

2025年 1月 2 日

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式承認收到
申請的目的。

Appendix I of RNTPC
Paper No. A/YL-TYST/1305A

This application is received on 22 JAN 2025.
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2024 121 J XMT
2500173

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-TYST/1305
	Date Received 收到日期	22 JAN 2025

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

1. Name of Applicant 申請人姓名/名稱	
聯合倉庫管理有限公司 (Company 公司)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗白沙村丈量約份第 119 約地段第 1294 號 (部分)、第 1295 號 (部分)、第 1298 號 (部分)、第 1301 號 (部分)、第 1302 號、第 1303 號、第 1304 號 (部分)、第 1305 號、第 1306 號 (部分)、第 1307 號、第 1309 號 (部分) 和毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 6460 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 6782 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	44.67 sq.m 平方米 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「住宅 (丙類)」</p>
<p>(f) Current use(s) 現時用途</p>	<p>空置</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</p>	

<p>4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」</p>
<p>The applicant 申請人 –</p> <p><input type="checkbox"/> is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。</p> <p><input type="checkbox"/> is one of the “current land owners”^{#&} (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。</p> <p><input checked="" type="checkbox"/> is not a “current land owner”[#]. 並不是「現行土地擁有人」[#]。</p> <p><input type="checkbox"/> The application site is entirely on Government land (please proceed to Part 6). 申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。</p>

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of _____ "current land owner(s)"[#].

已取得 _____ 名「現行土地擁有人」[#]的同意。

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

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

- ☐ has notified _____ "current land owner(s)"[#]

已通知 _____ 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- ☐ published notices in local newspapers[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises[&] on
_____ 03/12/2024 (DD/MM/YYYY)
於 _____ 03/12/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知
&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid
committee(s)/management office(s) or rural committee[&] on _____ 17/12/2024 (DD/MM/YYYY) .
於 _____ 17/12/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理
處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

擬議臨時貨倉存放建築材料

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

(b) Effective period of
permission applied for
申請的許可有效期

☒ year(s) 年 3

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1350	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	5110	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	6782	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	6782	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)
詳情請見附頁。(可參閱：場地設計圖)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	2
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	3
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

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。

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes 是

☒ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明車路名稱(如適用))

可從公庵路經地區小路到達

☐ There is a proposed access. (please illustrate on plan and specify the width)
有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

No 否

☐

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/>	Please provide details 請提供詳情																															
	No 否 <input checked="" type="checkbox"/>																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否 <input checked="" type="checkbox"/>																																
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <hr/>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
<p>(a) Application number to which the permission relates</p> <p>與許可有關的申請編號</p>	<p style="text-align: center;">A/ /</p>
<p>(b) Date of approval</p> <p>獲批給許可的日期</p>	<p style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry</p> <p>許可屆滿日期</p>	<p style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development</p> <p>已批給許可的用途/發展</p>	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="598 201 1444 504"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <div data-bbox="678 548 1077 560" style="border-bottom: 1px solid black; height: 5px; margin-top: 5px;"></div> </div> <div data-bbox="670 862 1013 940" style="margin-top: 150px;"> Reason(s) for non-compliance: 仍未履行的原因： <div data-bbox="670 974 1077 985" style="border-bottom: 1px solid black; height: 5px; margin-top: 5px;"></div> </div> <div data-bbox="670 1019 1324 1097" style="margin-top: 20px;"> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="646 1355 1181 1400"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="646 1444 1181 1489" style="margin-top: 10px;"> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

可參閱附頁申請理由

8. Declaration 聲明 (Applicant 申請人 #1)

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

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

Signature 簽署
Signed with recognised e-signature
Signer: HUI HANG YU

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

文員

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) 專業資格
☐ Member 會員 / ☐ Fellow of 資深會員

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /
☐ RPP 註冊專業規劃師
Others 其他

On behalf of 代表

聯合倉庫管理有限公司

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號		(For Official Use Only) (請勿填寫此欄)	
Location/address 位置／地址		新界元朗白沙村丈量約份第 119 約地段第 1294 號 (部分)、第 1295 號 (部分)、第 1298 號 (部分)、第 1301 號 (部分)、第 1302 號、第 1303 號、第 1304 號 (部分)、第 1305 號、第 1306 號 (部分)、第 1307 號、第 1309 號 (部分) 和毗連政府土地	
Site area 地盤面積		6460 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 44.67 sq. m 平方米 <input checked="" type="checkbox"/> About 約)	
Plan 圖則		唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14	
Zoning 地帶		「住宅 (丙類)」	
Type of Application 申請類別		<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展		擬議臨時貨倉存放建築材料	
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	6782 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	1
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	11 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		% <input type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 <u>2</u> Private Car Parking Spaces 私家車車位 <u>2</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 <u>3</u> Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>3</u> Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>
Others (please specify) 其他（請註明）		
場地大綱圖、場地位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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。

申請理由

申請由聯合倉庫管理有限公司提出，申請地點總面積約 6460 平方米，總樓面面積為 6782 平方米，位於新界元朗白沙村丈量約份第119約地段第1294號（部分）、第1295號（部分）、第1298號（部分）、第1301號（部分）、第1302號、第1303號、第1304號（部分）、第1305號、第1306號（部分）、第1307號、第1309號（部分）和毗連政府土地，發展作臨時貨倉存放建築材料（為期 3 年）。

申請地點位於唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 內的「住宅（丙類）」地帶，申請地點涉及十一幅私人土地，涉及 44.67 平方米政府土地。申請地點地型不規則，地勢平坦並已平整，擬議發展屬臨時性質，設施簡單容易還完。場地共設 1 個構築物，編號 TS1。

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	5110	6782	11	2	金屬搭建	貨倉、辦公室、洗手間及 消防泵房 (上層貨倉發展的面積並沒有一整層，只有約1672平方米 (可見圖中灰色部分位置))

餘下面積約 1350 平方米的土地會用作流動空間。流動空間可供給車輛及行人行駛，具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

申請地點發展作臨時貨倉存放建築材料，建築材料包括：磚石、沙石、玻璃、磚瓦等，希望物料有更好的保存空間，免受天氣影響。以下為有關照片：



按規劃署記錄，在申請地點所在的同一「住宅（丙類）」，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/YL-TYST/1233，臨時貨倉存放食品（為期3年），於11/09/2023在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-TYST/1259，臨時貨倉及露天存放回收物料、流動廁所及建築材料（為期3年），於05/04/2024在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-TYST/1232，臨時貨倉存放電子產品及建築材料（為期3年），於25/08/2023在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-TYST/1235，臨時貨倉存放食品（為期3年），於22/09/2023在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-TYST/1236，臨時貨倉存放建築材料（為期3年），於22/09/2023在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-TYST/1270，臨時貨倉存放建築材料、食品、汽車、汽車零件及電子產品（為期3年），於25/10/2024在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-TYST/1276，臨時貨倉存放電子產品及建築材料（為期3年），於20/09/2024在有條件下批給臨時性質的許可；

此申請獲通過後，申請人承諾會向地政署遞交短期豁免書及租用政府土地的申請。擬議發展地點基本設施齊備（水電供應），無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點不會有員工留宿、不會安裝霓虹燈光管招牌、不會有晚間照明裝置、不會產生光害滋擾。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。

申請人會委託專業管理公司進行管理，對附帶條件工程設備提供維修及保養，包括渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

場地出入口（閘門）設於場地北邊，出入口位置寬敞明確，闊度約8米，可供消防車之類的緊急車輛進入，並連接行車通道接駁公庵路，透過公庵路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

行車通道實況照片



公庵路實況照片



申請地點開放時間，為星期一至星期六，每日早上八時至下午八時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作，夜間並不會產生噪音。申請地點設有 2 個私家車泊車位及 3 個輕型貨車上落貨車位，每個面積 5 米 x 2.5 米 及 7 米 x 3.5 米，作運送貨物之用。

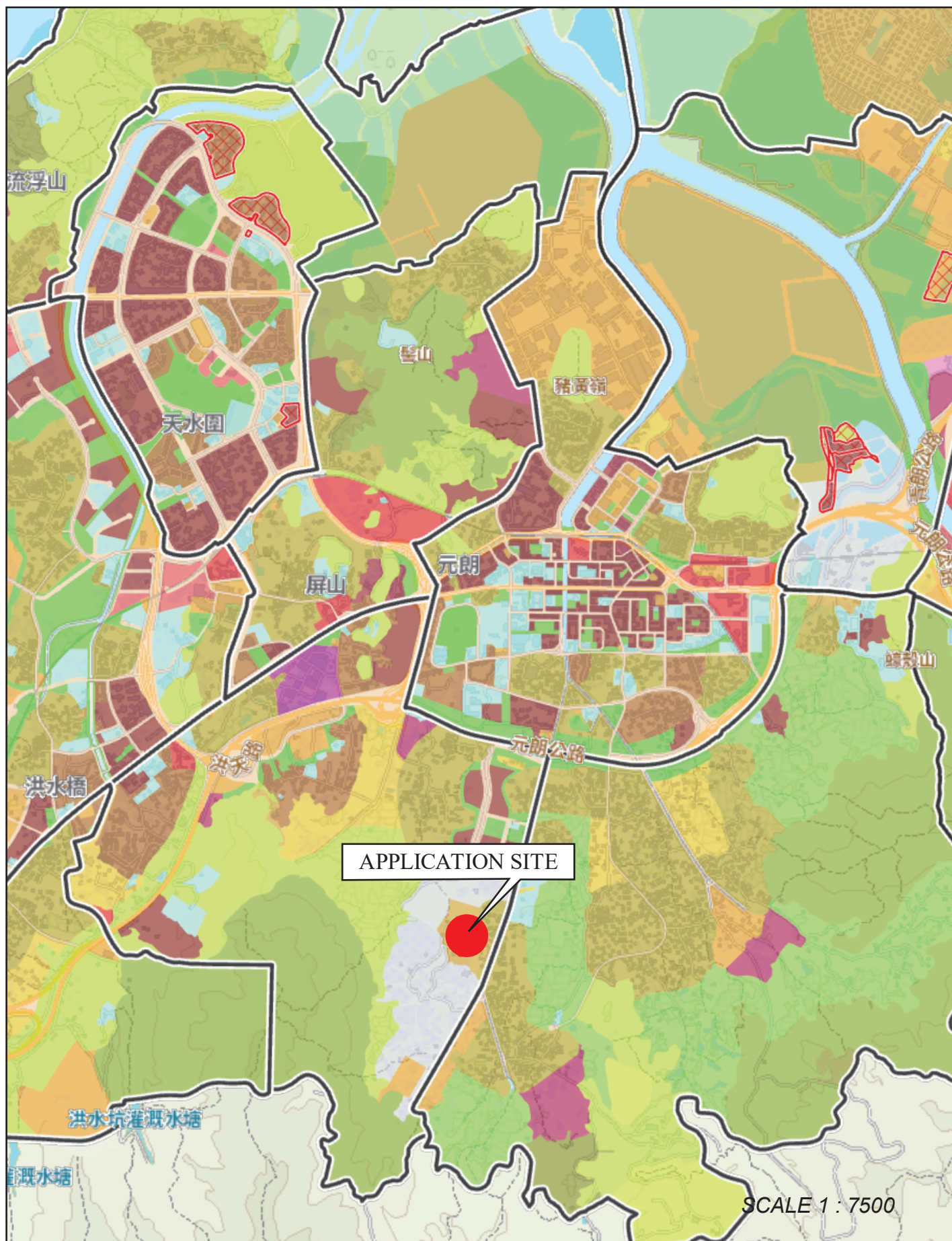
由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。

