

S.16 Planning Application

The Renewal of Planning Approval for Temporary Warehouse
for Storage of Construction Materials with Ancillary Workshop
and Site Office for a Period of 3 Years at Lots 1018 S.B, 1156,
1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119,
Kung Um Road, Yuen Long, N.T.

Prepared by: Ever United Planning and Development Limited

April 2025

Executive Summary

The application site is situated at Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T. The size of the application site is about 3,630m².

The application site is subject to the latest planning permission No. A/YL-TYST/1167 for temporary warehouse for storage of construction materials with ancillary workshop and site office for a period of 3 years. All planning approval conditions of the latest permission have been complied. In order to continue the use, this planning application under S. 16 of the Town Planning Ordinance intended to apply for the renewal of planning approval for the temporary warehouse for storage of construction materials with ancillary workshop and site office for a period of 3 years on the application site.

According to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14, the application site is currently zoned 'Undetermined' ("U"). The proposed use matches with the planning intention of the "U" zone which is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. Besides, the application site is subject to six planning permissions for open storage use and temporary warehouse for storage use since 2007. It is not a new development on green site. The applicant will be due diligence in complying all approval conditions.

According to the *"Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)"*, the application site is located on "Category 1 Areas" which are considered suitable for open storage and port back-up uses.

Having considered the environment of the area, the adjoining land lots are almost wholly occupied for open storage yards and temporary warehouses for storage purposes and most of these sites are granted with planning permissions by the Town Planning Board on temporary basis. Therefore, the proposed development is not incompatible with the surrounding environment.

The operation hour of the proposed development is 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed. Furthermore, a number of mitigation measures including peripheral planting and drainage facilities have been provided at the application site. The proposed development would not generate significant impact to the surrounding environment.

The applicant hereby sincerely submits this planning application to sought the approval by the Town Planning Board for the renewal of planning approval for temporary warehouse for storage of construction materials with ancillary workshop and site office for a period of 3 years on the application site.

行政摘要

申請地點位於新界元朗唐人新村丈量約份第 119 約地段第 1018 號 B 分段，第 1156 號，第 1157 號 A 分段，第 1157 號 B 分段及第 1158 號 A 和 B 分段。申請地點的面積約為 3,630 平方米。

申請地點曾獲城市規劃委員會批出規劃許可，編號 A/YL-TYST/1167，作為期三年的臨時貨倉存放建築材料連附屬工場及場地辦公室用途。申請人已履行所有先前規劃許可的附帶條件。為延續該用途，申請人特此提交本規劃申請，為批給在申請地點作臨時貨倉存放建築材料連附屬工場及場地辦公室用途的規劃許可續期三年。

根據唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 中所示，申請地點現時被規劃作「未決定用途」。「未決定用途」地帶旨在應付不斷增加的露天貯物用地需求，貯存不能存於普通倉庫的貨物。因此，擬議用途符合「未決定用途」地帶的規劃意向。此外，申請地點自 2007 年起已六度獲得規劃許可作露天存放用途及臨時貨倉作儲存用途，擬議用途並不是在綠地上發展。申請人將盡職盡責地履行規劃許可之所有批准條件。

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而按照城市規劃條例第 16 條提出的規劃申請）中所述，申請地點位於「第一類地區」。該類用地泛指當局認為適合作露天貯物及港口後勤用途的地區。

考慮到地區環境，申請地點附近的地段現時大多用作露天存放及臨時貨倉作貯物用途。幾乎所有於申請地點附近的露天存放場地及港口後勤用途都已取得城市規劃委員會的臨時規劃許可。因此本申請用途與周遭環境並非不協調。

擬議用途的營業時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。此外，多項緩解措施，包括於申請地點邊緣種植樹木及提供排水設施，已提供於申請地點內。申請用途不會為周圍的環境帶來重大的影響。

申請人特此誠意提交此規劃申請，以徵求城市規劃委員會批准為批給在申請地點作臨時貨倉存放建築材料連附屬工場及場地辦公室用途的規劃許可續期三年。

**Supplementary Planning Statement for the Renewal of Planning Approval for
Temporary Warehouse for Storage of Construction Materials with Ancillary
Workshop and Site Office for a Period of 3 Years at Lots 1018 S.B, 1156, 1157 S.A,
1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.**

Section 1 – Background of the Application Site

1.1 Introduction

- 1.1.1 This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Mr. FONG Chi Wing (方志榮), the occupier of Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T. (**Figure 1**). The applicant would like to solicit the Board's sympathetic consideration for approving the renewal of planning approval for temporary warehouse for storage of construction materials with ancillary workshop and site office for a period of 3 years.
- 1.1.2 The application site is subject to the latest planning permission No. A/YL-TYST/1167 for the same use. All planning approval conditions of the latest permission have been complied. The relevant approval letters are attached in **Annex I**. In order to continue the use, this planning application under S.16 of the Town Planning Ordinance intended to renew the latest planning approval for a period of 3 years.
- 1.1.3 The applicant intends to demonstrate that the renewal of planning approval would not generate undesirable impacts to the vicinity. Besides, the applicant has provided a number of mitigation measures as explained in the succeeding paragraphs to ensure no adverse nuisance would be generated. The applicant wishes that Town Planning Board could give favourable consideration to the application.

1.2 Site Particulars

- 1.2.1 The entire site boundary has been erected with site fencing. The surface of application site is hard paved and possess an area of about 3,630m².
- 1.2.2 The application site is accessible by a vehicular track leading from Kung Um Road (**Figure 2**). The ingress/egress is situated at the eastern part of the application site. The application site was approved for open storage use in 2007 and it has been occupied for the proposed use (i.e. temporary warehouse for storage of construction materials with ancillary workshop and site office) with planning permissions since 2010.
- 1.2.3 The application site is generally surrounded by open storage and port back-up uses. A numerous of warehouses are found to all directions of the application site. It is noteworthy that these activities are either 'existing use' or temporarily permitted

land use which is conformed to the prevailing Town Planning Ordinance. Details are further discussed in Section 3.3 and 3.5 below.

1.3 Lease Conditions

- 1.3.1 The application site is located on Old Schedule agriculture lots held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.
- 1.3.2 After the approval of previous planning permissions, the applicant approached to the Lands Department and applied for Short Term Waiver (“STW”) in order to comply with the land grant conditions. Short Term Waivers are granted to regularize the temporary structures at the application site. It shows that the applicant is sincere and due diligence in complying Government’s regulations.

1.4 Planning Context

- 1.4.1 The application site is zoned ‘Undetermined’ (“U”) according to the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 (**Figure 2**). Referring to the OZP, the “U” is intended to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. The proposed use matches with the planning intention of “U” zone.
- 1.4.2 According to the Notes of the aforesaid Outline Zoning Plan, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board.
- 1.4.3 *“Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)”* is applicable when considering the current planning application. In accordance with the Guideline, the application site is located on “Category 1 Areas” which open storage and port back-up uses are permitted as of right under such zone.

1.5 Previous Planning Permissions

- 1.5.1 The application site is subject to six previous planning permissions for open storage use and temporary warehouse for storage use since 2007. On 22.6.2007, Town Planning Board approved the application site for temporary open storage of construction materials (including new cables) and new electric appliances for a period of 3 years with conditions (TPB Ref.: A/YL-TYST/357).
- 1.5.2 The second to sixth planning permissions were approved by Town Planning Board

for temporary warehouse for storage of construction materials with ancillary workshop and site office for a period of 3 years with conditions on (i) 11.6.2010 (TPB Ref.: A/YL-TYST/475), (ii) 6.9.2013 (TPB Ref.: A/YL-TYST/643), (iii) 26.8.2016 (TPB Ref.: A/YL-TYST/803), (iv) 6.9.2019 (TPB Ref.: A/YL-TYST/966) and (v) 29.7.2022 (TPB Ref.: A/YL-TYST/1167) respectively.

- 1.5.3 The above information shows that the application site has been occupied for open storage and port back-up uses for more than fifteen years. The proposed development is not a development on green site. Furthermore, the approved use of the second to sixth planning permissions are the same as the proposed use of current application. And the applicant has complied with all the conditions imposed to the latest planning permission No. A/YL-TYST/1167.

Section 2 – Development Proposal

2.1 Site Planning

- 2.1.1 The application site occupies an area of about 3,630m². The application site is hard paved for the proposed use.
- 2.1.2 The site ingress/egress is arranged at the eastern part of the site and abutting Kung Um Road.
- 2.1.3 Some temporary structures are proposed to serve the proposed use. The details of these structures are shown in **Figure 3**.
- 2.1.4 To serve the proposed development, 2 unloading/unloading bays of 11m x 3.5m for medium/heavy goods vehicle and 1 parking space of 5m x 2.5m for private car are proposed (**Figure 3**).
- 2.1.5 The opening time of the proposed development is 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.
- 2.1.6 Ancillary workshop activities include *dismantling, sorting, packaging and repairing of construction materials*. All ancillary workshop activities are carried out at the front part of Structure No. 1 and are under shelters and on concrete-paved area within structures at the application site.
- 2.1.7 It is confirmed that there will be no ancillary workshop activities involving used electrical/electronic appliances and parts. It is also confirmed that no storage/handling (including loading and unloading) of cathode-ray tubes and any other types of electronic waste within the application site.
- 2.1.8 Sufficient manoeuvring space will be provided within the site boundary to allow turning of vehicle within the application site.

