

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/HSK/461**
關於申請編號 A/HSK/461 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/HSK/461		
Location/address 位置/地址	Lots 95 S.A (Part), 95 RP (Part) and 97 (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories 新界元朗厦村丈量約份第 125 約地段第 95 號 A 分段 (部分)、第 95 號餘段 (部分) 及第 97 號 (部分)		
Site area 地盤面積	About 約 2,290 sq. m 平方米		
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2		
Zoning 地帶	"Residential (Group A) 3" and area shown as 'Road' 「住宅(甲類)3」及顯示為「道路」的地方		
Type of Application 申請類別	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區的臨時用途/發展為期 3 年		
Applied use/ development 申請用途/發展	Temporary Logistics Centre for a Period of 3 Years 臨時物流中心 (為期 3 年)		
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	-	-
	Non-domestic 非住用	About 約 1,780	About 約 0.78
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	7	
Building height/ No. of storeys 建築物高度/層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	Not more than 不多於 12	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 2	Storey(s) 層
Site coverage 上蓋面積	About 約 72 %		

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 Medium/Heavy Goods Vehicle Spaces 中／重型貨車車位	2 2
--	---	----------------

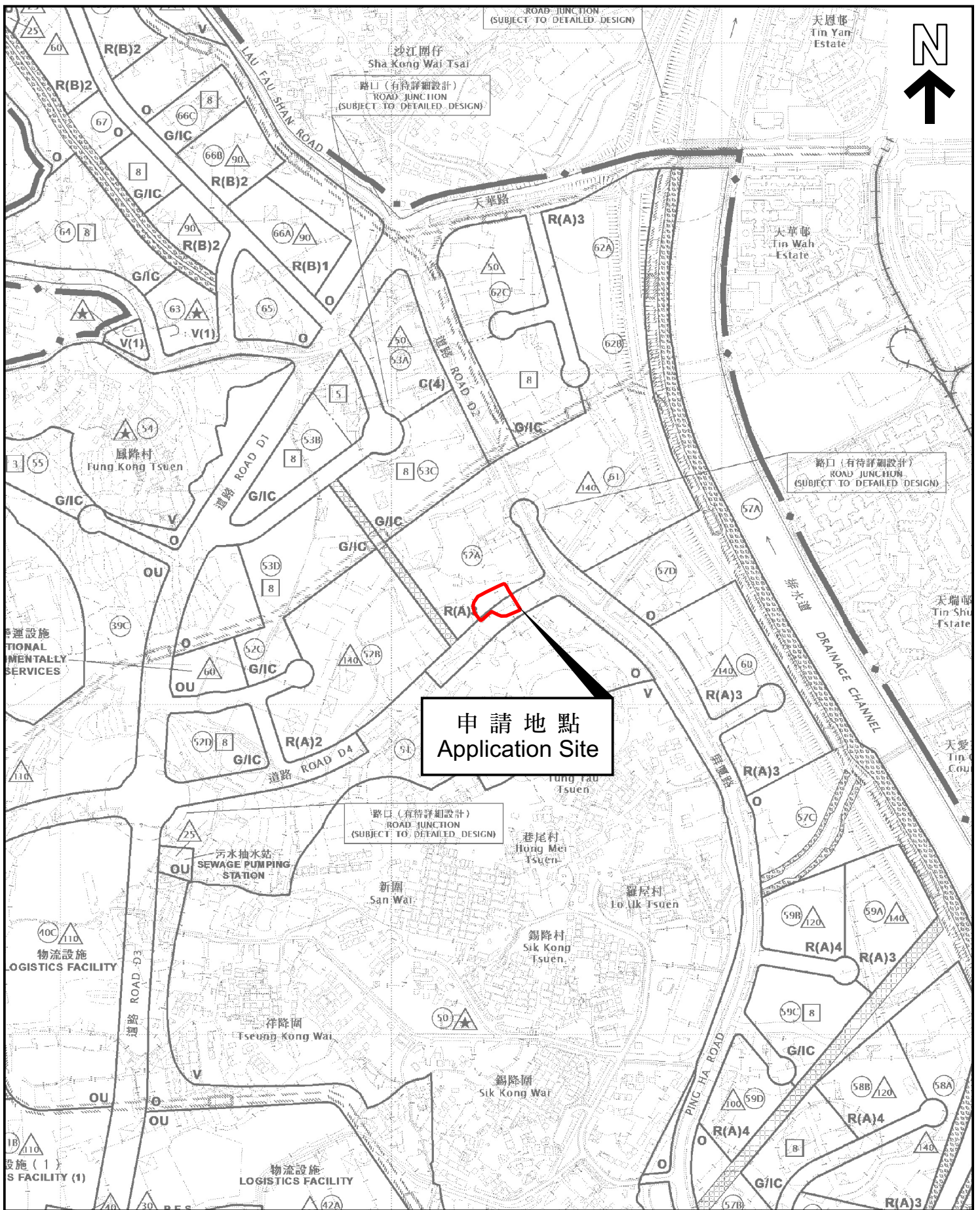
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided 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.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan with vehicular access 位置圖連車輛通道</u>		
<u>Lot index plan 地段索引圖</u>		
<u>As-built drainage plan 已建排水設施圖</u>		
<u>Fire service installations plan 消防裝置圖</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Estimated trip generation 預計車輛流量</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.