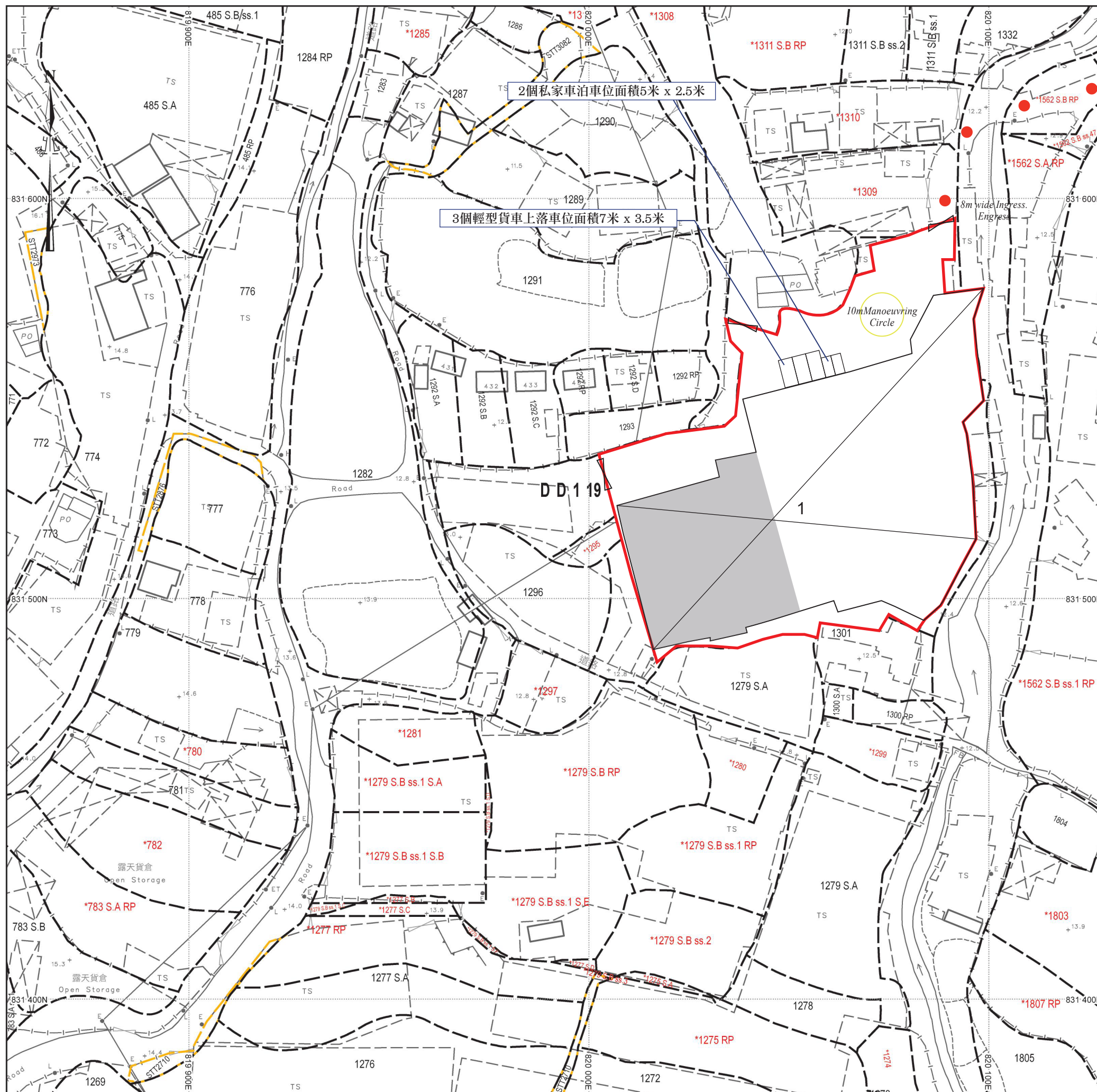
總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	星期一至六				
	輕型貨車		私家車		
	入	出	入	出	每小時車輛出入次數
08:00 - 09:00	0	0	0	0	0
09:00 - 10:00	0	0	0	0	0
10:00 - 11:00	1	1	2	0	4
11:00 - 12:00	2	2	0	0	4
12:00 - 13:00	0	0	0	0	0
13:00 - 14:00	0	0	0	0	0
14:00 - 15:00	2	0	0	0	2
15:00 - 16:00	1	3	0	0	4
16:00 - 17:00	0	0	0	0	0
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	0	0	0	0
19:00 - 20:00	0	0	0	2	2
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。					

申請地點內不會存放易燃物品，發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。此申請發展能提高地區治安警覺性，從而改善環境衛生。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸。倘若政府有意發展此區，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

場地大綱圖





3個輕型貨車上落車位面積7米 x 3.5米

Manoeuvring
Circle

場地設計圖

構築物(1)

用途：貨倉、消防泵房、辦公室及洗手間

建築物料：以金屬及混凝土搭建

高度：約11米

層數：2層

面積：約5110平方米

總樓面面積：約6782平方米

(上層貨倉發展的面積並沒有一整層，只有約1672平方米(可見灰色部分位置))

● ● ● 行車路線

SCALE 1 : 1000

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

Edwin Wai Shing YEUNG/PLAND

寄件者: 陳灝然 <[REDACTED]>
寄件日期: 2025年03月04日星期二 14:56
收件者: tpbpd/PLAND
副本: Edwin Wai Shing YEUNG/PLAND
主旨: A/YL-TYST/1305補充資料

類別: Internet Email

敬啟者

就上述檔案，申請人現回應環保署意見。

在排污系統方面，場內有洗手間，同時場地會設有化糞池，申請人會定期找專人於場地進行真空吸缸，以處理污水。申請人承諾會定期找專人檢查和維護，確保其正常運作，避免滲漏或淤塞。

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

Edwin Wai Shing YEUNG/PLAND

寄件者: 陳灝然 <[REDACTED]>
寄件日期: 2025年03月18日星期二 17:41
收件者: tpbpd/PLAND
副本: Edwin Wai Shing YEUNG/PLAND
主旨: A/YL-TYST/1305補充資料
附件: fs proposal.pdf; drainage proposal.pdf
類別: Internet Email

敬啟者

此電郵取代 3 月 17 日 18:05 發出的電郵。

就上述檔案，申請人現提交補充資料及回應地政署及環保署的意見。

地政署

申請人已得悉有關事宜，業主及申請人會跟進有關地段 STT 及 STW 的事項。

環保署

申請人已得悉有關事宜，會跟足環保署 ProPECC PN 1/23 的標準做好有關工程，並由有關認可人士認證。

附件為消防建議及渠務建議。

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

TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
- 1.6

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.
- 1.7

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 ENTIRE BUILDING/STRUCTURE 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_0C 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.

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

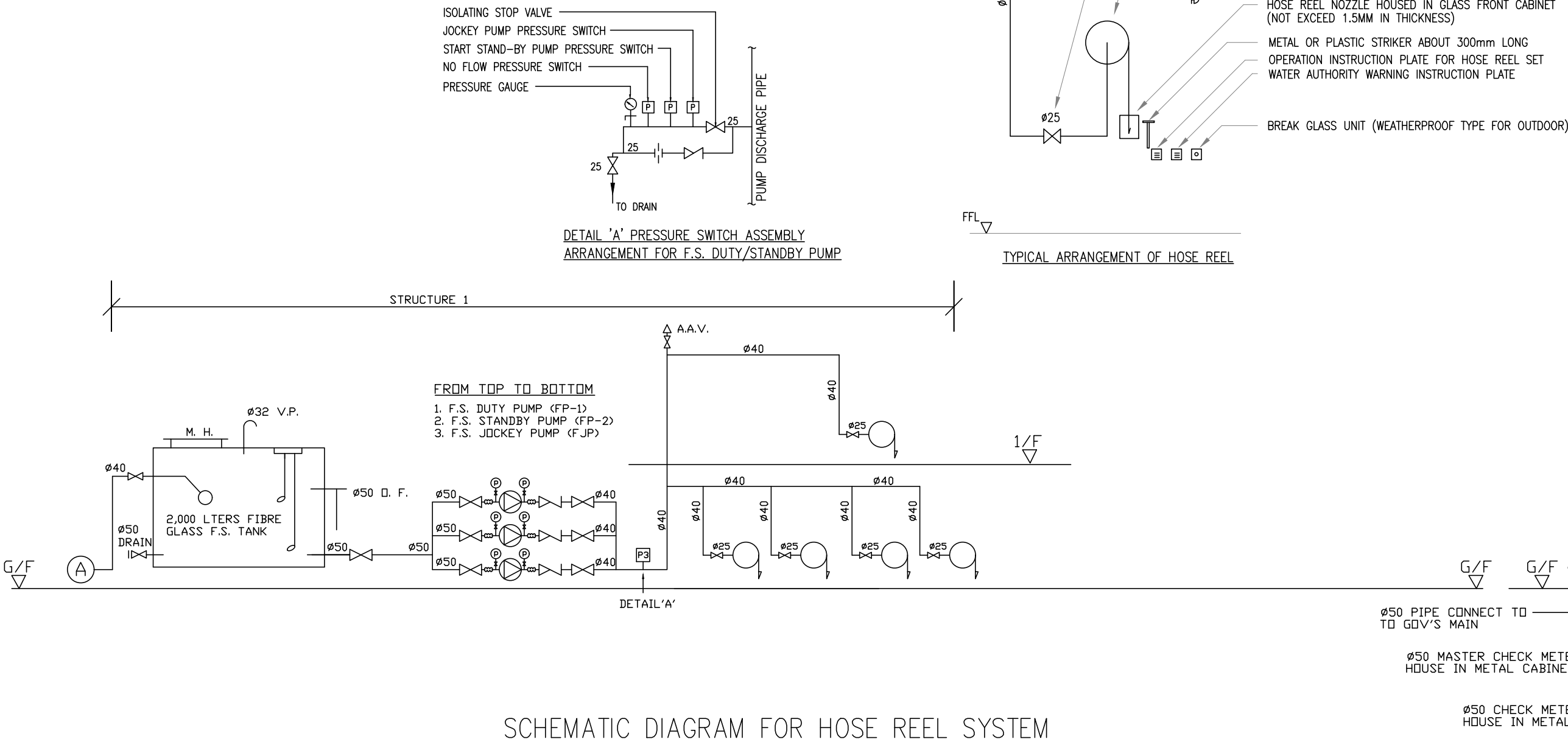
WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.
- 4.6

NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE EITHER THERE BE NO FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES OR THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
- 4.7

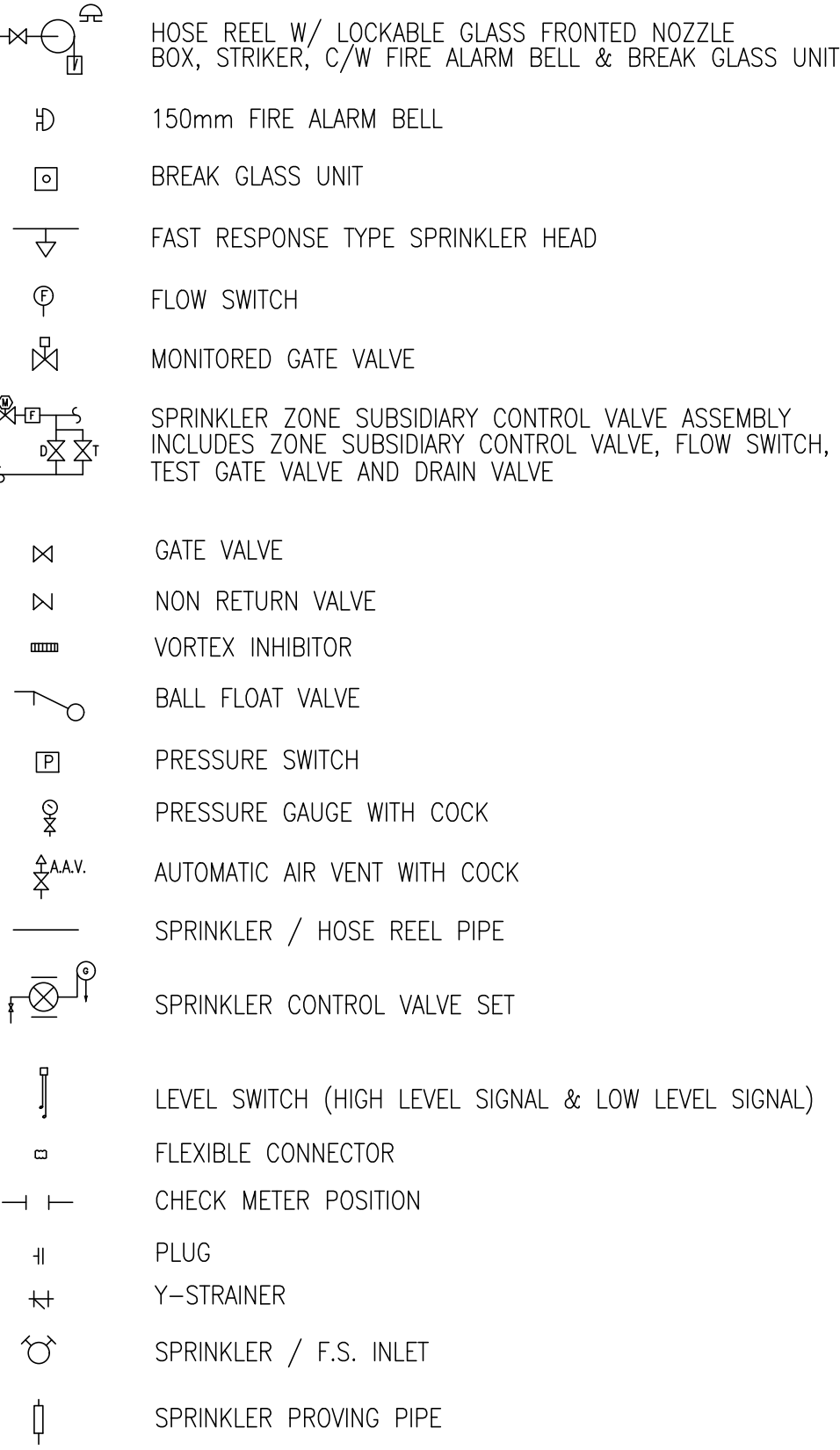
THE AGGREGATE AREA OF OPENABLE WINDOWS ABOUT 736 SQUARE METRES EXCEEDING 6.25% OF THE FLOOR AREA OF THE STRUCTURE 1

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
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
FIRE SERVICES PUMPS (FP-1 AS DUTY, FP-2 AS STAND-BY PUMP & FJP AS JOCKEY PUMP)	5	60	2900 MAXIMUM	2.2 KW	380/3/50



LEGEND (FOR SCHEMATIC DIAGRAM)



DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	B	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM,
FS-02	B	FIRE SERVICES INSTALLATION LAYOUT PLAN

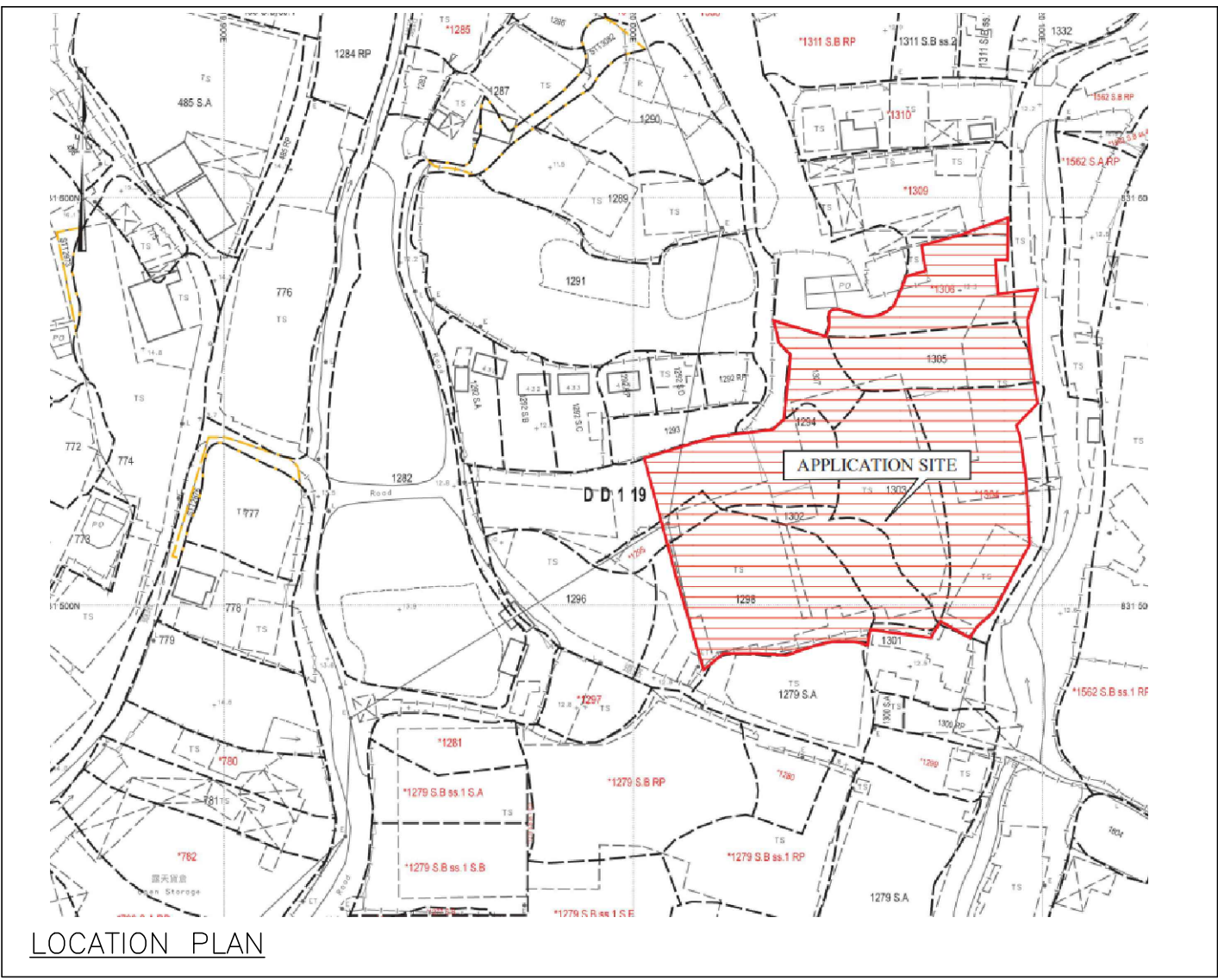
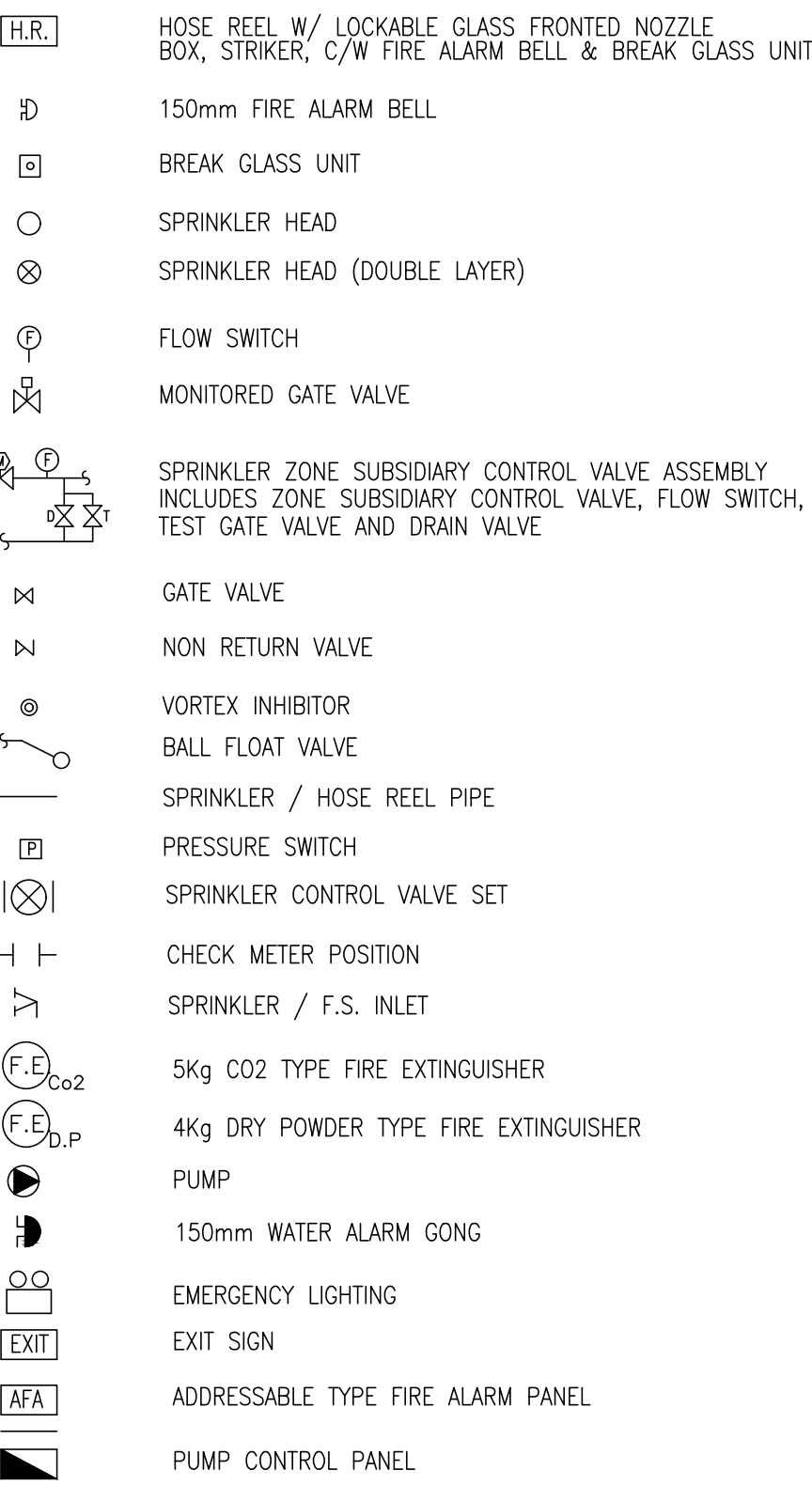
CALCULATION OF SPRINKLER PIPE PRESSURE LOSS FOR SPR. CONTROL VALVE SET