2.1.9 2.5m high site hoarding has been erected along the site periphery to differentiate the site from adjacent land lots.

2.1.10 The proposed layout of the proposed development is illustrated in **Figure 3**.

2.2 Vehicular Access Arrangement

2.2.1 The proposed development is serviced by a vehicular track leading from Kung Um Road. Site ingress/egress is arranged at the eastern part of the application site.

2.2.2 As shown in the estimated traffic flow for the applied use at **Section 3.6**, it is remarkably that the proposed development would generate an insignificant increase in traffic flow. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of the vicinity.

2.3 Environmental Commitments

2.3.1 Being aware of the Government's ambition to upgrade the environmental condition of the area, the applicant would like to propose the following additional ameliorative measures in accordance with the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005) to seek the Environmental Protection Department's consent:

Air

The surface of the application site and access road are hard paved to avoid any fugitive dust impact due to vehicle movements.

Storage materials at the application site are clean and tidy which will not generate dust to the environment.

Noise

The application site is surrounding by numerous open storage yards and temporary warehouses for storage purposes. No noise sensitive receivers are found in the vicinity.

No operation will be held in-situ during sensitive hours from 6:00 p.m. to 8:00 a.m. next morning. No operation will be held on Sunday and public holidays.

Sewage

No effluent and sewage will be generated because of the operation of the proposed development.

2.4 Visual Commitments

2.4.1 The application site is situated to the west of Kung Um Road. In brief, the

application site is surrounded by considerable amount of open storage yards and port back-up uses in all directions.

- 2.4.2 The existing 2.5m high periphery fencing has effectively screened the proposed development.
- 2.4.3 Dense peripheral planting is found along the site periphery for screening purpose. All the existing trees will be preserved.
- 2.4.4 The following measures will be carried out to maintain the existing trees within the site boundary in good condition:
 - (i) No works will be carried out within the 1m diameter of all the trees within the site boundary;
 - (ii) Remove climbers and weeds regularly;
 - (iii) Regular inspection of the trees for pest and disease with remedial actions as necessary;
 - (iv) Irrigate the trees at regular interval; &
 - (v) Replace dead tree, if any.
- 2.4.5 The as-planted landscape and tree preservation plan is illustrated in **Figure 4**.

2.5 Drainage Commitments

- 2.5.1 The drainage proposal and its implementation are accepted by the Planning Department in the previous planning applications on the subject site. In according to the accepted drainage proposal, adequate surface U-channel are found along the site periphery and within the subject site. The surface runoff will be intercepted by the drainage facilities connecting to the public drain.
- 2.5.2 The implemented drainage facilities would be maintained and cleaned regularly at the applicant's own expense to ensure no adverse drainage impacts to the surrounding areas. The applicant has submitted the condition record of the existing drainage facilities and regularly cleaned and duly maintained the existing drainage facilities in order to comply with approval conditions (c) and (d) imposed to the latest planning permission No. A/YL-TYST/1167.
- 2.5.3 The as-built drainage plan showing the existing drainage facilities is shown in **Figure 5**.

2.6 Fire Services Installations Commitments

- 2.6.1 The fire service installations proposal was accepted and duly implemented to the satisfaction of the relevant Department in order to comply with approval conditions (e) imposed to the latest planning permission No. A/YL-TYST/1167.

- 2.6.2 It is confirmed that there is no storage of combustibles within the application site. Besides, it is confirmed that there is no change in layout and use from the latest planning permission No. A/YL-TYST/1167.
- 2.6.3 The FSI proposal approved in the latest planning permission No. A/YL-TYST/1167 is shown in **Figure 6**.

Section 3 – Planning Justifications

3.1 Conformity to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G)

- 3.1.1 With reference to the “*Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses*” (TPB PG-NO. 13G), the proposed development is conformed to the guidelines to a larger extent as follows:

- (i) The application site is situated within the “Category 1 Areas” in accordance with the plan (Plan 1) attached to the abovementioned guideline. It is stated that Category 1 areas are 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 local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions (Section 2.1 of the Guideline). The application site subject to five previous planning permissions since 2007. The first planning permission was approved for open storage use while the second to sixth planning permissions were approved for exactly the same use as the proposed use of current application (i.e. temporary warehouse for storage of construction materials with ancillary workshop and site office).
- (ii) The applicant had provided landscape and tree preservation proposal, drainage proposal and fire service installations proposal at the application site in support of his application. The preliminary traffic generation and environmental mitigation measures are provided to demonstrate that the proposed development would not generate adverse impacts to the surrounding areas (Section 2.1 of Guideline).
- (iii) The proposed development would not generate queueing of traffic outside the ingress/egress and along the routing leading to the site (Section 2.4(d) of the Guideline).
- (iv) No excessive or on-going operative noise will be emitted from proposed development (Section 2.5(d) of the Guideline).

3.2 The Proposed Development Fulfills the Planning Intention of “U” Zone

- 3.2.1 The application site is zoned ‘Undetermined’ (“U”) according to the Approved Tong

Yan San Tsuen Outline Zoning Plan (OZP) No. S/ YL-TYST/14. The “U” zone is intended to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises.

- 3.2.2 The proposed development matches with the planning intention of “U” zone. According to the Notes of the aforesaid OZP, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board.
- 3.2.3 Furthermore, the proposed development is temporary warehouse for storage purposes which the traffic generation is limited. And the application site has been operated for more than 15 years which demonstrated that the existing vehicular track leading to the proposed development is capable to serve the proposed purpose. Therefore, the proposed development is in line with the planning intention and the approval of this application would cater the strong demand of land for storage use.
- 3.2.4 In addition, there is a shortage of and for open storage use in Tong Yan San Tsuen sustained because the “Open Storage” zone in the latest Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/ YL-TYST/14 is almost fully occupied. There is a strong demand for open storage and logistics facilities. In view of the planning intention of “U” zone of Tong Yan San Tsuen where the application site falls within is intended to cater for the continuing demand for open storage which cannot be accommodated in conventional godown premises, it is the applicant’s intention to solicit the Board to sympathetically approved this application on a temporary basis.

3.3 The Planning Circumstance Remains Unchanged since the Latest Planning Approval and Planning Applications in Close Proximity to the Application Site were Approved under the Same Planning Circumstance

- 3.3.1 According to the “*Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses*” (TPB PG-NO. 13G)”, the application site is regarded as “Category 1 Areas” in accordance with the plan (Plan 1) attached to the abovementioned guideline. As such, preferential treatment could be given to the current application.
- 3.3.2 The application site is subject to the latest planning permission for temporary warehouse for storage of construction materials with ancillary workshop and site office approved on 29.7.2022 (TPB Ref.: A/YL-TYST/1167). The applicant intends to continue the use and submitted the current application. The proposed use of current application is exactly the same as before.
- 3.3.3 Nevertheless, the current planning application is not the first of its kind. The vicinity of the application site is currently mainly filled with temporary warehouses for storage purposes. It is noteworthy that significant number of them were granted with

temporary planning approval by Town Planning Board such as TPB Ref.: A/YL-TYST/1169, A/YL-TYST/1171, A/YL-TYST/1187, A/YL-TYST/1182, A/YL-TYST/1220, A/YL-TYST/1185, A/YL-TYST/1252, A/YL-TYST/1255, A/YL-TYST/1260, A/YL-TYST/1261, A/YL-TYST/1241, A/YL-TYST/1275, A/YL-TYST/1303, A/YL-TYST/1282 and A/YL-TYST/1299.

3.3.4 On the grounds that no major residential development is found in the vicinity of the application site and the actual impacts of the proposed developments are limited, the proposed development would generate no significant impact to its surrounding.

3.3.5 The applicant would like to pinpoint that this proposed development is similar to those open storage yards and temporary warehouses previously approved by the Town Planning Board in the vicinity. Also, the environment surrounding the application site has no significant change.

3.4 All Approval Conditions of the Latest Planning Permissions were Complied

3.4.1 The application site is subject to the latest previous planning permission No. A/YL-TYST/1167. It should be emphasized that all approval conditions are fully complied with by the applicant. It shows that the applicant is a sincere and consciousness person in complying the regulations stipulated by the Town Planning Board. Therefore, the effort of the applicant should be positively awarded by the Board and the renewal of planning approval should be granted to the applicant accordingly.

3.5 The Proposed Development is Compatible with the Surrounding Environment

3.5.1 The 'Undetermined' ("U") zone where the application site falls within is currently mainly filled with a lot of temporary warehouses for storage purpose and significantly numbers of them are either 'existing use' or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance.

3.5.2 Town Planning Board approved temporary warehouse for storage of furniture for a period of 3 years (TPB Ref.: A/YL-TYST/1185) is found to the immediate west of the application site. It is also noted that there is a number of planning approvals for temporary warehouse for storage purposes located at the west and north west of the application site (TPB Ref.: A/YL-TYST/1261 and A/YL-TYST/1303).