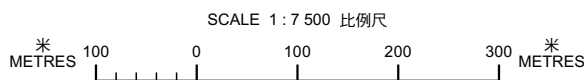
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點
Application Site

本摘要圖於2023年5月25日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號 S/HSK/2
EXTRACT PLAN PREPARED ON 25.5.2023
BASED ON OUTLINE ZONING PLAN No.
S/HSK/2 APPROVED ON 16.10.2018

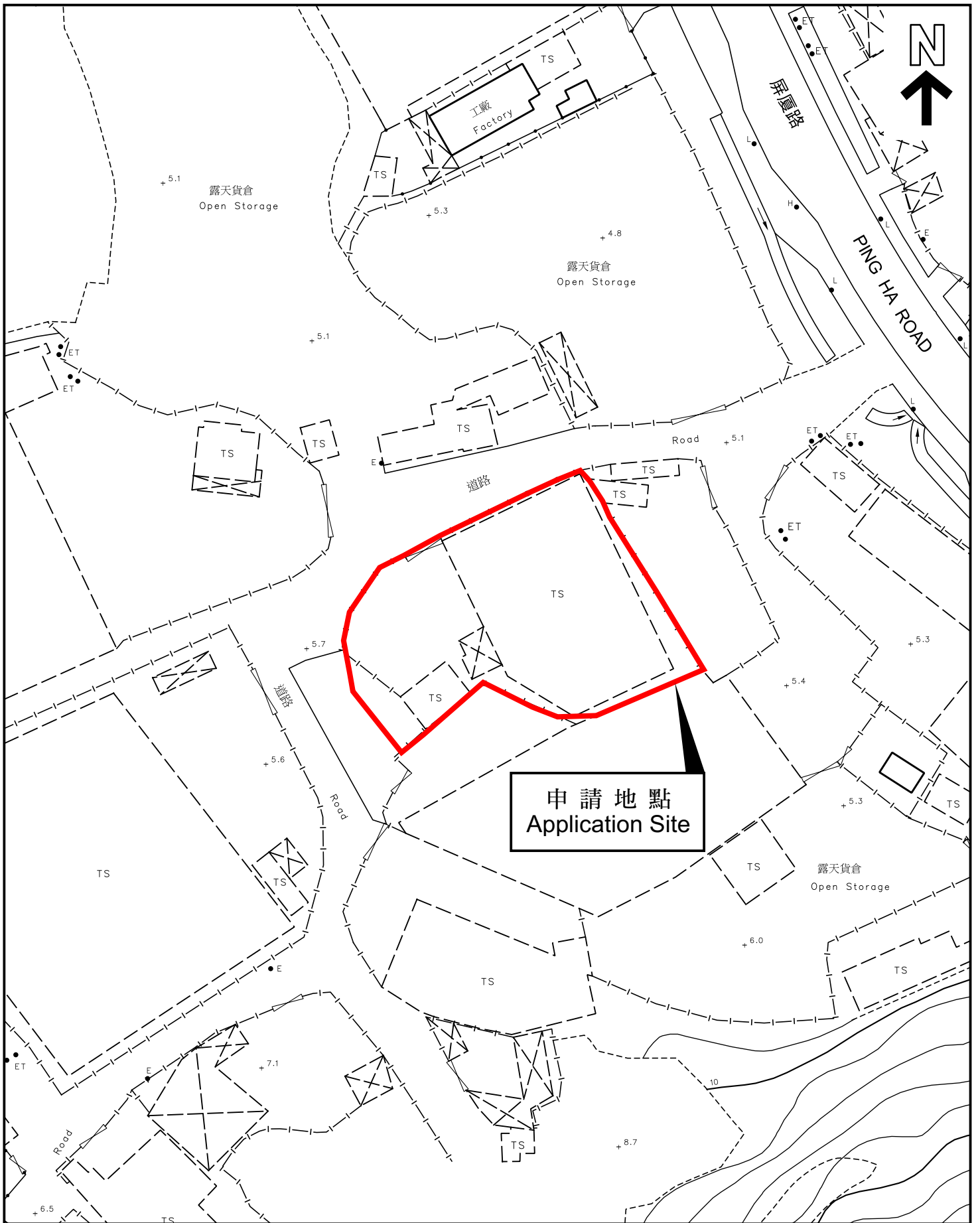
位置圖 LOCATION PLAN



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/HSK/461



申請地點
Application Site

本摘要圖於2023年5月25日擬備，
所根據的資料為測量圖編號 6-NW-2C
EXTRACT PLAN PREPARED ON 25.5.2023
BASED ON SURVEY SHEET No.
6-NW-2C

