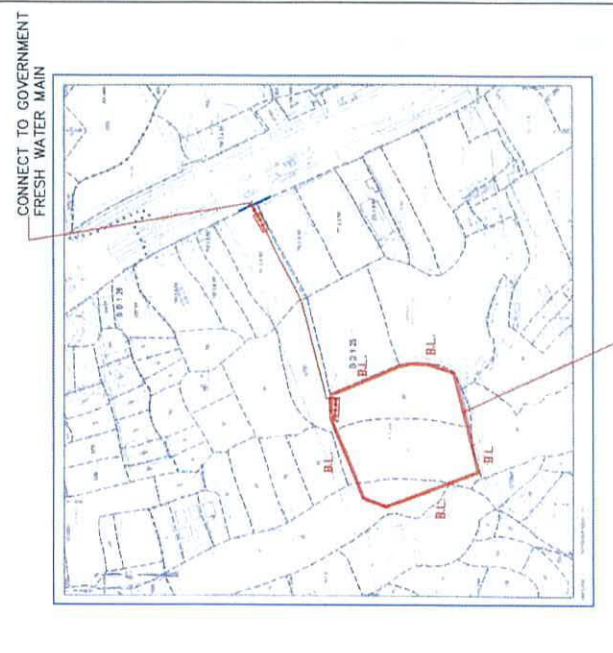
CTP/TPB2

我們的理想 · 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



APPENDIX 7

**The Approved Fire Service Installations Proposal and the
Relevant Compliance Letter for Implementation of the
Approved Fire Service Installations Proposal under
Previous Planning Application
No. A/HSK/385**



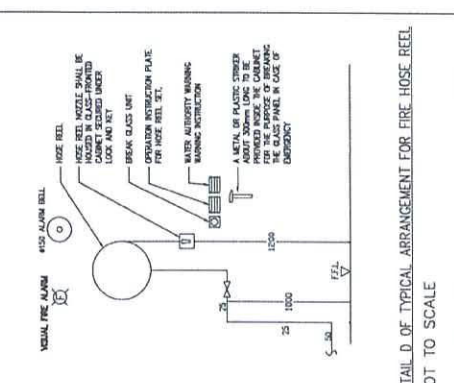
FSI CONSULTANT:
GLOBAL ENG CONSULTANTS LTD
ROOM 603E SILICON TOWER,
88 LARCH STREET, HONG KONG
Tel: 852 38192348
Email: gecn@gnec.com.hk

FSI CONTRACTOR:
EAST POWER ENGINEERING LIMITED

PROJECT:
TEMPORARY OPEN STORAGE OF CONTAINERS AND LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 80(PART), 89(PART), 90(PART), 91(PART), 92(PART) IN D.O.D.125, HA TSUEN, YUEN LONG, N.T.

TITLE:
SCHEMATIC PIPING DIAGRAM FOR FIRE HOSE REEL
DIAGRAM FOR F.S. INSTALLATION SCHEMATIC
SYSTEM FIXED FIRE PUMP SCHEMATIC
SCHEMATIC AS SHOWN IN SECTION PLAN
DETAIL FOR PUMP CHECK VALVE OF WATER
AUTOMATICALLY LEGIBLE NOTES, COLOUR CODE FOR
REEL'S SIZE AND TYPICAL ARRANGEMENT OF HOSE
REEL.

SCALE: DRAWN BY: BARRY
NOT TO SCALE DESIGNED BY: BARRY
DATE: 07-04-2021
CHK'D BY: NG L.C.
CONTRACT NO.: F/S/01
SHEET: 2



USE OF WATER FROM FIRE SERVICE FOR PURPOSES OTHER THAN FIRE FIGHTING IS STRICTLY PROHIBITED
Office of the Water Authority
WARNING MESSAGE PLATE OF WATER AUTHORITY

消防用水 嚴禁作他用
水務監督辦事處

USE OF WATER FROM FIRE SERVICE FOR PURPOSES OTHER THAN FIRE FIGHTING IS STRICTLY PROHIBITED
Office of the Water Authority
WARNING MESSAGE PLATE OF WATER AUTHORITY