3.5.3 To the north of the application site, a significant amount of planning permissions approved for temporary warehouse for storage purposes are found (TPB Ref.: A/YL-TYST/1171, A/YL-TYST/1220, A/YL-TYST/1252, A/YL-TYST/1255, A/YL-TYST/1260, A/YL-TYST/1241, A/YL-TYST/1282 and A/YL-TYST/1299).

3.5.4 It is also found that, to the south of the application site, (i) temporary warehouse for storage of construction materials and electronic goods (TPB Ref.: A/YL-TYST/1169), (ii) temporary warehouse for storage of vehicles and spare parts with

ancillary site office (TPB Ref.: A/YL-TYST/1182), (iii) temporary warehouse for storage of electronic goods with ancillary site office (TPB Ref.: A/YL-TYST/1187) and (iv) temporary warehouse for storage of event supplies and equipment with ancillary site office (TPB Ref.: A/YL-TYST/1275), are approved by the Board for a period of 3 years.

- 3.5.5 It shows that the vicinity of application site is fully occupied by a number of sites with almost the same use as the proposed development. As such, the current application is compatible with the surrounding environment.

3.6 Insignificant Traffic Impact

- 3.6.1 The application site is serving by a vehicular track leading from Kung Um Road. The site is occupied for open storage use and temporary warehouse for storage use since 2007.

- 3.6.2 The proposed development is intended for temporary warehouse for storage purposes so no significant traffic generation will be involved. The estimated average traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)
Private Car	0.2	0.2
Medium/Heavy Goods Vehicle	0.8	0.8
Total	1.0	1.0

Note 1: The opening hour of the proposed development is restricted to 8:00 a.m. to 6:00 p.m from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car and medium/heavy goods vehicle are taken as 1 and 2 respectively.

Note 3: As the traffic generation and attraction of the application site is minimal, no distinction between peak hour and non-peak hours is identified.

- 3.6.3 As shown in above estimation, the average traffic generation and attraction rate are not significant. It would not affect the traffic condition of Kung Um Road.
- 3.6.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site. Adequate vehicle parking spaces are also provided within the application site as shown in **Figure 3** so that no queueing up of vehicle would be occurred outside the application site.

3.7 Insignificant Environmental Impact

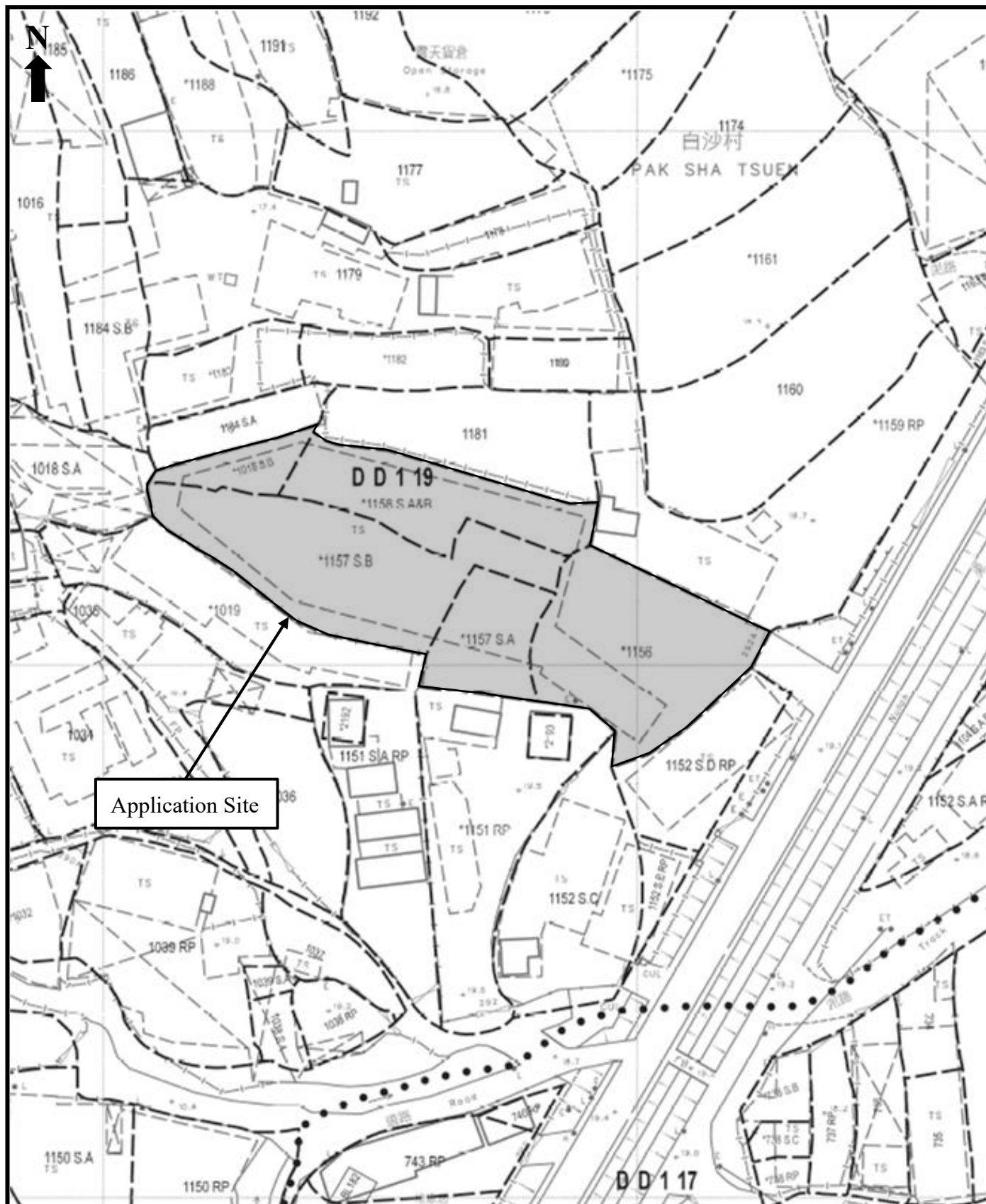
- 3.7.1 The application site was approved for open storage use in 2007 and it has been occupied for the proposed use (i.e. temporary warehouse for storage of construction materials with ancillary workshop and site office) with planning permissions since 2010. It would generate neither significant environment nor noise disturbance to both the environment and residents in the area.
- 3.7.2 The proposed use would not generate excessive noise because the proposed development is a static use. Related noise generation activities such as loading and unloading of construction materials and associated traffic are not frequent and they are short-lived. Further, the temporary warehouse would shield the noise generated at the application site to a large extent. Similar temporary warehouses for storage purposes were found in the vicinity. The proposed development is not incompatible with the surrounding environment.
- 3.7.3 Further, no operation is allowed from 6:00 p.m. to 8:00 a.m. next morning nor on Sundays and public holidays and this avoids causing any kind of influence to the surrounding area during sensitive hours.
- 3.7.4 According to Town Planning Board's planning permission record, the land in close proximity to the application site is almost all being occupied for open storage uses and temporary warehouse for storage purposes. In view of that the application site and the above-mentioned site is basically pertaining to the same environmental setting and they are similar in size, the current application should receive the same sympathetic consideration accordingly.
- 3.7.5 The application site is located on 'Category 1 Areas' according to TPB PG-NO. 13F. It is adjacent to a good number of open storage yards and temporary warehouses and almost all of them were approved by Town Planning Board on temporary basis. It is noteworthy that significant numbers of them were granted with temporary planning permission by Town Planning Board such as TPB Ref.: A/YL-TYST/1169, A/YL-TYST/1171, A/YL-TYST/1187, A/YL-TYST/1182, A/YL-TYST/1220, A/YL-TYST/1185, A/YL-TYST/1252, A/YL-TYST/1255, A/YL-TYST/1260, A/YL-TYST/1261, A/YL-TYST/1241, A/YL-TYST/1275, A/YL-TYST/1303, A/YL-TYST/1282 and A/YL-TYST/1299 which were abutting or in close proximity to the application site.
- 3.7.6 The applicant will comply with the measures laid down in the '*Code of Practice of Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005). As such, the applicant's sincerity and conscientious in maintaining the surrounding environmental condition should be appreciated and taken as a merit in assessing the application.

3.8 No Adverse Drainage Impact

- 3.8.1 Adequate drainage facilities have been provided within the application site and are accepted by the Planning Department in the previous planning applications. With the provision of drainage facilities, all the accrued runoff would be intercepted and transported to the public drain. As such, the proposed development has not generated adverse drainage impact to the surrounding areas.
- 3.8.2 The site boundary and area of the application site are exactly the same as the previous planning permissions. The applicant would submit the condition record of the existing drainage facilities on the site to the satisfaction of the Director of Drainage Services if this application is approved. All the drainage facilities are well maintained by the applicant at his own expense. Also, surface channels are cleaned at regular interval to ensure unhindered flow of surface runoff along the channel.