RUN OF DISTRIBUTION PIPE FROM CONTROL VALVE TO DESIGN POINT	PIPE SIZE (mm)	PIPE LENGTH (m)	FITTINGS	NOS.	EQU. LENGTH OF FITTINGS	TOTAL LENGTH OF FITTINGS	TOTAL EQUIV. PIPE LENGTH (M)	CALCULATED BY HAZEN - WILLIAMS FORMULA P =
PIPE TO DESIGN POINT D	150	207.1	TEE	0	1.1	2.2	235.1	0.182 BAR
			GATE VALVE	2	4.3	25.8		
			90° ELBOW	6				
PIPE TO DESIGN POINT D	100	25	TEE	0			25	0.139 BAR
			GATE VALVE	0				
			90° ELBOW	0				
TOTAL								0.321 BAR (LESS THAN 0.5 BAR)

REFER CLAUSE 13.3 OF BS EN 12845:2005
USING HAZEN-WILLIAMS FORMULA AND PRE-CULCULATED SYSTEM:
$$P_1 = \frac{6.05 \times 10^5}{C^{1.85} \times d^{4.87}} \times L \times Q^{1.85}$$

P IS THE PRESSURE LOSS IN THE PIPE, IN BAR;
Q IS THE FLOW THROUGH THE PIPE, IN LITERS PER MINUTE = 1000
d IS THE MEAN INTERNAL DIAMETER OF THE PIPE, IN mm =100
C IS A CONSTANT FOR THE TYPE AND CONDITION OF PIPE = 120
L IS THE EQUIVALENT LENGTH OF PIPE AND FITTINGS, IN METERS

LEGEND (FOR LAYOUT PLAN)

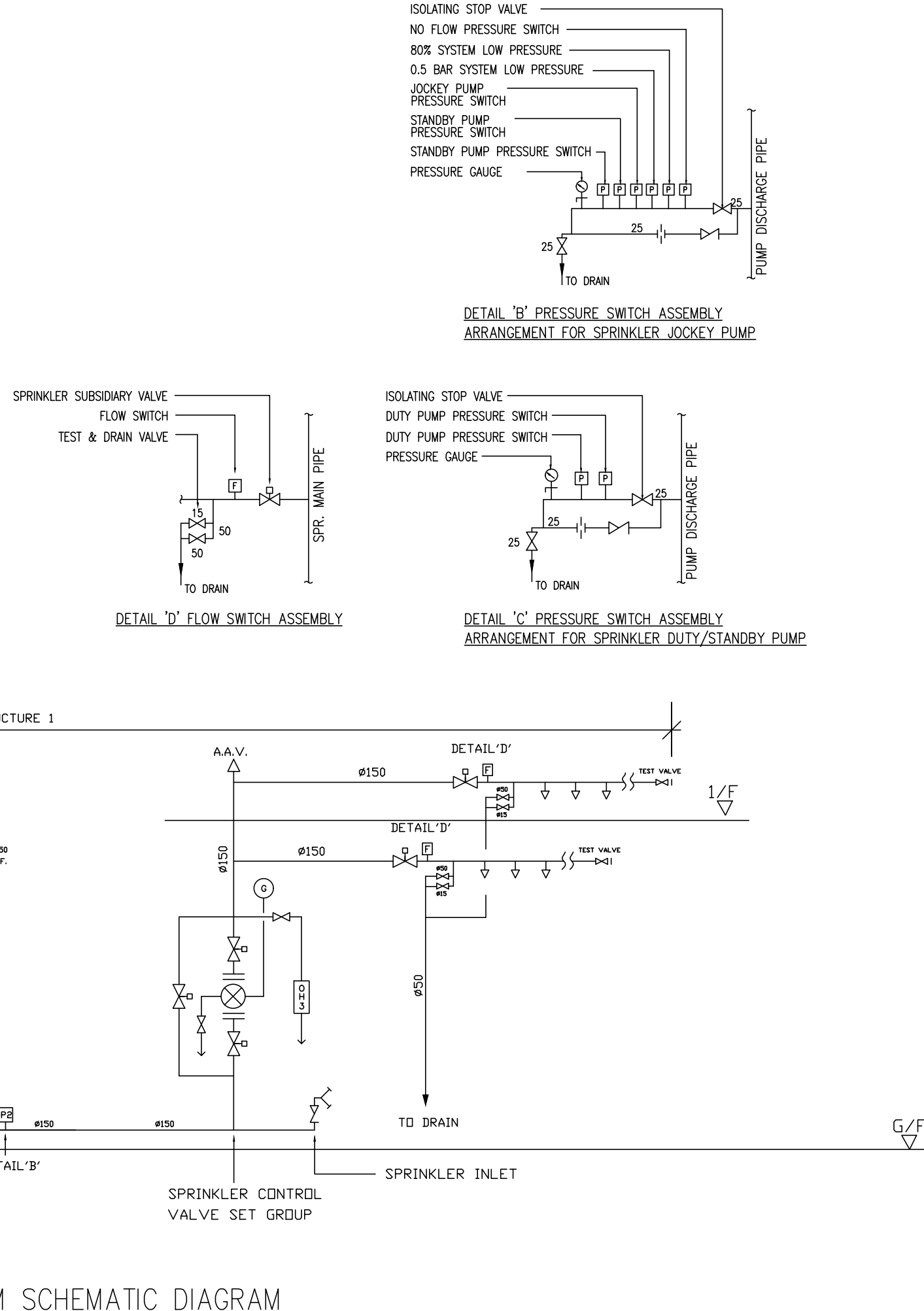


ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN



A	FSD SUBMISSION	04-03-2025	WC
REV	DESCRIPTION	DATE	BY

FSD CONTRACTOR

East Power Engineering Limited

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

PROJECT
FIRE SERVICES INSTALLATION WORK AT
41 CHI KIANG STREET, TSEUKWAN, KOWLOON
PROJECT NO.: TYST-1305

DRAWING TITLE
F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM.

DRAWN BY	INITIAL	DESIGNATION	DATE
DESIGN BY	WC	A. ENG	04-03-2025
CHECK BY	OM	PM	04-03-2025
APPROVED BY	—	—	—
PROJECT NO.	TYST-1305		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.	EP-10309-FS01		
SCALE	N.T.S	REVISION	A

SUBMISSION REPORT
(RESUBMISSION NO.2)
FOR
DRAINAGE PROPOSAL DESIGN
FOR PROPOSED DEVELOPMENT
ON
LOT 1294, 1295, 1298, 1302, 1303, 1304, 1305, 1307 IN D.D.119

Date : March 2025

TABLE OF CONTENTS

1. Introduction
2. Existing Drainage Condition
3. Design parameters & assumptions
4. Proposed Stormwater Drainage
5. Effect on Drainage Characteristics and potential Drainage Impacts
6. Conclusions

APPENDIX

Appendix A	Stormwater Drainage Proposal Plan
Appendix B	Surface Drainage Design
Appendix C	General View of Existing 1.1m Width Surface Channel

REFERENCES

1. Stormwater Drainage Manual, Planning Design and Management by DSD
2. Geotechnical Manual for Slopes by GEO
3. Standard Drawings by DSD

1. Introduction

This proposal is prepared for the proposed stormwater drainage works for the NTEH development at lot 1294, 1295, 1298, 1302, 1303, 1304, 1305, 1307 in D.D.119.