LEGEND 1

1. CHECK SWITCH CHANGEOVER ASSEMBLY

2. MFA CONTROL PANEL AT ON PANEL

3. GATE VALVE

4. BRAIN VALVE C/V PLUG

5. FLY-TRIP STANDER

6. AUTOMATIC AIR VENT

7. FIXED FIRE PUMP

8. STRAINER

9. FIRE HOSE REEL, 30MPH/PLAN

10. MAN. AUTOMATIC FIRE PUMP STARTER

11. DIRECT ON LINE PUMP STARTER

12. 0.5 TNM SWITCH

13. 8 TNM FUSE SWITCH

14. 6 TNM ROLLER CASE

15. AUTOMATIC CIRCUIT BREAKER

16. SUPPLY CO'S METER

17. TERMINAL BOX

18. CIRCUIT BREAKER BOARD

19. BALL FLIGHT VALVE

20. MFA 30MPH/PLAN/COIL

21. EXISTING PIPING/CONDUIT/CABLE

22. MFL ABOVE FINISHED FLOOR LEVEL

23. DOWN FALL RELAY

24. PRESSURE SWITCH

25. PRESSURE GAUGE AND BALL VALVE

26. SIG CODE PORTABLE FIRE EXTINGUISHER

27. SIG 0RT POWER PORTABLE FIRE EXTINGUISHER

28. MANUAL FIRE ALARM CALL POINT

29. FIRE ALARM BELL

30. WEATHER PROOF TYPE FIRE ALARM CALL POINT (BREAK GLASS TYPE)

31. WEATHER PROOF TYPE FIRE ALARM BELL

32. VISUAL FIRE ALARM

INSTALLATION DETAIL FOR 50mm CHECK METER POSITION (N.T.S.)

FIRE SERVICE NOTES

1. ALL SIGHTS OF FIRE HOSE REEL SYSTEM WITH A 200L F.S. PUMP SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS.

2. THE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS.

3. ALL FIRE PIPES SHALL BE KEEN ON GALVANIZED STEEL THE CORROSION TO IS 1207 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS.

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7. ALL FIRE PIPES SHALL BE KEEN ON GALVANIZED STEEL THE CORROSION TO IS 1207 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS.