Section 4 – Conclusion

- 4.1 The application site is subject to six previous planning permissions since 2007. The application site was approved for open storage use in 2007 and it has been occupied for the proposed use (i.e. temporary warehouse for storage of construction materials with ancillary workshop and site office) with planning permissions since 2010. It is not a development on green site.
- 4.2 The application site is currently zoned ‘Undetermined’ (“U”) according to the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/ YL-TYST/14. The proposed development matches with the planning intention of “U” zone which is intended to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises.
- 4.3 In accordance with the *“Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO, 13G)”*, the application site falls within “Category 1 Areas” which are considered suitable for open storage and port back-up uses.
- 4.4 The vicinity is almost wholly occupied for open storage yards and temporary warehouses for storage purposes which make the proposed development compatible with the surrounding landscape.
- 4.5 The applicant hereby sincerely submits this planning application to sought the approval by the Town Planning Board for the renewal of planning approval for temporary warehouse for storage of construction materials with ancillary workshop and site office for a period of 3 years at Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.



Proposed Development:

Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years at Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.

Figure 1:
Site Plan

Scale:
1:1000

Remarks:

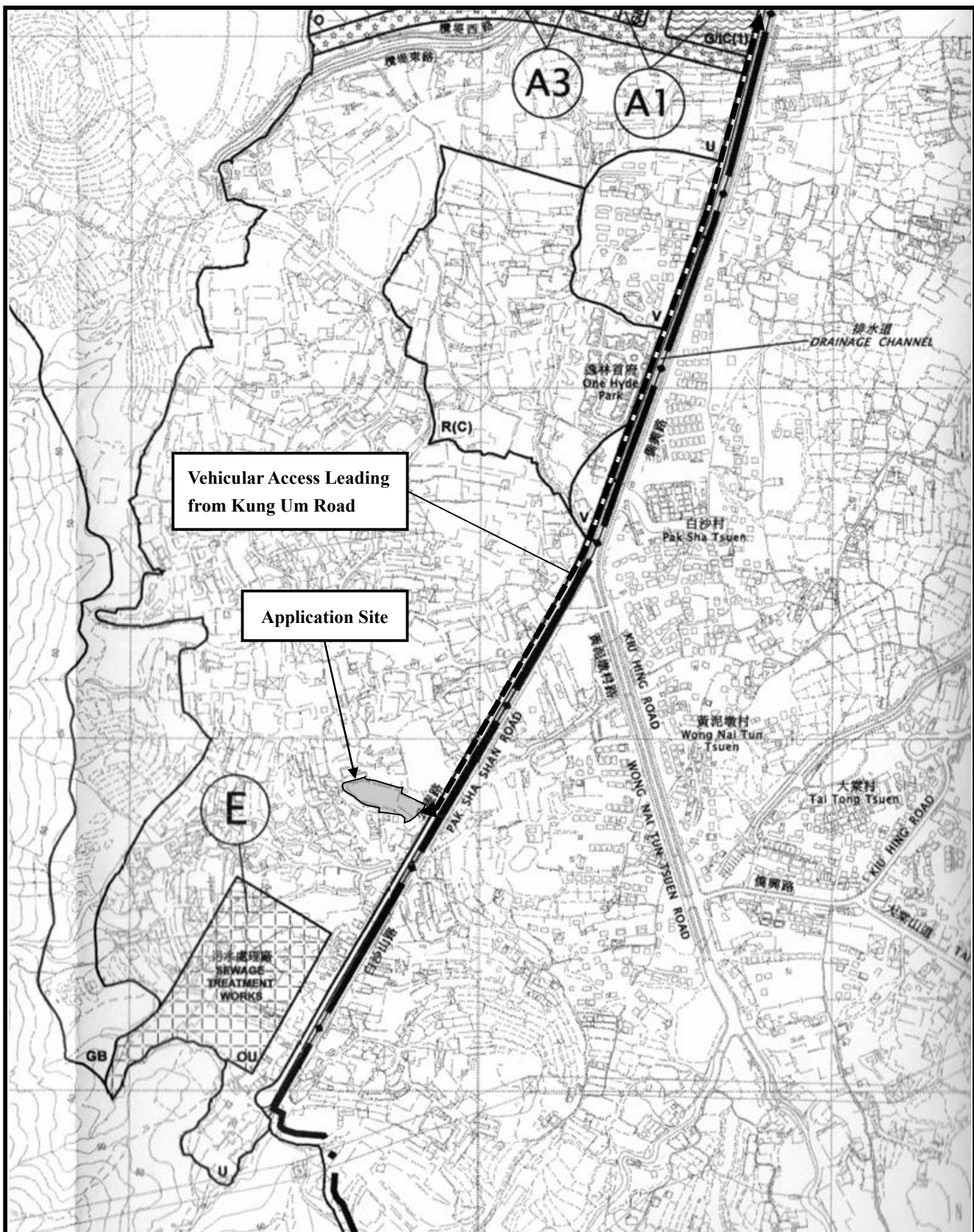


Figure 2:

Extract from OZP No. S/YL-TYST/14

Scale:

1:7500

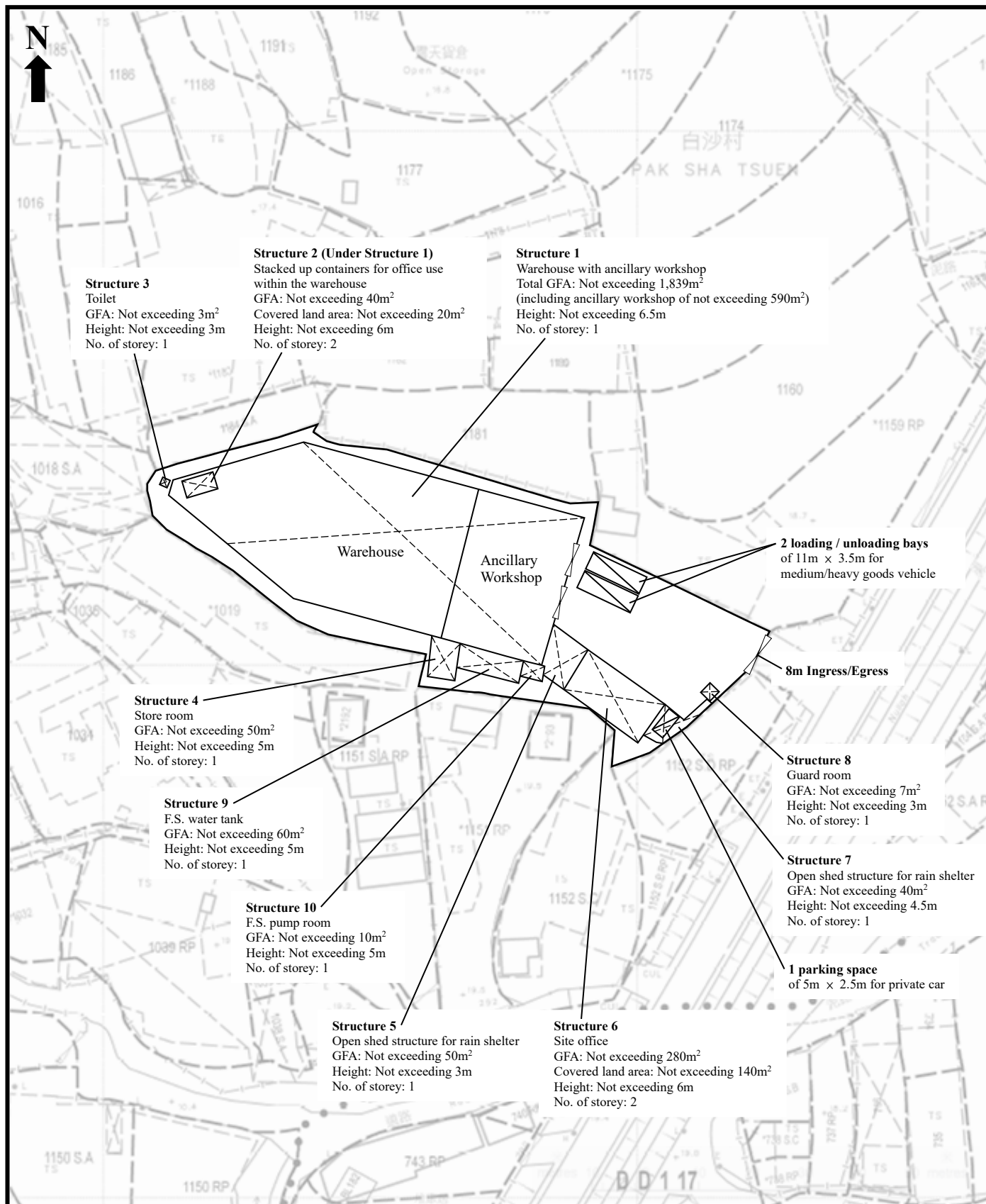
Proposed Development:

Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years at Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.

Remarks:



Vehicular Access Leading from Kung Um Road



Proposed Development:

Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years at Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.