2. Existing Drainage Condition

A plan showing the existing catchments are enclosed in **Appendix B**. Currently, the surface runoff collected from the site is discharging to existing 1.4m wide stream as shown in **Appendix A**. As per the existing site condition, an additional peripheral U-channels area is considered necessary for the proposed development. A drainage proposal is required to be carried out for the proposed development.

3. Design Parameters & Assumptions

The design criteria to be used for the modeling assessment are based on the standards set out in the Stormwater Drainage Manual, Third Edition (SDM). According to Section 6.6.1 of the SDM, the existing village drainage system in the vicinity of the development is classified as main rural catchment drainage system. Table 10 of the SDM recommends to be adopted a 50 year design return period storm event for the urban drainage branch system.

Stormwater Runoff (Q)

The rate of stormwater runoff used in this assessment report is estimated by the “Rational method” in which the peak runoff is calculated from the formula:

$$Q = K \times i \times A / 3600$$

where	Q	=	maximum runoff (L/s)
	i	=	design mean intensity of rainfall (mm/hr)
	A	=	area of catchment (m ²)
	K	=	runoff coefficient

Time of Concentration (tc)

The time of concentration is defined as the time required for stormwater runoff to flow from the most remote part of the catchment area to the point in the drainage system under consideration. Based on the assumptions adopted in the Rational Method, this is the time taken for the peak runoff to become established at the considered section.

The time of concentration comprises the time for water flowing within natural catchments and along the man-made drainage pipes/channels. For natural catchments, the time of concentration is estimated by the modified form of the Brandsby William's equation.

$$t_o = \frac{0.14465L}{H^{0.2} A^{0.1}}$$

Where t_o = time of concentration of a natural catchment (min.)

A = catchment area (m^2)

H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

Mean Rainfall Intensity (i)

Mean rainfall intensity-duration curves attached in this report are based on the Statistical analysis of long term rainfall records from the Hong Kong Observatory. A return period of 50 years is adopted.

Runoff Coefficient (K)

The value of K is taken as 1 for developed area. For vegetated ground, the value of K is taken as 0.3.

4. Proposed Stormwater Drainage

The proposed stormwater drainage works include surface U-channels at the peripheral of the site collecting the runoff from catchments within the site. The U-channels will connect and discharge the surface runoff to the existing 1.4m wide stream. Catchpits with 300mm sump are proposed at the discharged points of proposed U-Channel to desilt the surface water before discharging to the drainage outside. The proposed stormwater drainage layout plan is shown in **Appendix A**.

5. Effect on Drainage Characteristics and Potential Drainage Impact

The drainage design of the proposed U-channel are presented in **Appendix B**. Since no new walls or hoarding would be erected or laid along the site boundary, the existing flow path of the site and its adjacent area would not be affected from the development.

6. Conclusion

Peripheral channels are to be provided along the site boundary where necessary to intercept runoff from crossing the site. The drainage conditions of adjacent areas will not be adversely affected.

Appendix A

Stormwater Drainage Proposal Plan

LEGEND:

	HOUSE LOT BOUNDARY
	NEW 450UC
	PROPOSED 450mm U-CHANNEL
	PROPOSED COVERED DESILTED CATCHPIT NO. CP1
	PROPOSED COVERED CATCHPIT NO. CP2
	PROPOSED DISCHARGE APRON

GENERAL NOTE

- THE PROPOSED DRAINAGE WORK, WHETHER WITHIN OR OUTSIDE THE LOT BOUNDARY, SHOULD BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER AT HIS OWN EXPENSE. FOR WORKS TO BE UNDERTAKEN OUTSIDE THE LOT BOUNDARY, PRIOR CONSENT AND AGREEMENT FROM DLO AND/OR RELEVANT PRIVATE LOT OWNER SHOULD BE SOUGHT.
- NO NEW WALLS OR HOARDING WOULD BE ERCTED OR LAID ALONG THE SITE BOUNDARY

CONCRETE STRENGTH AND STEEL REINFORCEMENT SPECIFICATION FOR DRAINAGE DETAILS

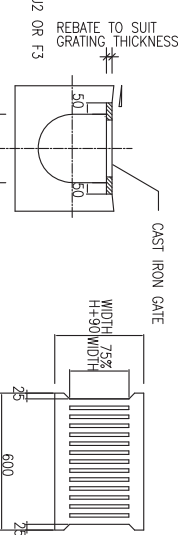
- CONCRETE GRADE FOR CATCHPITS AND U-CHANNEL SHALL BE 300 DESIGN IN COMPLIANCE WITH CS1 : 2010
- FOR BLINDING LAYER SHALL BE 150. DESIGN COMPLY WITH CS1-2010.
- ALL MAIN BARS TO BE HOT ROLLED HIGH YIELD STEEL DEFORMED BAR COMPLY WITH CS2 : 2012
- Y - HIGH YIELD BAR 500 MPa
- M - MILD STEEL BAR 250 MPa
- CONCRETE COVER TO MAIN REINFORCEMENT TO BE 50mm.
- LAP LENGTH FOR ALL BARS TO BE 46x DIAMETER OF LARGER BAR TO BE LAPPED.
- REACTIVE ALKALI CONTENT EXPRESSED IN SODIUM OXIDE PER CUBIC METER OF CONCRETE SHOULD NOT EXCEED 3Kg AS PER PNP APP-74.

HALF ROUND, U, AND STEPPED - CHANNELS

- ALL DIMENSIONS ARE IN MILLIMETERS
- FOR HALF ROUND AND U - CHANNEL, SPACING OF EXPANSION JOINT IN CHANNELS, BERMS AND APRON TO BE 10m MAXIMUM. FOR STEPPED CHANNELS, EXPANSION JOINTS TO BE PROVIDED AT A MAXIMUM SPACING OF 10m.
 - DIMENSIONS FOR HALF ROUND AND U-CHANNELS SEE TABLE 1.
 - THE COVER FOR U-CHANNELS AND CATCHPIT SHALL COMPLY WITH CEDO'S STANDARD DRAWINGS NO. C2405 TO C2407 AND C2412.
 - ALL PROPOSED U-CHANNELS SHALL BE COVERED WITH GRATING

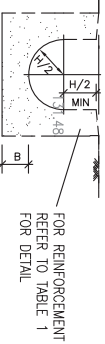
TABLE 1 : DIMENSION OF U-CHANNEL AND HALF-ROUND CHANNEL

NORMAL SIZE H	T	B	REINFORCING
<300	100	100	NIL
375 - 675	150	150	NIL
750 - 900	175	175	A252 MESH PLACED CENTRALLY



CAST IRON GRATING

U-CHANNEL WITH CAST IRON GRATING (DIMENSIONS ARE FOR GUIDANCE ONLY. CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)



NOTES:

- H = NOMINAL CHANNEL SIZE.

U-CHANNEL

COMPLY WITH FIG 8.11 OF GEOTECHNICAL MANUAL FOR SLOPES

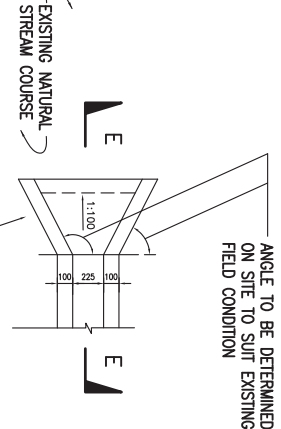
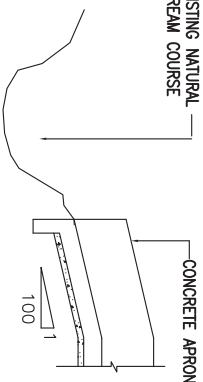
RESUBMISSION NO.2	RC	AV	RV	LMARCH 25
A	RC	AV	RV	OCT 24
DLO SUBMIT	RC	AV	RV	DEC 23
DESCRIPTION	CHECKED	APPROVED	DWN	DATE

PROJECT TITLE: STORMWATER DRAINAGE PROPOSAL
LOT 1294,1295,1298,1302,1303,1304,
1305,1307 IN D.D. 119

DRAWING TITLE: DRAINAGE PROPOSAL PLAN AND TYPICAL DETAILS

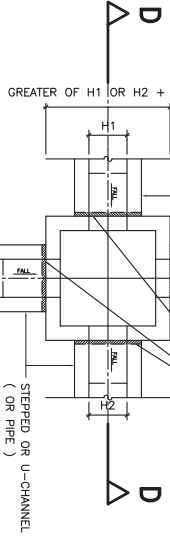
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DRAWN :	RV	DRAWING NO. SDP001B
DESIGNED :	RC	
CHECKED :	AV	
		B.D. REF. NO.:

SECTION E - E

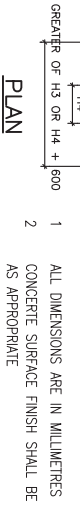


PLAN OF U-CHANNEL DISCHARGE POINT

N.T.S.



TYPICAL DETAILS OF CATCHPIT



PLAN



N.T.S.
GRADE 250 CONCRETE WITH ONE LAYER OF A 252 MESH
REINFORCEMENT PLACED CENTRALLY F2 AND U2 FINISH

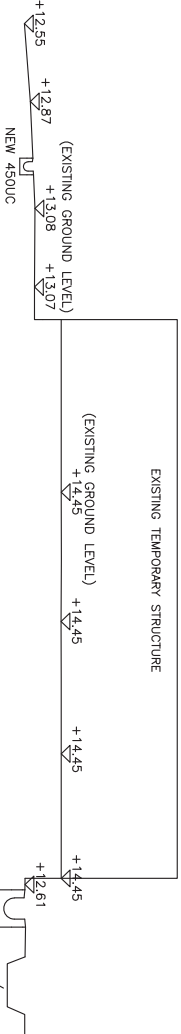


PRECAST CONCRETE COVERS FOR CATCHPIT

N.T.S.