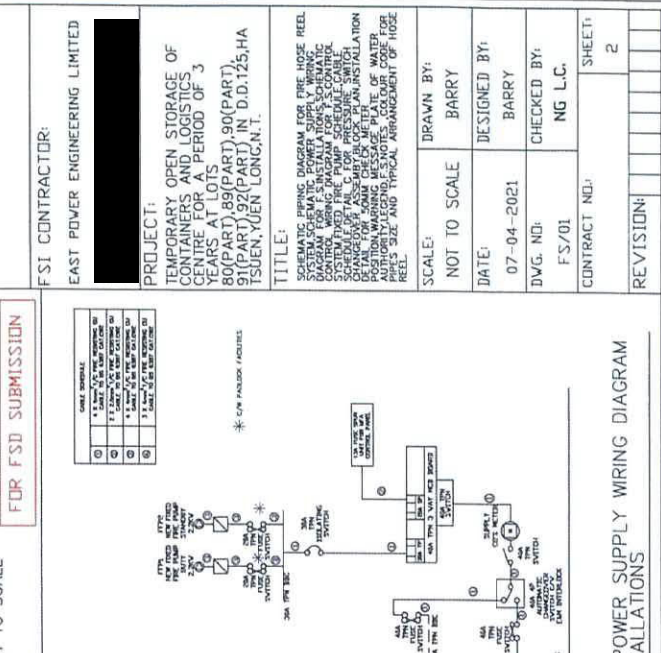
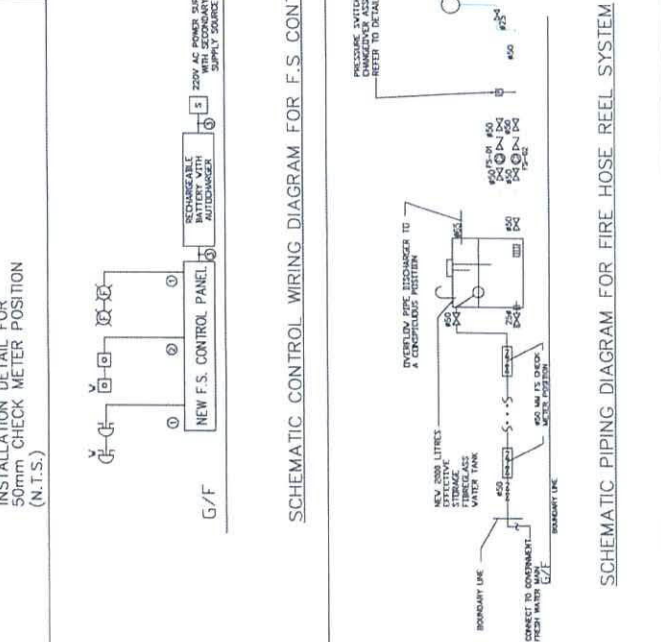
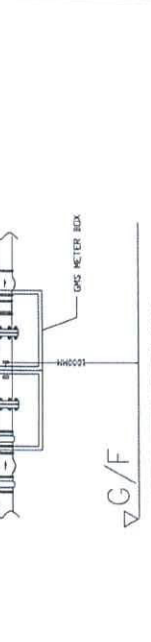
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11. ALL FIRE PIPES SHALL BE KEEN ON GALVANIZED STEEL THE CORROSION TO IS 1207 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS.

12. ALL FIRE PIPES SHALL BE KEEN ON GALVANIZED STEEL THE CORROSION TO IS 1207 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS. ACTIVATION WITH P.A.M. 4.4 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 SHALL BE PROVIDED TO THE RELEVANT BLINDERS.



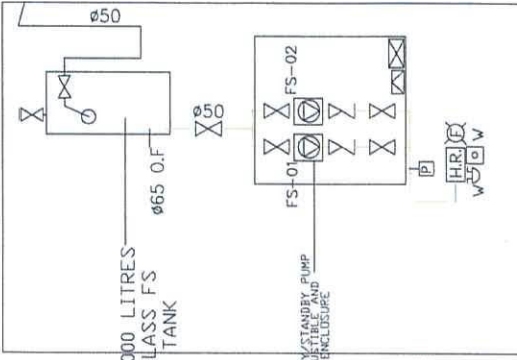
CABLE SCHEDULE

1	1. 1. 1.5mm ² T.Y.C. (RESISTANCE DI CABLE CONFORM TO BS 6387 045 02)
2	2. 2. 1.5mm ² T.Y.C. (RESISTANCE DI CABLE CONFORM TO BS 6387 045 02)
3	3. 2. 2.5mm ² T.Y.C. (RESISTANCE DI CABLE CONFORM TO BS 6387 045 02)