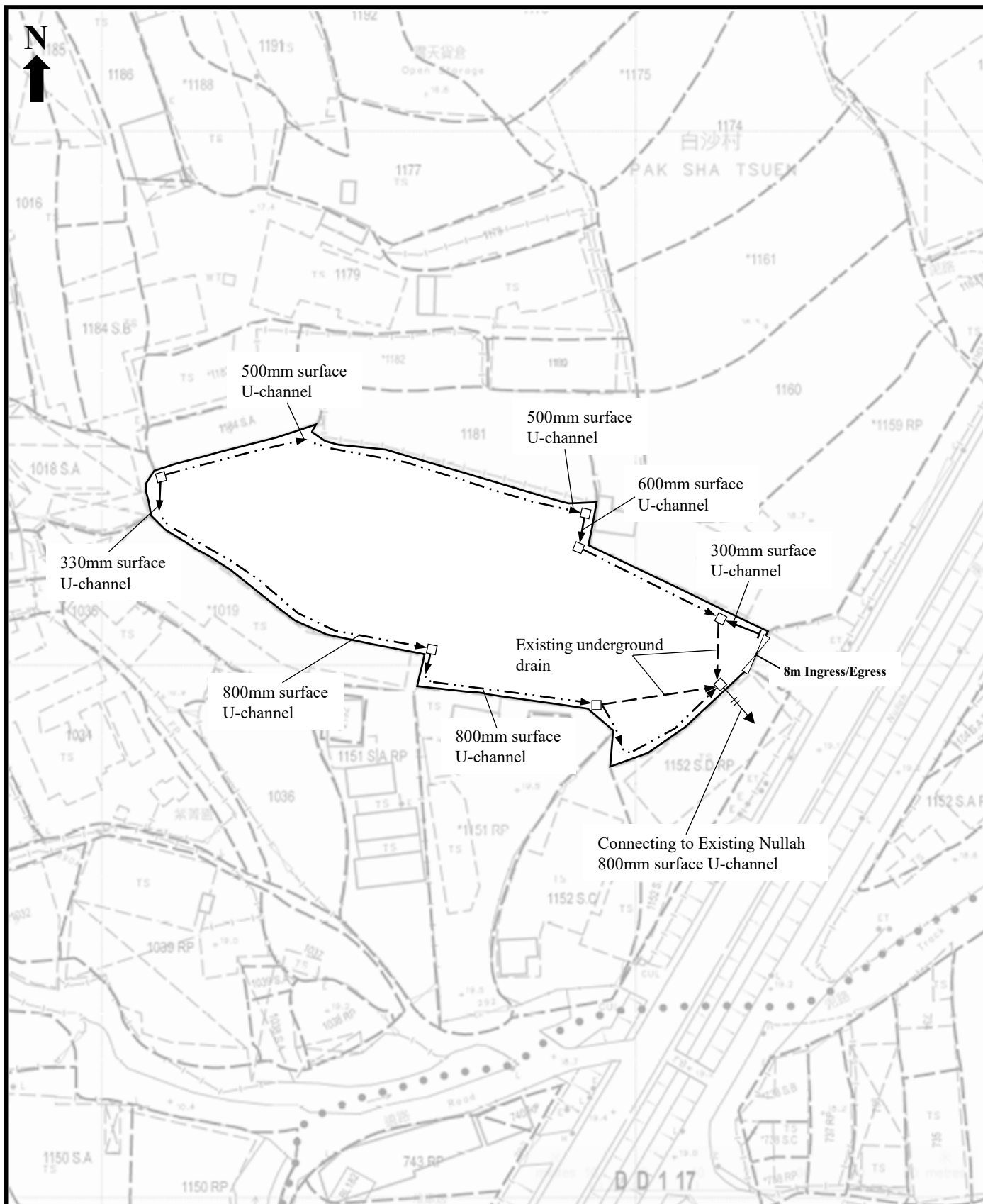
Figure 3:

Proposed Layout Plan

Scale:

1:1000

Remarks:



Proposed Development:

Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years at Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.

Remarks:

As-built drainage facilities was approved for the compliance with drainage conditions imposed to previous planning permission No. A/YL-TYST/357

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. AUTOMATIC SPRINKLER SYSTEM
- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE STRUCTURE 1, 2, 3 & 7 IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2003 AND FSD CIRCULAR LETTER 3/2006 & 3/2012. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE Ø32mm UNLESS SPECIFY.
- 2.7 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.8 STORAGE SHOULD BE CONFINED TO ANY BLOCKS NOT EXCEEDING 50m2 IN PLAN AREA FOR CATEGORY I.
- 2.9 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY : CATEGORY (I)
(B) STORAGE HEIGHT : NOT EXCEEDING 4M
(C) STORAGE : ST1
3. FIRE ALARM SYSTEM
- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTER NO.1/2009 & 3/2010 & 2/2012. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPR. & F.S. PUMP ROOM.
4. MISCELLANEOUS F.S. INSTALLATION
- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE THE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES HAS PROVIDED OVER 6.25% OPENABLE WINDOWS OF THE FLOOR AREA OF THAT COMPARTMENT.

LEGEND (FOR SCHEMATIC DIAGRAM)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	FAST RESPONSE TYPE SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	PRESSURE GAUGE WITH COCK
	AUTOMATIC AIR VENT WITH COCK
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
	FLEXIBLE CONNECTOR
	CHECK METER POSITION
	PLUG
	Y-STRAINER
	SPRINKLER / F.S. INLET
	SPRINKLER PROVING PIPE
	EXISTING F. S. INSTALLTION

ABBREVIATION

SPR.	SPRINKLER
F.H.	FIRE HYDRANT
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO ₂	CARBON DIOXIDE
F.S.I.	FIRE SERVICES INSTALLATION
F.S.	FIRE SERVICES

COLOUR CODE

PIPE SIZES	COLOUR
Ø25mm	LIGHT GREEN
Ø32mm	RED
Ø40mm	PURPLE
Ø50mm	YELLOW
Ø65mm	BLUE
Ø80mm	GREEN
Ø100mm	LIGHT BROWN
Ø150mm	DEEP BROWN

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	DIRECTIONAL SIGN
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10345-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST AND BLOCK PLAN
EP-10345-FS02	FIRE SERVICES INSTALLATION LAYOUT PLAN
EP-10345-GBP-01	GROUND FLOOR PLAN & CALCULATION

Figure 6 (P.1/5):
Fire Service Installations Plan
(Approved under previous
planning permission
No. A/YL-TYST/1167)

G	PLAND SUBMISSION	07-07-2022	JN
F	PLAND SUBMISSION	19-05-2022	JN
E	PLAND SUBMISSION	08-05-2021	JN
D	PLAND SUBMISSION	17-04-2021	JN
C	PLAND SUBMISSION	23-11-2020	JN
B	PLAND SUBMISSION	15-06-2019	JN
A	FSD SUBMISSION	26-05-2017	BY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