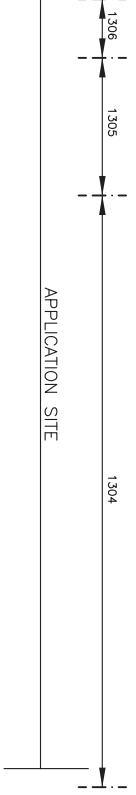
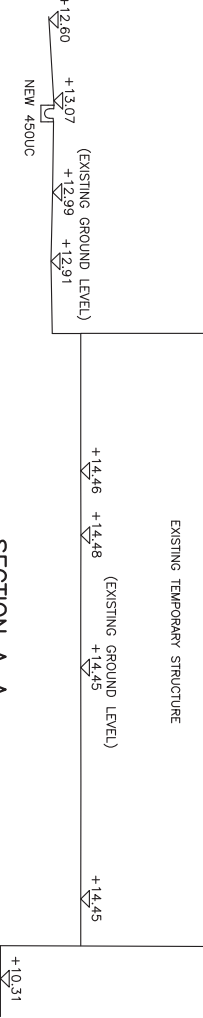
(REMARKS : NO FILLING WORKS FOR THIS APPLICATION)

SECTION B-B



SECTION A-A

(REMARKS : NO FILLING WORKS FOR THIS APPLICATION)



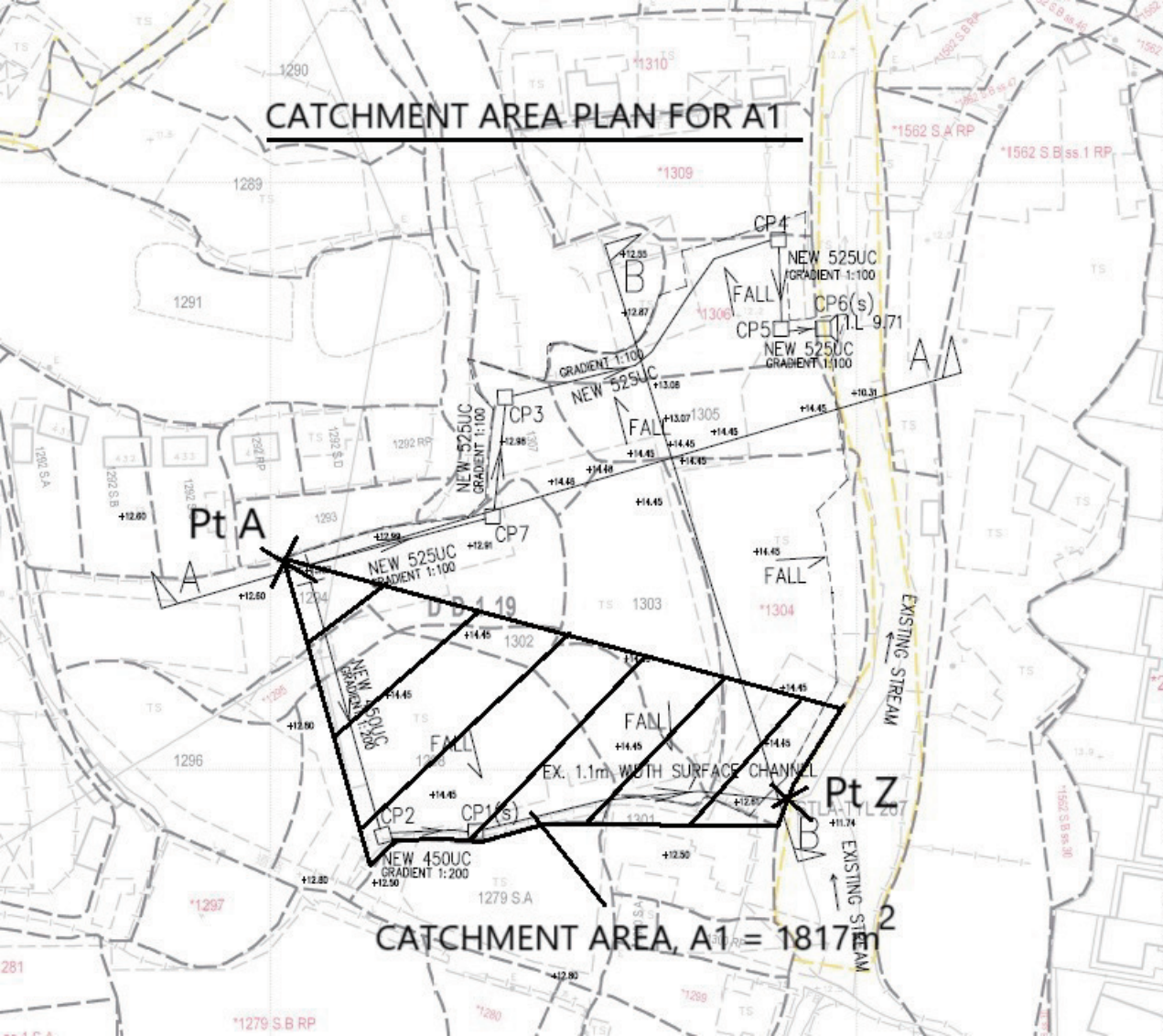
PROPOSED CATCHPIT SCHEDULE

CATCHPIT NO.	C.L. (mpd)	I.L. (mpd)
CP1(s)	12.80	12.05
CP2	12.80	12.12
CP3	12.98	11.67
CP4	12.20	11.12
CP5	12.20	11.00
CP6(s)	12.20	10.99
CP7	12.91	11.85

Appendix B

Surface Drainage Design

CATCHMENT AREA PLAN FOR A1



Drainage Design at 1298, 1302, 1303, 1304, 1305, 1307

Project No.: D.D.119

Date:

1-Mar-25

Prepared by: Ray Cheng

Check for the drainage capacity of proposed 450UC

Catchment area, A1 = 1817 m² Assume k = 1.0 for paved surface

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

A = Total catchment area (m²)

Longest distance from summit point to outlet, Pt Z

(Ld) = 118.00 m

Shortest distance from summit point to outlet, Pt Z

(Ls) = 92.00 m

Elevation of remote point (Pt A) = 12.80 mPD

Elevation of outlet point, Pt Z = 11.40 mPD

Average fall, H = $(z_1 - z_2)/L_s \times 100$

= 1.52 m per 100m

From TGN30

$$T_c = 0.14465 \times L_d / (H^{0.2} \times A^{0.1})$$

$$= 7.41 \text{ min}$$

Assume a 1 in 50 year design rainfall return period for rural area

From Geo-Manual (Fig 8.2)

$$i = 295 \text{ mm/hr}$$

$$Q = \frac{kiA}{60} \times 1.138$$

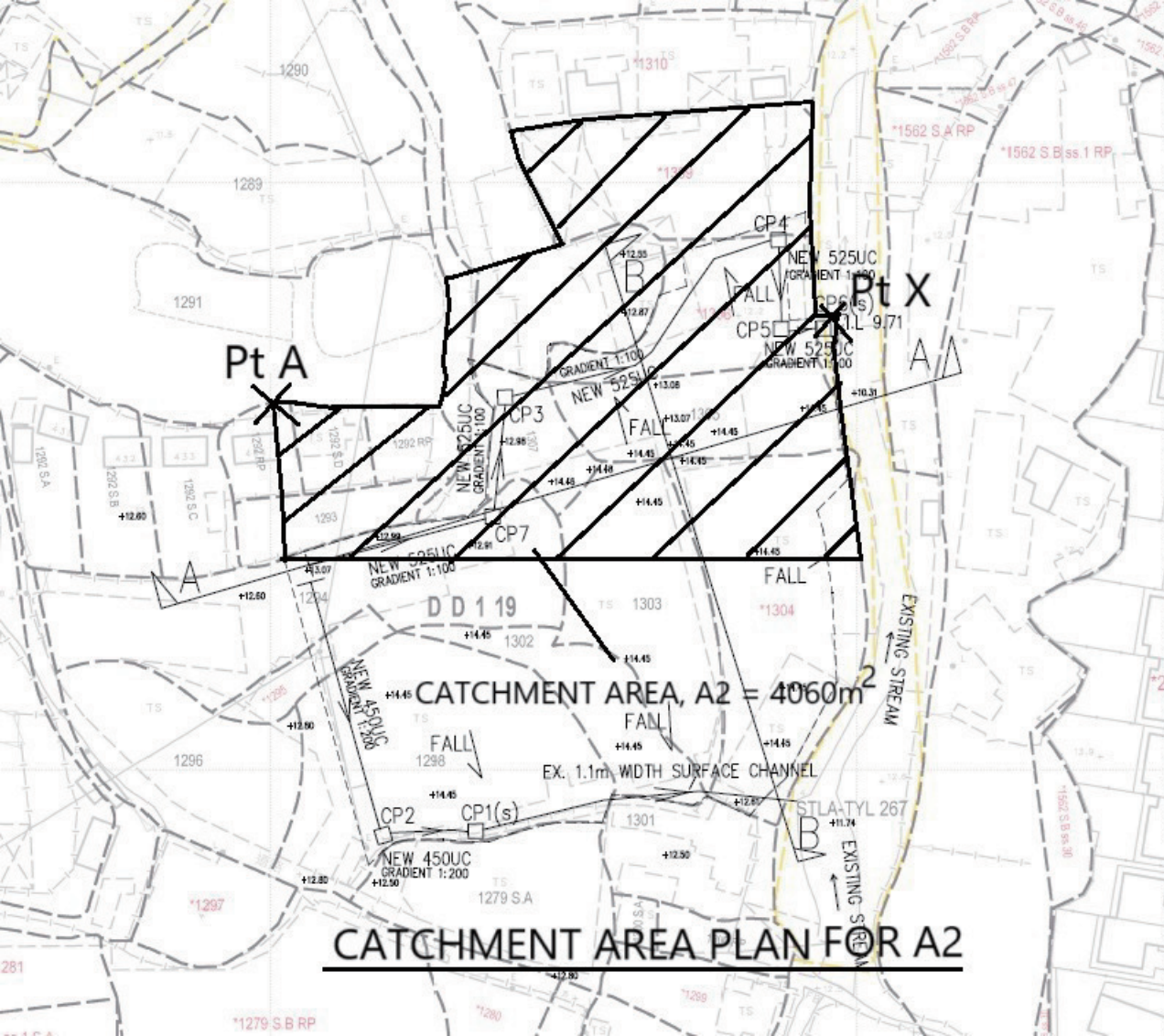
$$10166 \text{ lit/min}$$

From TGN 43A1

For proposed 450 UC with 1 in 200 gradient

Maximum capacity = 15750 lit/min > 10166 o.k.

The corresponding velocity = 1.60 m/s < 4 o.k.