FIRE HOSE REEL SYSTEM


SCHEMATIC PIPING DIAGRAM FOR FIRE HOSE REEL SYSTEM

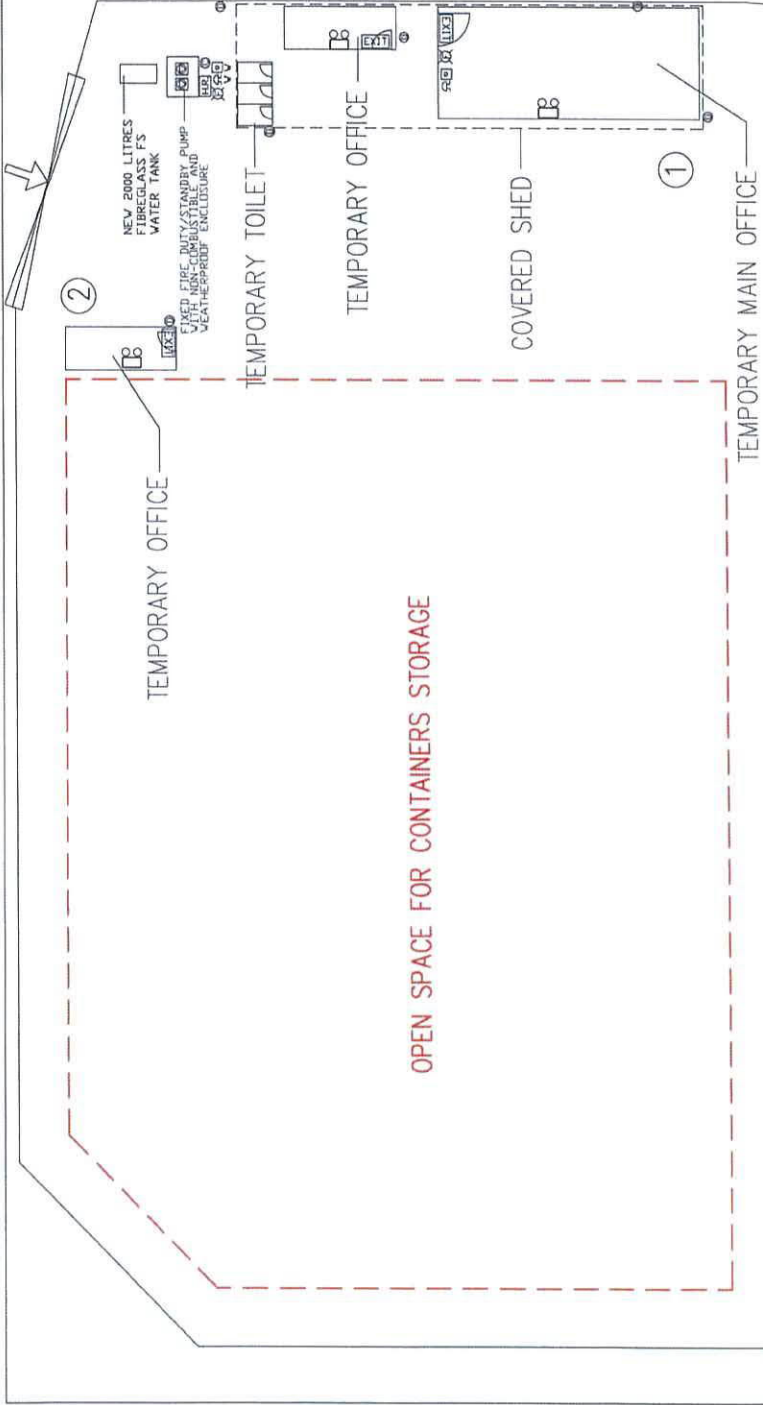
SCHEMATIC POWER SUPPLY WIRING DIAGRAM FOR F.S. INSTALLATIONS



DETAIL OF FS PUMP ARRANGEMENT

FOR FSD SUBMISSION

FSI CONSULTANT:  GLOBAL ENG CONSULTANTS LTD ROOM 903 3/F SELCON TOWER 1000, North Bridge Road, Singapore 070491 Email: globaleng@global.com Tel: 31882546	
FSI CONTRACTOR: EAST POWER ENGINEERING LIMITED <div style="background-color: black; height: 15px; width: 100%;"></div>	
PROJECT: TEMPORARY OPEN STORAGE OF CONTAINERS AND LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 80(PART) 89(PART) 90(PART), 91(PART) 92(PART) IN D.D.125/HA ISUEN, TUEN LONG, N.I.	
TITLE: PROPOSED FIRE SERVICE LAYOUT PLAN	
SCALE: 1:100 @A0	DRAWN BY: BARRY
DATE: 07-04-2021	DESIGNED BY: BARRY
DWG. NO: FS/02	CHECKED BY: NG L.C.
CONTRACT NO.:	SHEET: 2
REVISION:	



BLOCK PLAN
NOT TO SCALE

FDR Plan# SUBMISSION

FSI CONSULTANT:
GLOBAL ENG CONSULTANTS LTD

PROJECT:
TEMPORARY OPEN STORAGE OF CONTAINERS AND LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 80(PART) 89(PART) 90(PART) 91(PART) 92(PART) IN D.D.125.HA ISHUN, YUEN LONG, N.T.