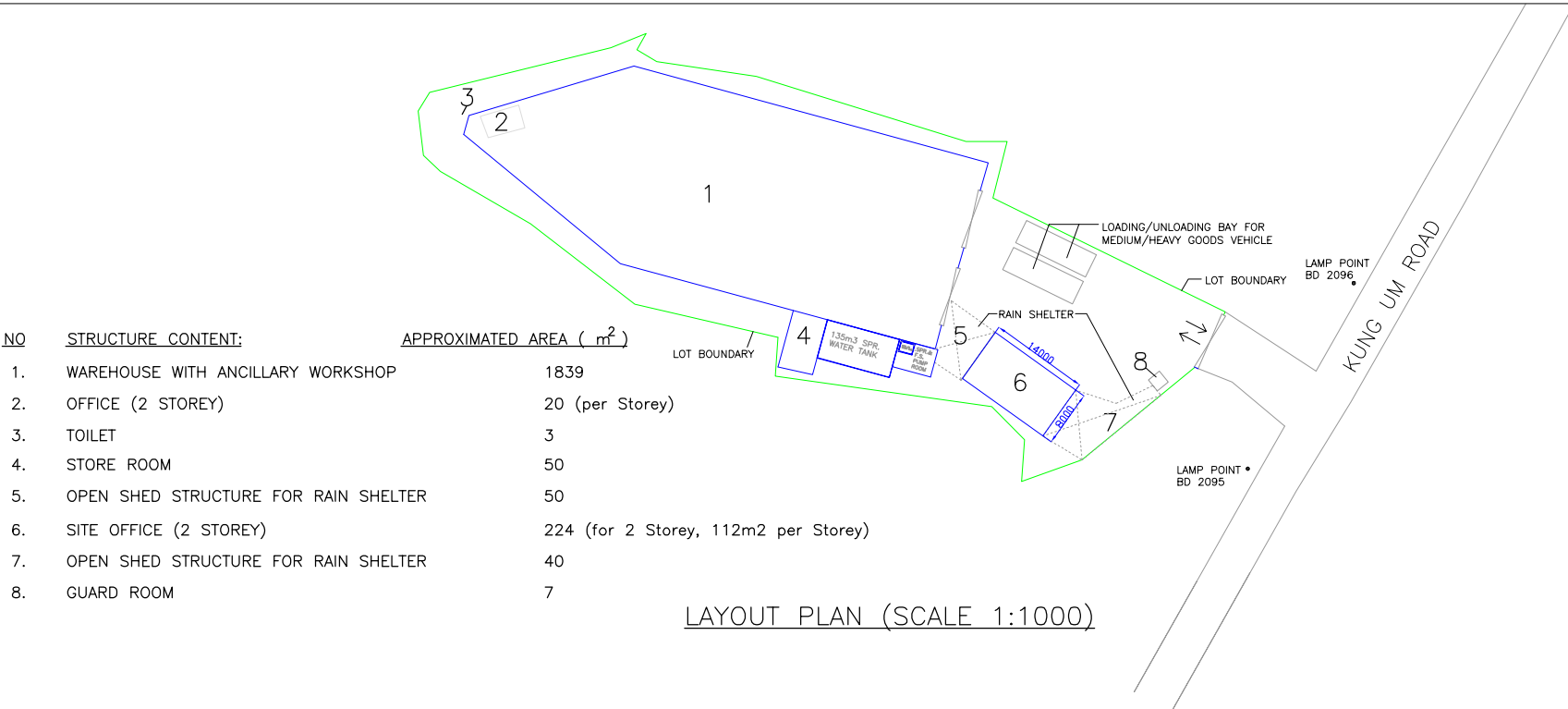


Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

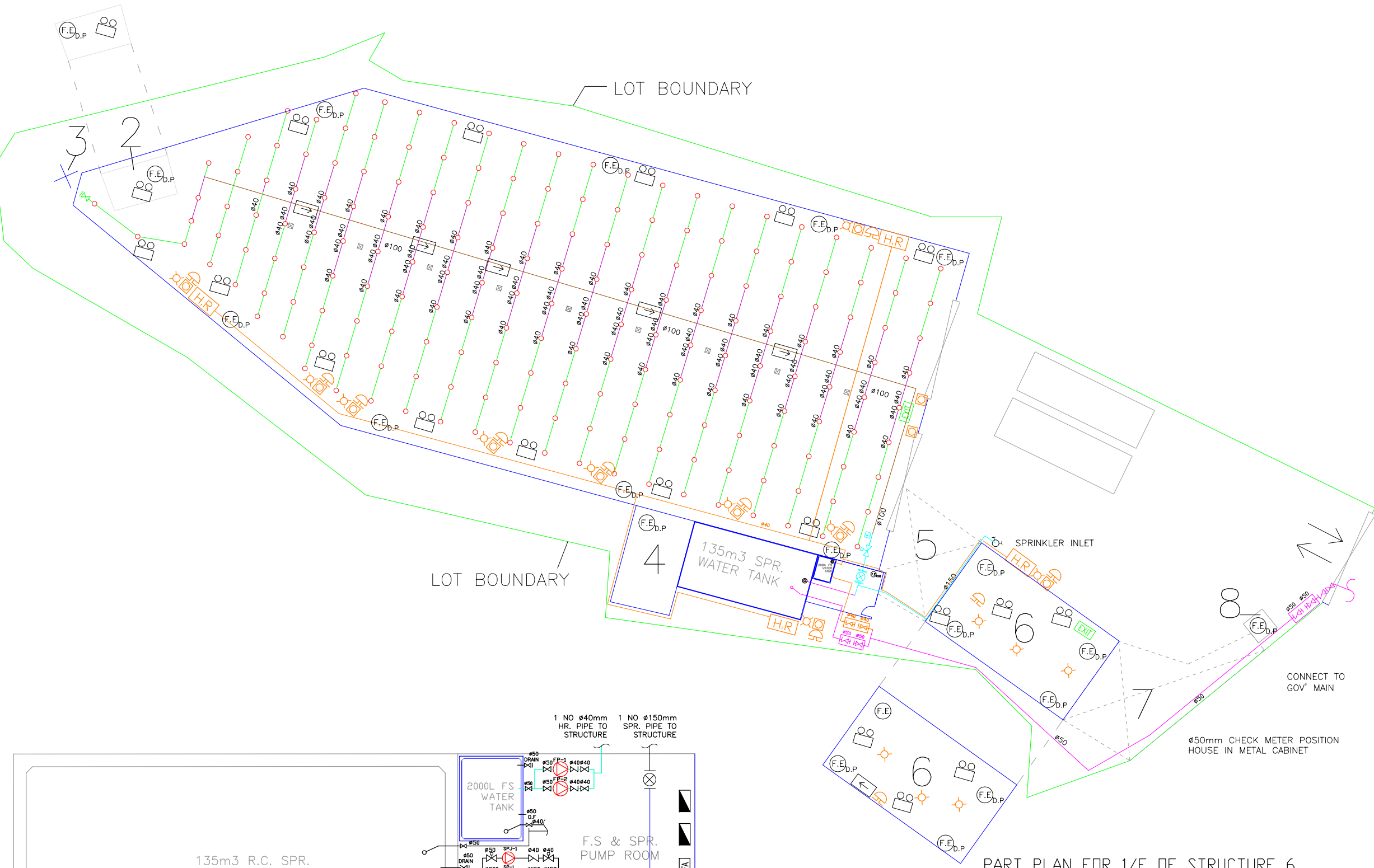
PROJECT
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY WORKSHOP AND SITE OFFICE FOR A PERIOD OF 3 YEARS AT LOTS 1018 S.B, 1156, 1157 S.A, 1157 S.B, 1158 S.A & B IN D.D. 119, KUNG UM ROAD, YUEN LONG

DRAWING TITLE
FS NOTES, LEGEND, ABBREVIATIONS, DRAWING LIST AND LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	SEng	15-06-2019
DESIGNED BY	JN	SEng	15-06-2019
CHECKED BY	CM	PM	15-06-2019
APPROVED BY	-	-	-
PROJECT NO.	10345		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10345-FS01			
SCALE	N.T.S	REVISION	G



PART PLAN FOR 1/F OF STRUCTURE 2



DETAILS OF PUMP ROOM AND WATER TANK
(SCALE 1:100)

Figure 6 (P.2/5):
Fire Service Installations Plan
(Approved under previous
planning permission
No. A/YL-TYST/1167)

G	PLAND SUBMISSION	07-07-2022	JN
F	PLAND SUBMISSION	19-05-2022	JN
E	PLAND SUBMISSION	08-05-2021	JN
D	PLAND SUBMISSION	17-04-2021	JN
C	PLAND SUBMISSION	23-11-2020	JN
B	PLAND SUBMISSION	15-06-2019	JN
A	FSD SUBMISSION	26-05-2017	BY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR
East Power Engineering Limited
Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax : 2394-3772 Tel. : 2397-3238

PROJECT
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE
OF CONSTRUCTION MATERIALS WITH ANCILLARY
WORKSHOP
AND SITE OFFICE FOR A PERIOD OF 3 YEARS AT
LOTS 1018 S.B, 1156, 1157 S.A, 1157 S.B,
1158 S.A & B IN D.D. 119, KUNG UM ROAD,
YUEN LONG

DRAWING TITLE
FSi LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	SEng	15-06-2019
DESIGNED BY	JN	SEng	15-06-2019
CHECKED BY	CM	PM	15-06-2019
APPROVED BY	-	-	-
PROJECT NO.	10345		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10345-FS02		
SCALE	1 : 350	REVISION	G

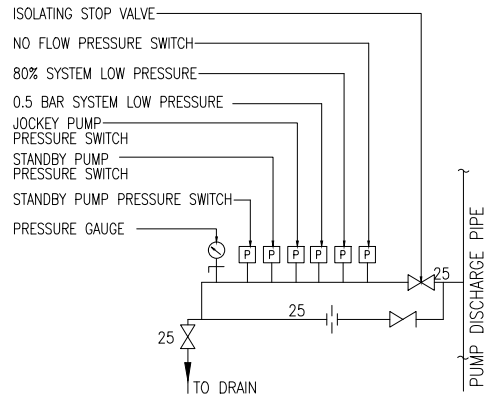
PUMP SCHEDULE

DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
SPRINKLER JOCKEY PUMP (SJP-1)	5	60	2900 MAXIMUM	2.2 KW	380/3/50
TWO SPRINKLER PUMPS (SP-1 AS DUTY & SP-2 AS STAND-BY PUMP)	1.4 / 2.9 / 3.2	2250 / 1350 / 1100	2900 MAXIMUM	18.5 KW	380/3/50

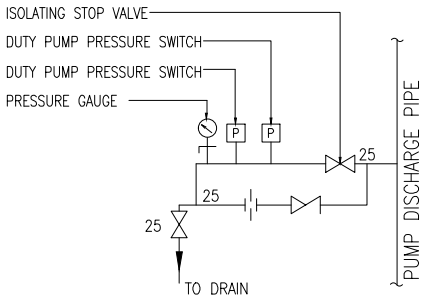
CALCULATION OF SPRINKLER PIPE PRESSURE LOSS FOR SPR. CONTROL VALVE SET

RUN OF DISTRUBTION PIPE FROM CONTROL VALVE TO DESIGN POINT	PIPE SIZE (mm)	PIPE LENGTH (m)	FITTINGS	NOS.	EQU. LENGTH OF FITTINGS	TOTAL EQUIV. LENGTH OF FITTINGS	TOTAL EQUIV PIPE LENGTH
PIPE TO DESIGN POINT D	150	40.2	TEE	0			68.2
			GATE VALVE	2	1.1	2.2	
			90° ELBOW	6	4.3	25.8	
PIPE TO DESIGN POINT D	100	54.8	TEE	0			54.8
			GATE VALVE	0			
			90° ELBOW	0			