Drainage Design at lot1294, 1295,
1298, 1302, 1303, 1304, 1305, 1307

Project No.: D.D.119

Date:

1-Mar-25

Prepared by:

Ray Cheng

Check for the drainage capacity of proposed 525UC

Catchment area, A2 = 4060 m² Assume k = 1.0 for paved surface

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

A = Total catchment area (m²)

Longest distance from summit point to outlet, Pt X

(Ld) = 172.00 m

Shortest distance from summit point to outlet, Pt X

(Ls) = 101.00 m

Elevation of remote point (Pt A)

= 13.07 mPD

Elevation of outlet point, Pt X

= 9.71 mPD

Average fall, H

= $(z_1 - z_2)/L_s \times 100$

= 3.33 m per 100m

From TGN30

$$T_c = 0.14465 \times L_d / (H^{0.2} \times A^{0.1})$$

$$= 8.52 \text{ min}$$

Assume a 1 in 50 year design rainfall return period for rural area

From Geo-Manual (Fig 8.2)

$$i = 280 \text{ mm/hr}$$

$$Q = \frac{kiA}{60} \times 1.138$$

$$= 21561 \text{ lit/min}$$

From TGN 43A1

For proposed 525 UC with 1 in 100 gradient

Maximum capacity = 34200 lit/min > 21561 o.k.

The corresponding velocity = 2.50 m/s < 4 o.k.

GEO Technical Guidance Note No. 30 (TGN 30)
Updated Intensity-Duration-Frequency Curves with Provision for
Climate Change for Slope Drainage Design

Issue No.: 2	Revision: -	Date: 23.10.2018	Page: 3 of 4
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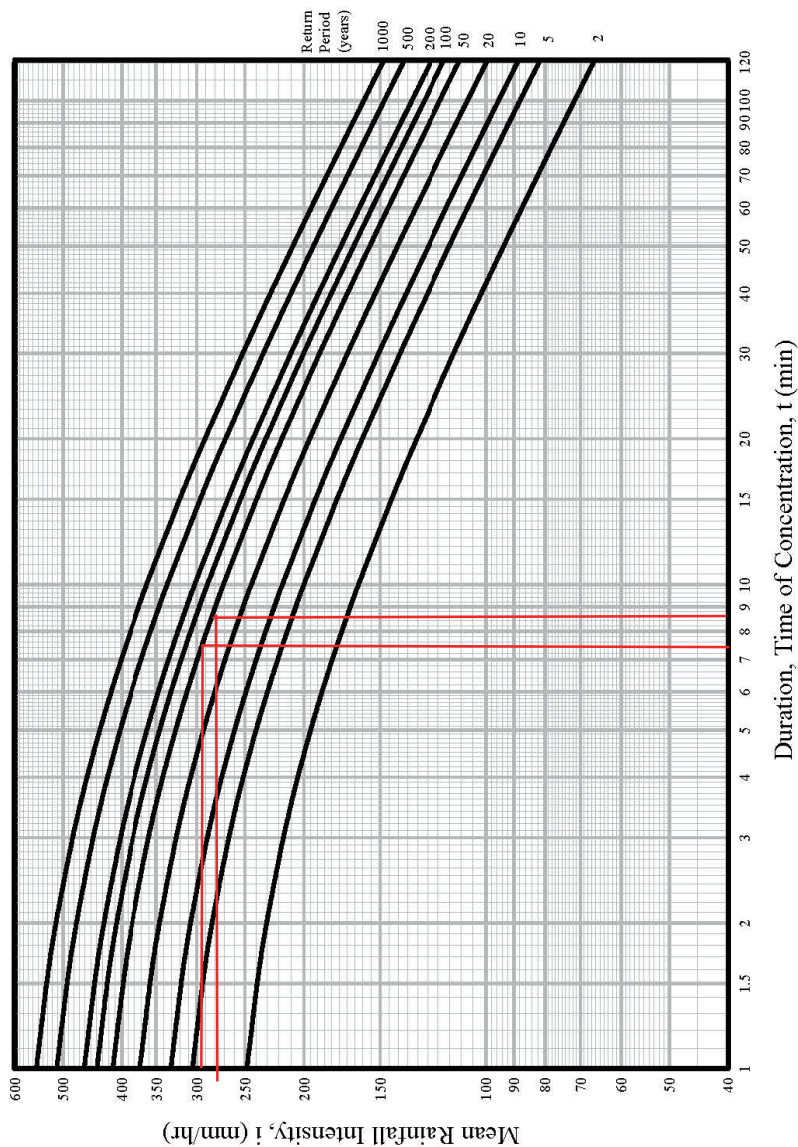


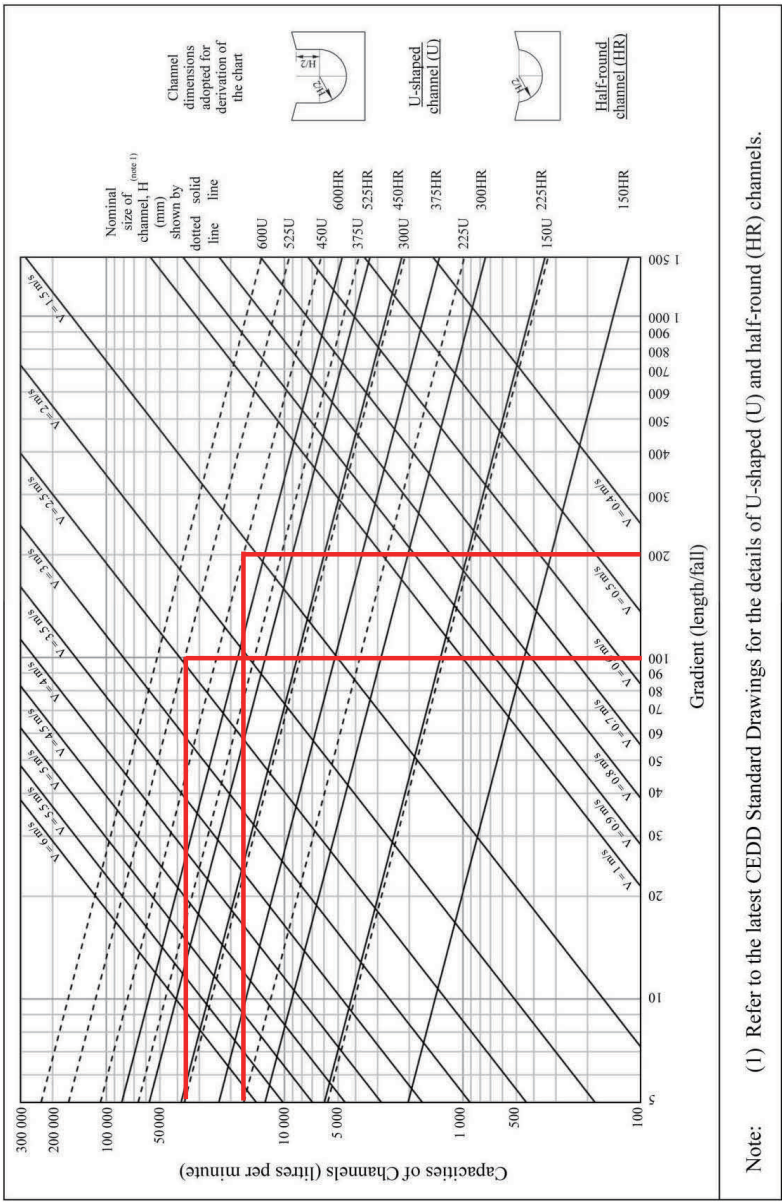
Figure 1 – Updated Intensity-Duration-Frequency Curves

- Notes:
1. These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).
 2. These IDF curves have not incorporated any projected climate change effects. Except for temporary slope drainage design, the mean rainfall intensity given by these IDF curves shall be increased by 13.8% for incorporating climate change effects.
 3. The mathematical formulae of these IDF curves are shown in Table 1 of Annex TGN 30 A1.

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

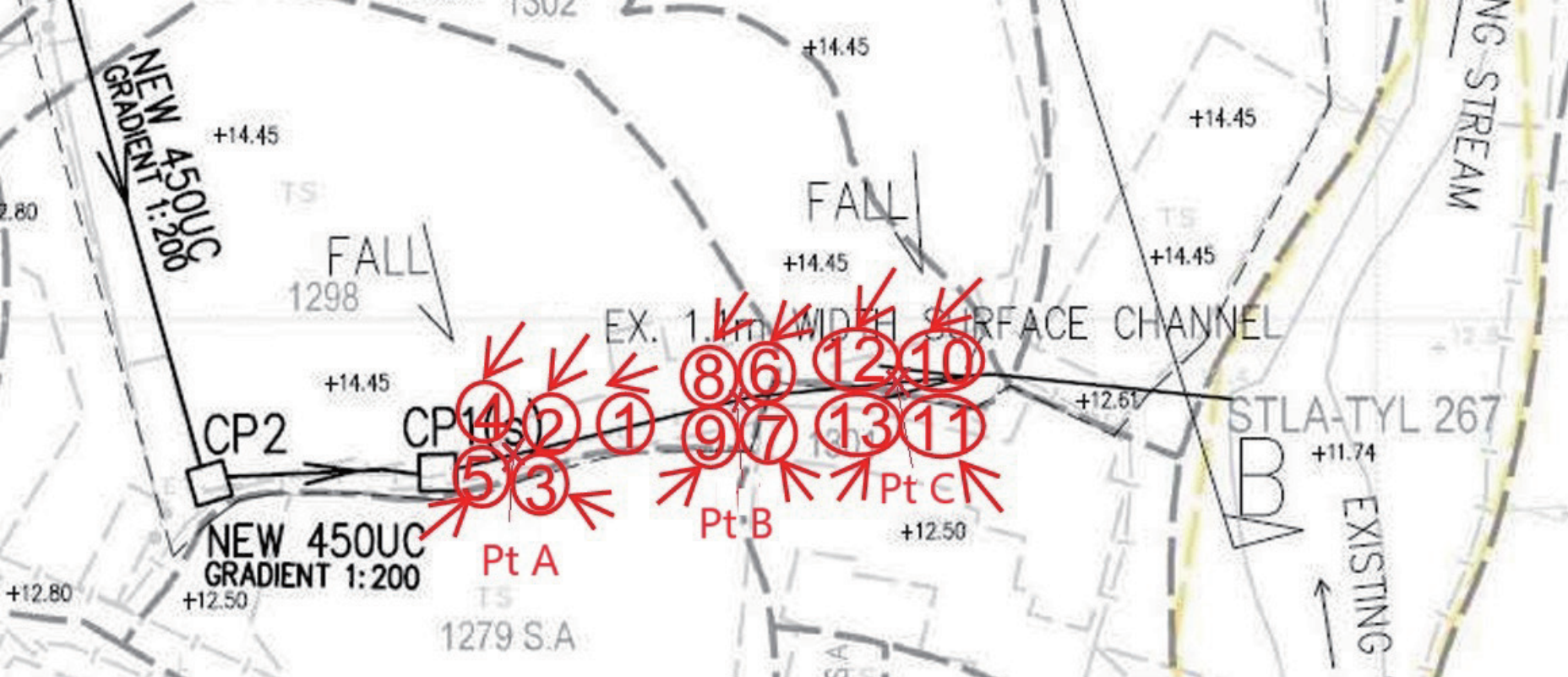
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Since 10% reduction would be considered for deposition of sediment, the capacity of the proposed 525UC should be $38,000 \times 0.9 = 34,200 \text{ lit/min}$, 450UC should be $17,500 \times 0.9 = 15,750 \text{ lit/min}$