TITLE:
PROPOSED FIRE SERVICE LAYOUT PLAN
(RNTPC PAPER NO.A/HSK/135)

SCALE:	1:100	DESIGNED BY:	BARRY
DATE:	07-04-2021	CHECKED BY:	NG L.C.
DWG. NO:	FS/01	CONTRACT NO:	
DRAWN BY:	BARRY	SHEET:	1
DESIGNED BY:	BARRY	REVISION:	
CHECKED BY:	NG L.C.		
CONTRACT NO:			
SHEET:	1		
REVISION:			

- FIRE SERVICE NOTES**
1. ALL OFFERED FIRE SERVICE SHALL BE PROVIDED TO THE TEMPORARY OFFICE AND TO THE TEMPORARY STORAGE CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 80(PART) 89(PART) 90(PART) 91(PART) 92(PART) IN D.D.125.HA ISHUN, YUEN LONG, N.T. WHERE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 100 METRES.
 2. THE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE OTHER OF PRACTICES FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
 3. THE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE OTHER OF PRACTICES FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
 4. THE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE OTHER OF PRACTICES FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
 5. THE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE OTHER OF PRACTICES FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
 6. THE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE OTHER OF PRACTICES FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
 7. THE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE OTHER OF PRACTICES FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
 8. THE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE OTHER OF PRACTICES FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
 9. THE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE OTHER OF PRACTICES FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
 10. THE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE OTHER OF PRACTICES FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.

LEGEND

☐	REARER PROOF FIRE ALARM CALL POINT (BREAK GLASS TYPE)	☐	5KG CO2 PORTABLE FIRE EXTINGUISHER
☐	MANUAL FIRE ALARM CALL POINT (BREAK GLASS TYPE)	☐	4KG DRY POWDER PORTABLE FIRE EXTINGUISHER
☐	REARER PROOF TYPE FIRE ALARM BELL	☐	EXT
☐	FIRE ALARM BELL	☐	HOSE REEL SET
☐	VISUAL FIRE ALARM	☐	FIRE PUMP
☐	EMERGENCY LIGHT		

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Fax [redacted] & Post

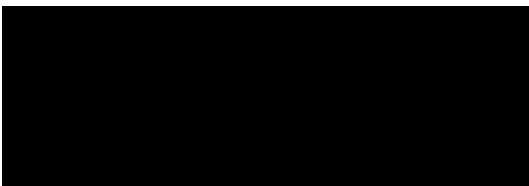
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

25 October 2022

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/385
電話號碼 Tel. No.: 2158 6295
傳真機號碼 Fax No.: 2489 9711

RECEIVED 25 OCT 2022



Dear Sir/Madam,

Compliance with Approval Condition (c) Planning Application No. A/HSK/385

I refer to your submission dated 28.9.2022 regarding the implementation of the accepted fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with. Detailed departmental comments are at **Appendix I**.