平面圖 SITE PLAN

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/HSK/461

申請編號 Application No. : A/HSK/461

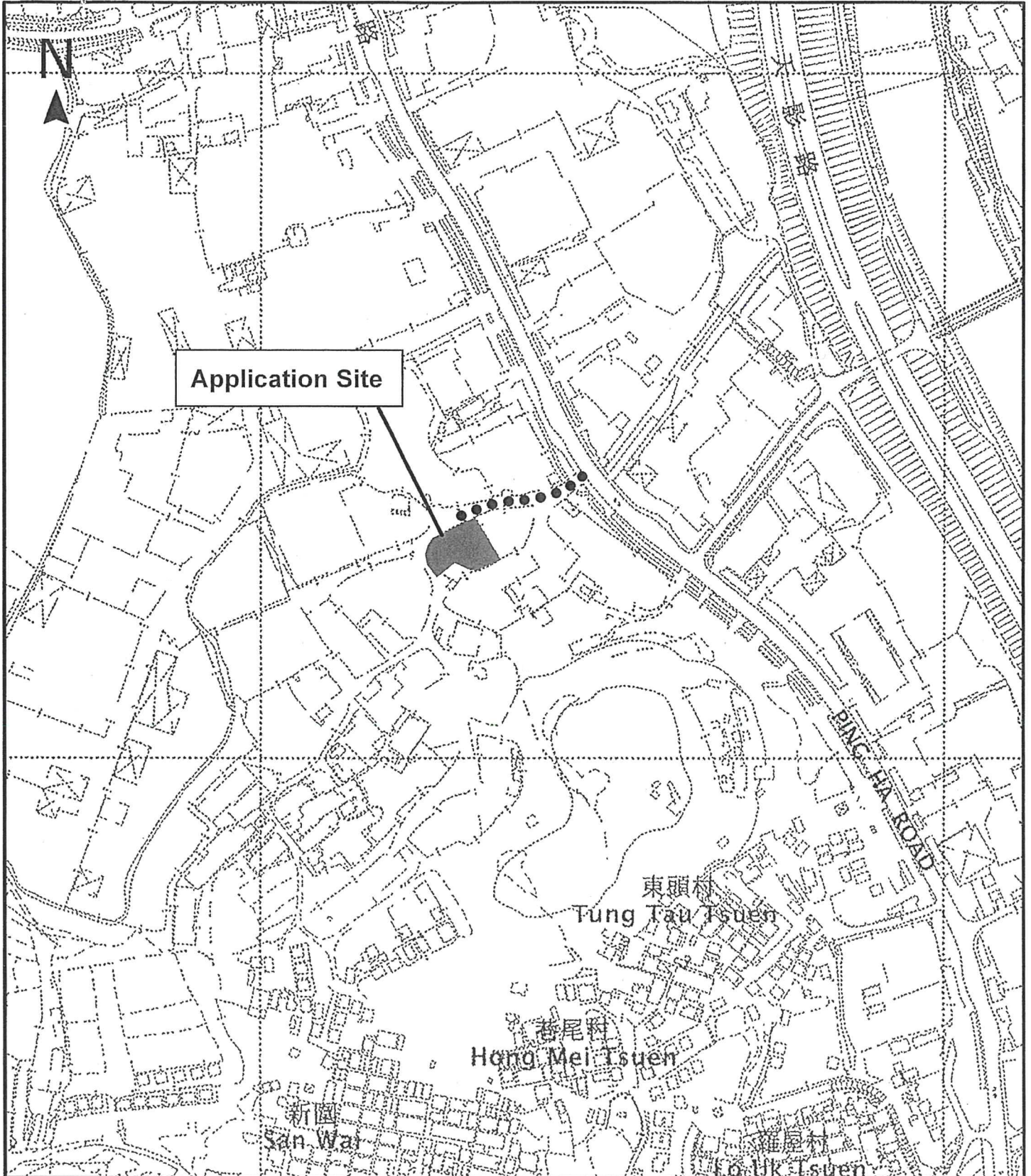
備註 Remarks

申請人要求批給規劃許可，准許將申請地點用作臨時物流中心，為期三年。申請地點現時被規劃為「住宅(甲類)3」地帶及顯示為「道路」的地方。申請地點將設置7幢總樓面面積約1,780平方米及高度不多於12米(不多於兩層)的臨時構築物。場內設有2個中/重型貨車上落貨車位。營運時間為星期一至星期六上午八時至下午八時。星期日及公眾假期休息。

The applicant seeks planning permission to use the application site (the Site) for temporary logistics centre for a period of 3 years. The Site is currently zoned as “Residential (Group A) 3” and area shown as ‘Road’. 7 temporary structures with a total floor area of about 1,780 m² and building height of not more than 12m (not more than 2 storeys) will be erected on the Site. 2 loading/unloading bays for medium/heavy goods vehicles are provided on site. Operation hours are from 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 95 S.A(Part), 95 R.P(Part), 97(Part) in D.D. 125, Ha Tsuen, Yuen Long

Drawing Title 圖紙標題:

Location Plan



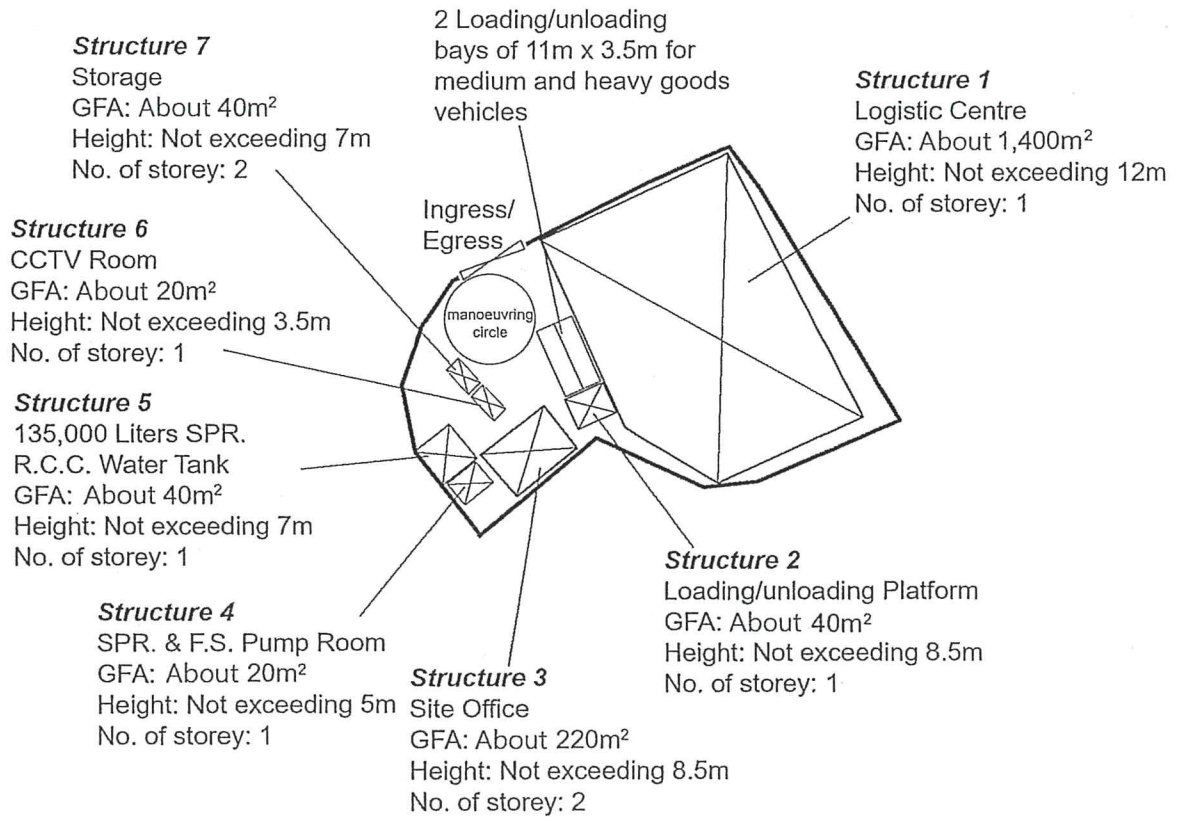
Remarks 備註:

●●● Vehicular access leading from Ping Ha Road

Drawing No. 圖號:

20230417

Scale 比例:



申請編號 Application No. : A / HSK / 461

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 95 S.A(Part), 95 R.P(Part), 97(Part) in D.D. 125, Ha Tsuen, Yuen Long

Drawing Title 圖紙標題:

Layout Plan

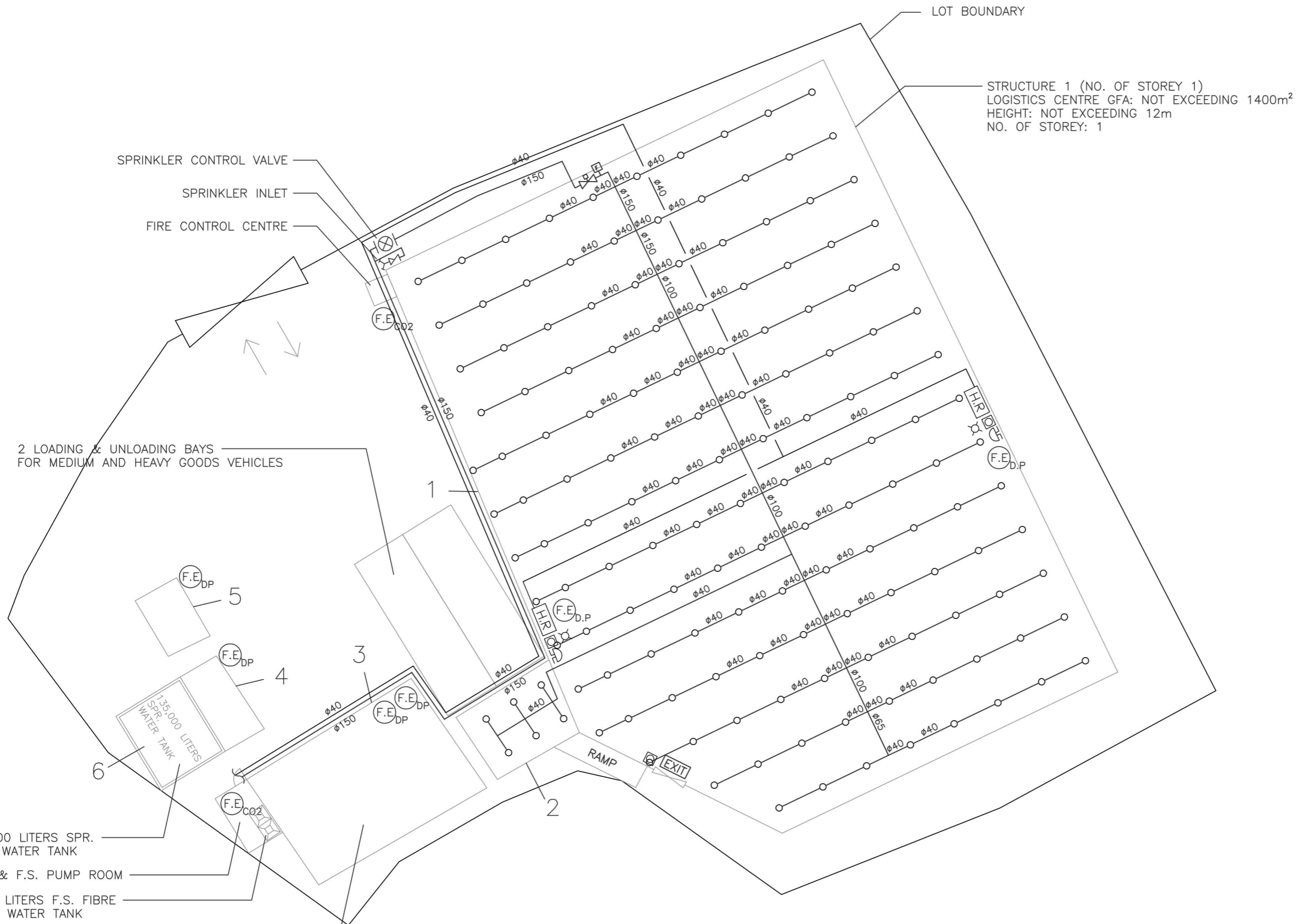


Drawing No. 圖號:

20230524

Remarks 備註:

Scale 比例:



SPRINKLER CONTROL VALVE
 SPRINKLER INLET
 FIRE CONTROL CENTRE

2 LOADING & UNLOADING BAYS
 FOR MEDIUM AND HEAVY GOODS VEHICLES

135,000 LITERS
 SPR. WATER TANK
 SPR. & F.S. PUMP ROOM
 2,000 LITERS F.S. FIBRE
 GLASS WATER TANK

STRUCTURE 3 (NO. OF STOREY 2)
 SITE OFFICE GFA: NOT EXCEEDING 220m²
 HEIGHT: NOT EXCEEDING 8.5m

STRUCTURE 1 (NO. OF STOREY 1)
 LOGISTICS CENTRE GFA: NOT EXCEEDING 1400m²
 HEIGHT: NOT EXCEEDING 12m
 NO. OF STOREY: 1

NO	STRUCTURE CONTENT:	APPROXIMATED AREA (m ²)
1.	TEMPORARY LOGISTICS CENTRE	1400
2.	LOADING AND UNLOADING PLATFORM	40
3.	SITE OFFICE	220
4.	SHED STRUCTURE FOR LOADING AND UNLOADING AREA	36
5.	SITE OFFICE	36
6.	SPRINKLER WATER TANK	80

REV	DESCRIPTION	DATE	BY
E	REVISION	19-09-2020	CAD
D	REVISION	20-08-2020	CAD
C	REVISION	22-06-2020	CAD
B	REVISION	28-01-2019	KH
A	FSD SUBMISSION	29-05-2017	HY

FSI CONTRACTOR
East Power Engineering Limited

PROJECT
 TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3
 YEARS AT LOTS 95 (PART), 97 (PART) AND 768
 (PART) IN D.D. 125, HA TSUEN, YUEN LONG.

DRAWING TITLE
 FIRE SERVICES INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng. T	28-01-2019
DESIGNED BY	KH	Eng. T	28-01-2019
CHECKED BY	CM	PM	28-01-2019
APPROVED BY	-	-	-
PROJECT NO.	10435		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10435-FS02		
SCALE	1 : 250	REVISION	E

申請編號 Application No. : A / HSK / 461
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.