Appendix C

General View of Existing 1.1m Width Surface Channel



①

Photo Location



Photo Direction



General View for 1.1m surface channel, V1



General View for point A, V2



General View for point A, V3



General View for point A, V4



General View for point A, V5



General View for point B, V6



General View for point B, V7



General View for point B, V8



General View for point B, V9



General View for point C, V10



General View for point C, V11



General View for point C, V12



General View for point C, V13

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	A/YL-TYST/169	Temporary Warehouse for Storage of Sanitary Ware and Tiles for a Period of 3 Years	15.11.2002 approved for 2 years [upon review] [revoked on 15.8.2003]
2	A/YL-TYST/285	Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	7.10.2005 approved for 1 year [upon review] [revoked on 7.7.2006]
3	A/YL-TYST/344	Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	2.2.2007 approved for 1 year
4	A/YL-TYST/377	Renewal of Planning Approval for Temporary “Warehouse for Storage of Building Materials” use under Application No. A/YL-TYST/344 for a Period of 3 Years	18.1.2008
5	A/YL-TYST/555	Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	18.11.2011 approved for 2 years
6	A/YL-TYST/774	Proposed Temporary Shop (Grocery Store) for a Period of 3 Years	8.1.2016 [revoked on 8.7.2016]
7	A/YL-TYST/805	Proposed Temporary Shop (Grocery Store) for a Period of 3 Years	14.9.2016 [revoked on 14.3.2017]
8	A/YL-TYST/1235	Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years	22.9.2023 [revoked on 22.3.2025]

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/190	Proposed Temporary War Game Field for a Period of 3 Years	6.6.2003 [upon review]	(1), (2), (3), (4), (5), (6)
2	A/YL-TYST/217	Proposed Temporary War Game Field for a Period of 3 Years	19.9.2003	(1), (2), (3), (4), (5), (6)
3	A/YL-TYST/225	Proposed Temporary Storage of Construction Materials, Waste Materials for Recycling and Plant Nursery for a Period of 3 Years	2.4.2004 [upon review]	(2), (4)
4	A/YL-TYST/240	Proposed Temporary Storage of Sanitary Wares, Tiles, Glass and Pipes for Air Conditioners for a Period of 3 Years	8.10.2004 [upon review]	(2), (4)
5	A/YL-TYST/758	Temporary Warehouse for Storage of Building Materials (Ceramic Tiles) for a Period of 3 Years	23.10.2015	(1), (4)

Rejection Reason(s):

- (1) Not in line with the planning intention.
- (2) Not compatible with the surrounding areas.
- (3) No detailed information on the development parameters, the ancillary facilities of the proposed war game field and the associated safety rules and regulations. The potential impacts of the proposed development could not be properly assessed.
- (4) Adverse environmental/traffic/visual/drainage impacts on the surrounding areas.
- (5) No information in the submission to demonstrate that the proposed development would have adequate fire service installations for fire fighting.
- (6) Setting undesirable precedent.

**Similar Applications within/straddling the “R(C)” Zone
on the Tong Yan San Tsuen OZP since 2020**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/1232	Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	25.8.2023 [revoked on 25.2.2025]
2	A/YL-TYST/1233	Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years	11.9.2023
3	A/YL-TYST/1236	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	22.9.2023
4	A/YL-TYST/1259	Proposed Temporary Warehouse and Open Storage of Recyclable Materials, Mobile Toilets and Construction Materials for a Period of 3 Years	5.4.2024
5	A/YL-TYST/1276	Proposed Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	20.9.2024

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering perspective; and
- the local track and footpath leading to the application site (the Site) is not under her purview.

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

No adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no environmental complaint concerning the Site received in the past three years.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the development from the public drainage point of view; and
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the submission, implementation and maintenance of a revised drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

No in-principle objection to the application subject to fire service installations being provided to his satisfaction.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;

- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- it is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

6. Long Term Development

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- the Site has been included in the possible expansion of Yuen Long South (YLS) Development Area. The Civil Engineering and Development Department (CEDD) and PlanD are currently undertaking an Intensification Review on Third Phase Development (the Review) which would also explore the possibility to expand the Development Area by covering the adjacent rural land occupied by haphazard open storages, rural workshops and warehouses, which are mostly operating in temporary structures. Depending on the results of the Review and the timetable for the implementation of the YLS Development, the applicant should be aware of the possible implication on land clearance; and
- it is noted that the application is for temporary use for a period of three years. In considering the application for temporary use, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

(b) Comments of the Project Manager (West) (PM(W)), CEDD:

No objection to the application.

7. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any comment from the village representatives in the vicinity regarding the application.

8. Other Departments

The following departments have no comment on/no objection to the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Short Term Waiver (STW) holders shall apply to his office for a modification of STW conditions where appropriate and the lot owner(s) shall apply to his office for STW and Short Term Tenancy (STT) to permit the structure(s) erected within Lots 1301, 1306 and 1309 and the occupation of the Government land (GL) in D.D. 119. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fees, rent and administrative fee as considered appropriate by his department. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (ii) the programme of Yuen Long South (YLS) Development should be taken into account when drawing up the STW and STT boundary and layout of the structures to be built on site. All STWs and STTs affected will have to be terminated upon land resumption and the Site will be cleared in accordance with the Civil Engineering and Development Department (CEDD)'s scheduled programme;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
 - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) his department should not be responsible for the maintenance of any access connecting between the Site and Kung Um Road;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" should be followed to minimise any potential environmental nuisances on the surrounding areas; and
 - (ii) adequate supporting infrastructure/facilities should be provided for proper collection, treatment and disposal of waste/wastewater generated from the applied use. If septic tank

and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of his department's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorised Person;

- (g) to note the general comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) and his technical comments on the submitted drainage proposal that:
- (i) the details and section drawing of CP6 (with sand trap or provision alike) for discharging the stormwater to the existing stream should be provided for review;
 - (ii) catchpits should be provided at all changes in direction and at intersections (i.e. between CP3 and CP4, etc.);
 - (iii) according to the photos provided (Photos V1, V2, etc.), there is some sediments/vegetation/concrete slabs inside the existing 1.1m surface channel. The applicant should consider clearing the above or adopt adequate reduction factor in the hydraulic assessment for checking its hydraulic capacity;
 - (iv) if this existing 1.1m width surface channel within the Site will be maintained by the applicant, the above should be indicated on the drainage plan for clarity;
 - (v) the existing stream, to which the applicant proposed to discharge the stormwater from the Site was not maintained by his office. The applicant shall resolve any conflict/disagreement arisen for discharging the runoff from the Site to the proposed discharge point(s). In the case that it is a local village drains, District Officer (Yuen Long) of Home Affairs Department should be consulted. Moreover, the applicant should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant to avoid blockage of the system;
 - (vi) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc; and
 - (vii) the applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL, LandsD for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on GL, where required, outside the Site;
- (h) to note the general comments of the Director of Fire Services (D of FS) and his technical comments on the submitted fire service installations (FSIs) proposal that:
- (i) the layout plan shall be depicted with dimensions and nature of occupancies;
 - (ii) schematic drawings will not be vetted at this stage and shall be omitted;
 - (iii) an automatic sprinkler system shall be provided in accordance with LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020;
 - (iv) the maximum storage area of a single block (i.e. 50 m²) shall be specified in the FS Notes;
 - (v) the storage configuration, category and height regarding the provision of automatic sprinkler system shall be specified in the FS Notes;

- (vi) the minimum clearance around each single storage block (i.e. 2.4 m) shall be specified in the FS Notes;
 - (vii) modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022;
 - (viii) the standards and specification of the proposed fire alarm system shall be revised to 'BS 5839-1:2017 and the FSD Circular Letter No. 6/2021';
 - (ix) the standards and specification of the proposed emergency lighting shall be revised to 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021';
 - (x) the standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008';
 - (xi) calculation and section drawings with dimensions of openable windows shall be clearly demonstrated on plans to justify FS Notes items 4.6 & 4.7; and
 - (xii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that:

based on the preliminary project boundary of the proposed YLS Development Area, the Site falls within the possible expansion of YLS Development Area which is being reviewed together with YLS Third Phase Development. As the YLS Third Phase Development is subject to further review, the applicant should be aware of the possible implication on land clearance in relation

to the implementation of YLS Development. Detailed implementation programme with phasing and packaging of works for YLS Third Phase Development is being formulated.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-TYST/1305

意見詳情：(如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

No Comments

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

簽署 Signature

日期 Date

元朗市中心及鄉郊東分區委員會

鍾就華 主席

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

From:
Sent: 2025-02-24 星期一 03:09:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TYST/1305 DD 119 Pak Sha Tsuen

Dear TPB Members,

1235 approved 22 Sept 2023, conditions not fulfilled.

Members have a duty to inquire into what conditions are at issue as the business has been operating for some time.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 29 August 2023 2:11 AM HKT
Subject: A/YL-TYST/1235 dd 119 pAK sHA tSUEN

A/YL-TYST/1235

Various Lots 1277 D.D. 119, Pak Sha Tsuen, Yuen Long

Site area: About 6,460sq.m Includes Government Land of about 44.67sq.m

Zoning: "Res (Group C)"

Applied use: Warehouse for Storage of Food Provisions / 5 Vehicle Parking

Dear TPB Members,

This operation has been the subject of a number of applications with variable lots included but now the link to the history of applications is no longer provided, members of the public are denied the right to access this data.

MEMBERS THEREFORE HAVE AN OBLIGATION TO QUESTION THE HISTORY OF THE SITE AND IF CONDITIONS HAVE BEEN MET AS THIS INFORMATION SHOULD GUIDE THEIR DECISION. NOTE THAT THE PREMISES ARE USED TO STORE FOOD SO HIGH RISK OF CONTAMINATION IF CONDITIONS ARE NOT UP TO STANDARD.

Mary Mulvihill