Should you have any queries on the above, please contact Mr. CHOI Wai-lun (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c. D of FS (Attn: Mr. WONG Ho-yin)
Internal CTP/TPB2

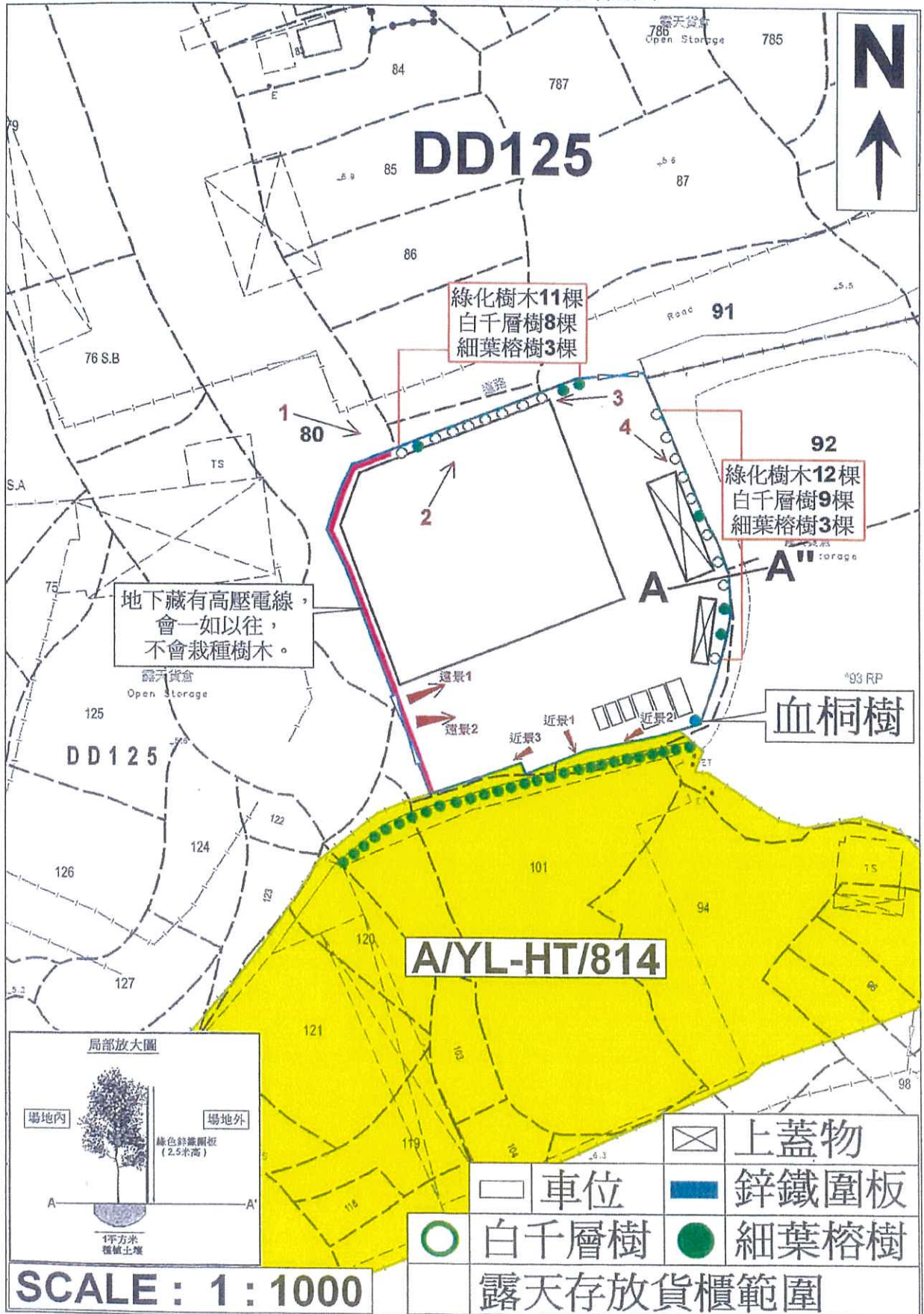
我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