Figure 6 (P.3/5):
Fire Service Installations Plan
(Approved under previous
planning permission
No. A/YL-TYST/1167)



DETAIL 'F' PRESSURE SWITCH ASSEMBLY
ARRANGEMENT FOR SPRINKLER JOCKEY PUMP



DETAIL 'G' PRESSURE SWITCH ASSEMBLY
ARRANGEMENT FOR SPRINKLER DUTY/STANDBY PUMP

REMARK:

IN ALL SECTIONS THE PRESSURE LOSS IN THE DISTRIBUTION PIPE IS LESS THAN 500 mb (0.5 BAR)
THE CALCULATION OF PIPE FRICTION LOSS IS BASED ON HAZEN-WILLIAMS FORMULA

$$P_1 = \frac{6.05 \times 10^5}{C^{1.85} \times d^{4.87}} \times L \times Q^{1.85} \quad (\text{FOR } 150\text{mm})$$
$$P_2 = \frac{6.05 \times 10^5}{C^{1.85} \times d^{4.87}} \times L \times Q^{1.85} \quad (\text{FOR } 100\text{mm})$$

$$P_1 = (0.3 \times 10^{-8}) \times L \times Q^{1.85}$$
$$P_2 = (1.5 \times 10^{-8}) \times L \times Q^{1.85}$$

$$P_1 = 0.053 \text{ BAR}$$

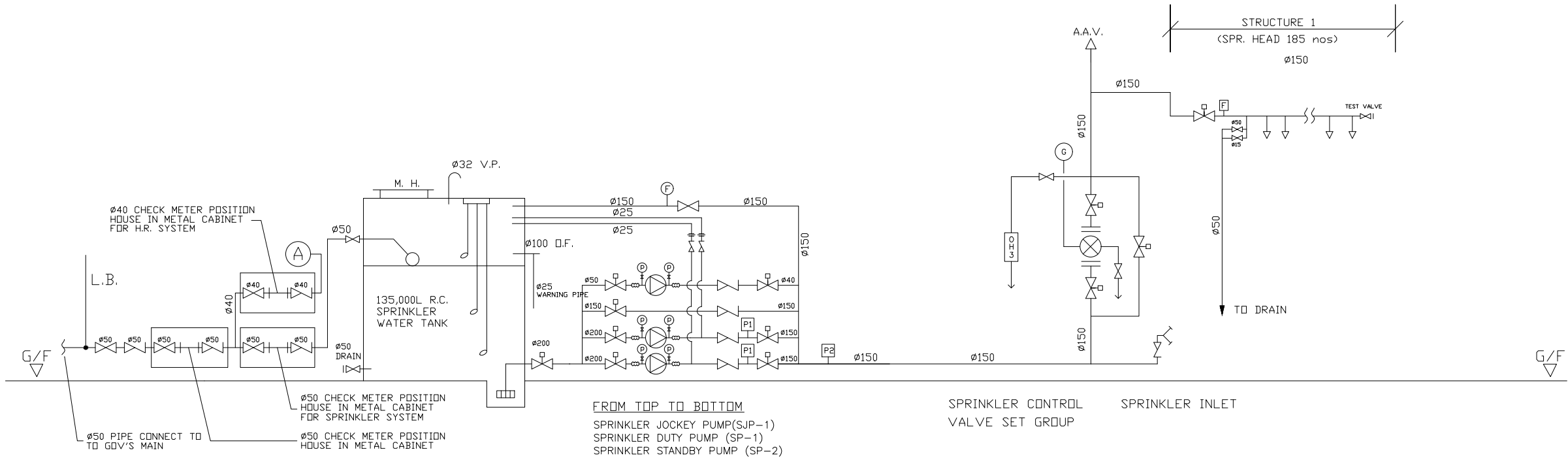
$$P_2 = 0.304 \text{ BAR}$$

TOTAL PRESSURE LOSS IN DISTRIBUTION PIPE FORM SPRINKLER CONTROL VALVE TO DESIGN POINT:

$$P = P_1 + P_2$$

$$P = 0.053 + 0.304$$

$$P = 0.357 \text{ (LESS THAN } 0.5 \text{ BAR)}$$



SPRINKLER SYSTEM SCHEMATIC DIAGRAM

E	PLAND SUBMISSION	08-05-2021	JN
D	PLAND SUBMISSION	17-04-2021	JN
C	PLAND SUBMISSION	23-11-2020	JN
B	PLAND SUBMISSION	15-06-2019	JN
A	FSD SUBMISSION	26-05-2017	BY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY WORKSHOP AND SITE OFFICE FOR A PERIOD OF 3 YEARS AT LOTS 1018 S.B, 1156, 1157 S.A, 1157 S.B, 1158 S.A & B IN D.D. 119, KUNG UM ROAD, YUEN LONG

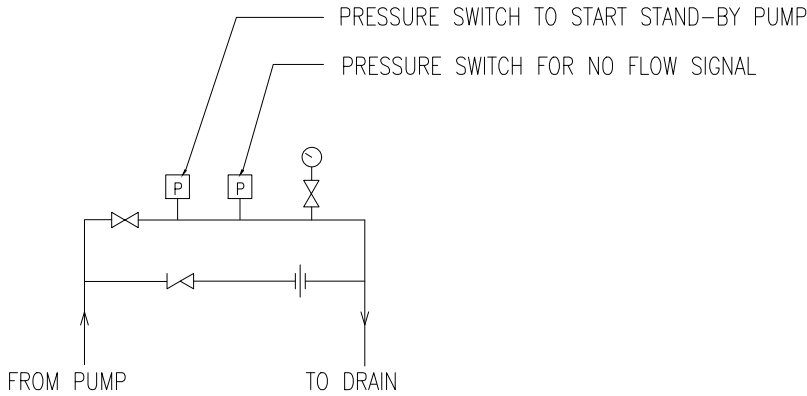
DRAWING TITLE

SCHEMATIC DIAGRAM FOR SPRINKLER SYSTEM

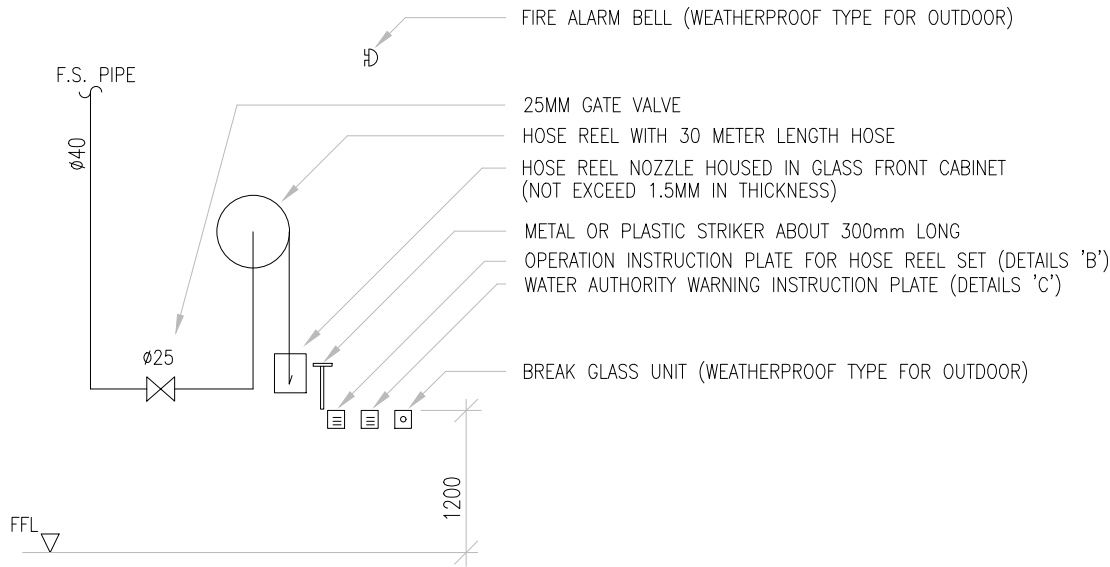
	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	SEng	15-06-2019
DESIGNED BY	JN	SEng	15-06-2019
CHECKED BY	CM	PM	15-06-2019
APPROVED BY	-	-	-
PROJECT NO.	10345		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10345-FS03		
SCALE	N. T. S.	REVISION	E

PUMP SCHEDULE

DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
TWO FIRE SERVICES PUMPS (FP-1 AS DUTY & FP-2 AS STANDBY PUMP)	5	60	2900 MAXIMUM	2.2KW	380/3/50



DETAIL ARRANGEMENT FOR 'P3'