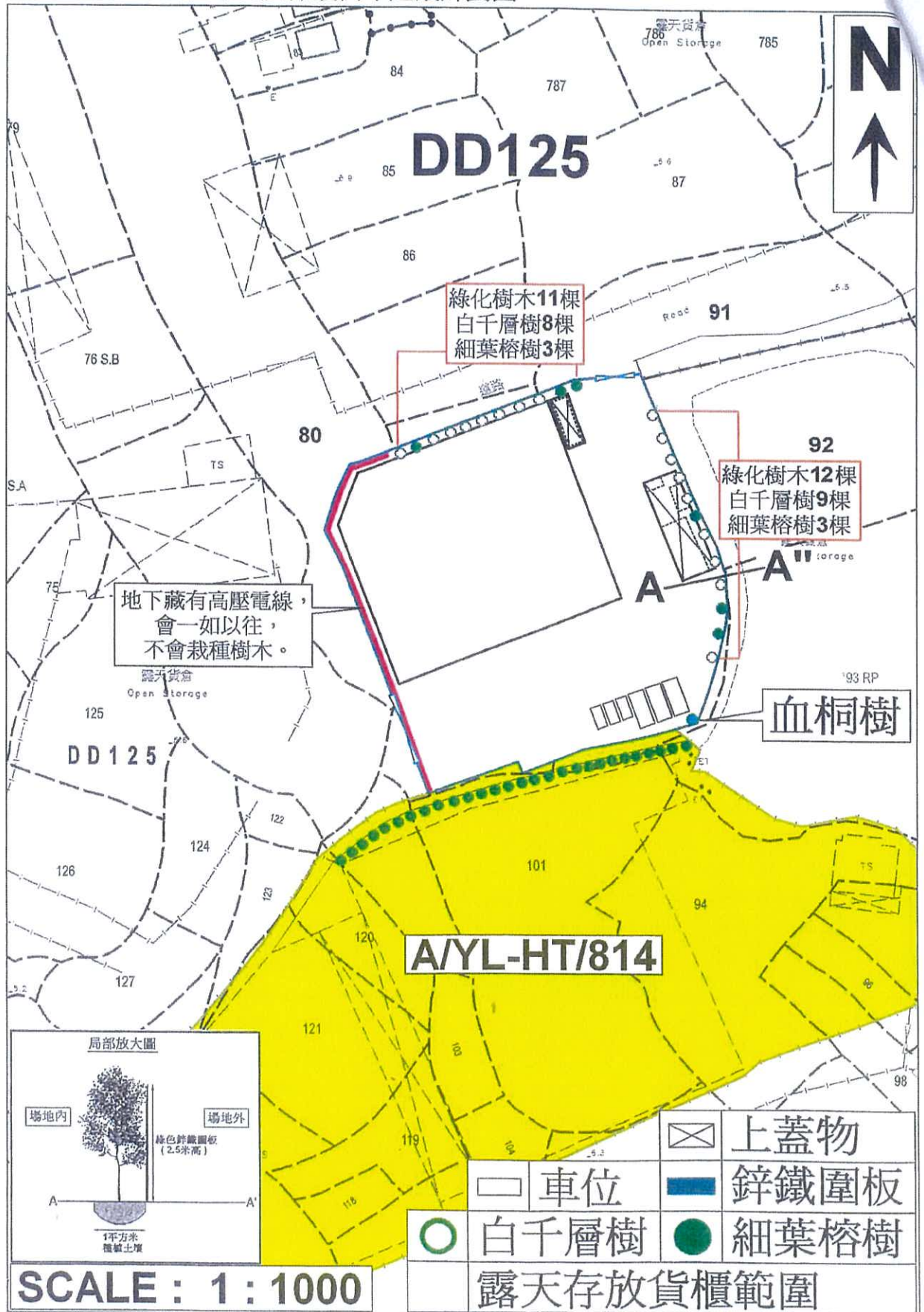
APPENDIX 8

**The Approved Tree Preservation and Landscape Proposal
and the Relevant Compliance Letters for Submission and
Implementation of the Tree Preservation and Landscape
Proposal under Previous Planning Application
No. A/YL-HT/994**

附頁 1： 前申請（檔案 A/YL-HT/994）
獲接納的美化環境及保護樹木建議計劃圖



附頁 2：美化環境及保護樹木建議計劃圖



APPENDIX 9

Site Photo

Site Photo

Application Site