TYPICAL ARRANGEMENT OF HOSE REEL

Figure 6 (P.4/5):
Fire Service Installations Plan
(Approved under previous
planning permission
No. A/YL-TYST/1167)

E	PLAND SUBMISSION	08-05-2021	JN
D	PLAND SUBMISSION	17-04-2021	JN
C	PLAND SUBMISSION	23-11-2020	JN
B	PLAND SUBMISSION	15-06-2019	JN
A	FSD SUBMISSION	26-05-2017	BY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

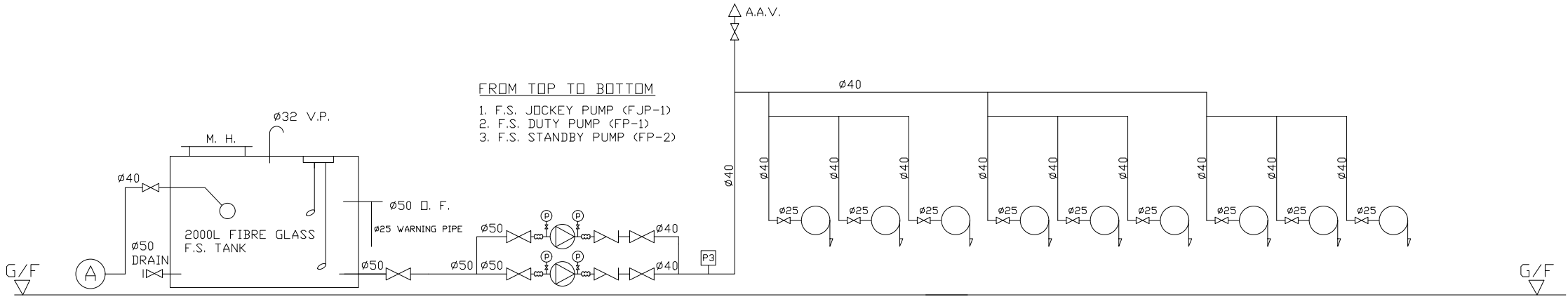


Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE
OF CONSTRUCTION MATERIALS WITH ANCILLARY
WORKSHOP
AND SITE OFFICE FOR A PERIOD OF 3 YEARS AT
LOTS 1018 S.B, 1156, 1157 S.A, 1157 S.B,
1158 S.A & B IN D.D. 119, KUNG UM ROAD,
YUEN LONG

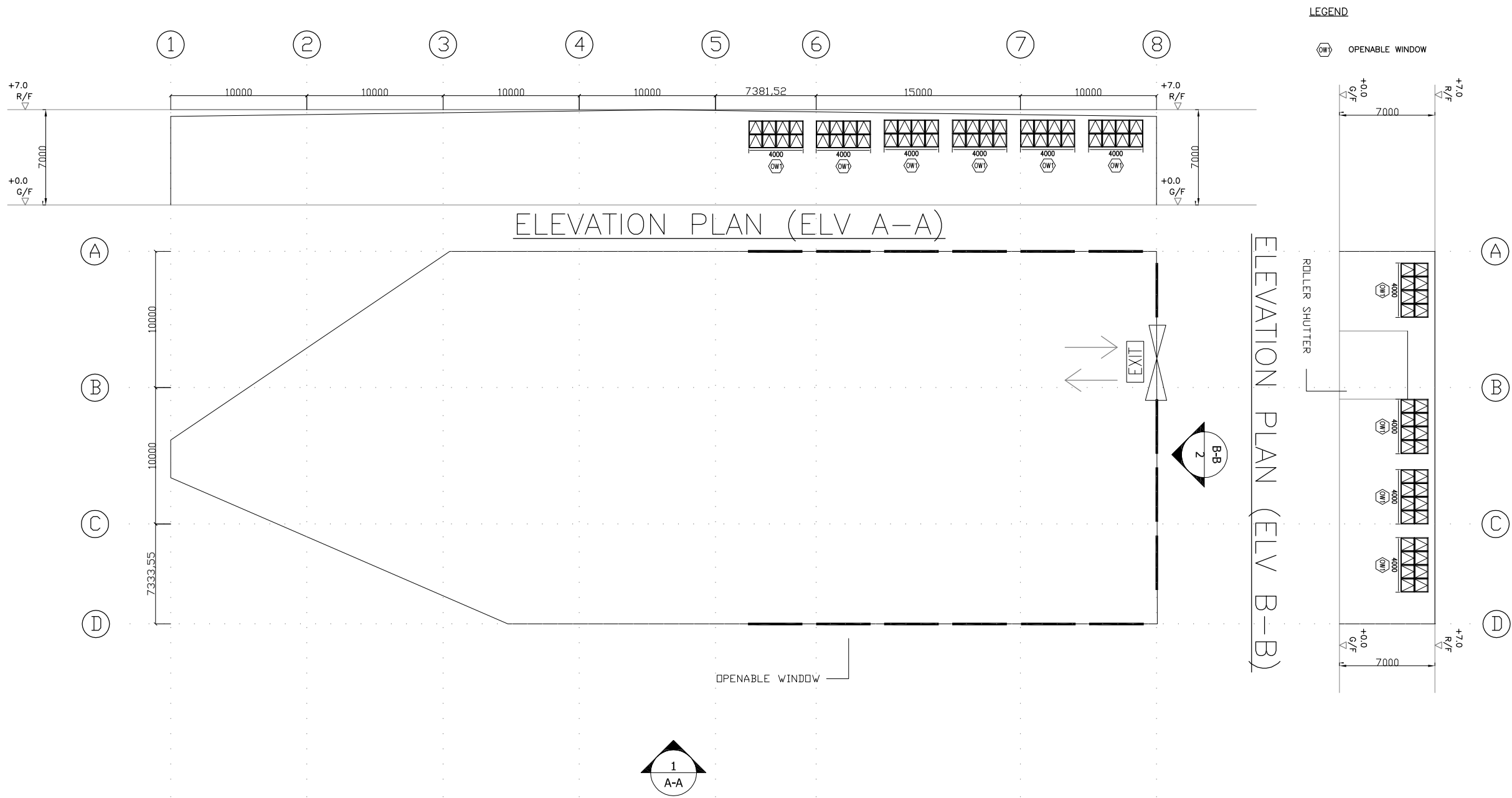
DRAWING TITLE
SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	SEng	15-06-2019
DESIGNED BY	JN	SEng	15-06-2019
CHECKED BY	CM	PM	15-06-2019
APPROVED BY	-	-	-
PROJECT NO.	10345		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10345-FS04			
SCALE	N. T. S.	REVISION	E



SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

Figure 6 (P.5/5):
Fire Service Installations Plan
(Approved under previous
planning permission
No. A/YL-TYST/1167)



OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³				
LOCATION	USABLE FL. AREA (m ²) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED	
STRUCTURE 1 G/F	1,839	1,839 X 6.25% = 114.9	REFER TO ELEVATION-(A-A) = 96 REFER TO ELEVATION-(B-B) = 32	TOTAL = 128 > 114.9

F	PLAND SUBMISSION	19-05-2022	JN
E	PLAND SUBMISSION	08-05-2021	JN
D	PLAND SUBMISSION	17-04-2021	JN
C	PLAND SUBMISSION	23-11-2020	JN
B	PLAND SUBMISSION	15-06-2019	JN
A	FSD SUBMISSION	26-05-2017	BY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

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DRAWING TITLE

SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	SEng	15-06-2019
DESIGNED BY	JN	SEng	15-06-2019
CHECKED BY	CM	PM	15-06-2019
APPROVED BY	-	-	-
PROJECT NO.	10345		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10345-GBP01			
SCALE	1:350	REVISION	F

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By 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

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TYST/1167
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

30 December 2022

Ever United Planning and Development Ltd.
205A, Sik Kong Tsuen
Ha Tsuen
Yuen Long, New Territories
(Attn.: Mr. Cyrus TANG)

Dear Sir,

Compliance with Approval Condition (d)
Planning Application No. A/YL-TYST/1167

I refer to your submission dated 6.10.2022 for compliance with approval condition (d) on the submission of a condition record of the existing drainage facilities on the site to the satisfaction of the Director of Drainage Services or of the Town Planning Board. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **APPENDIX**.
- ☐ 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.

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of the DSD.

Yours faithfully,

(Mr. Edwin YEUNG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD (Attn.: Mr. Jeff TSE)

Internal

CTP/TPB (2)

EY/JT/jt

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."



規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By 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

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TYST/1167
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

23 December 2022

Ever United Planning and Development Ltd.
205A, Sik Kong Tsuen
Ha Tsuen
Yuen Long, New Territories
(Attn.: Mr. Cyrus TANG)

Dear Sir,

Compliance with Approval Condition (e)
Planning Application No. A/YL-TYST/1167

I refer to your submission dated 27.10.2022 for compliance with approval condition (e) on the implementation of the accepted fire service installations proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board. The Fire Services Department (FSD) 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.

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Shing-to (Tel: 2733 7758) of FSD.

Yours faithfully,

(Mr. Edwin YEUNG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

D of FS (Attn.: Mr. WONG Ho-yin)

Internal

CTP/TPB (2)

EY/JT/jt