

2024年 10月 8日

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

Appendix I of RNTPC
Paper No. A/YL-TYST/1286B

This document is received on 2024 -10- 08
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402380

30.9.2024 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-TYST/1286
	Date Received 收到日期	2024 -10- 08

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

1. Name of Applicant 申請人姓名/名稱

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

Tsui Yat Wah 徐日華

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

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

Ever United Planning and Development Limited 恒滙規劃發展有限公司

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)	Lots 369RP (Part), 370RP (Part), 371S.A, 371 S.B (Part), 381RP (Part), 382RP, 383RP, 384, 385, 386, 387, 388, 389RP, 390RP, 391RP (Part), 439RP (Part), 440 (Part), 444 (Part), 445 (Part), 446, 447, 448, 449, 450S.A, 450S.B, 450S.C, 451, 452, 453, 454, 455, 456, 457 (Part), 458 (Part), 459 (Part), 473 (Part), 474, 475S.A (Part), 475S.Ass.1 (Part) and 475S.B (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.
(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 22,530 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 11720.33 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	57 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Undetermined' ("U") 未決定用途
(f) Current use(s) 現時用途	Temporary warehouse for storage of electronic goods and open storage of building materials and construction machinery with ancillary workshop activities 臨時貨倉存放電子產品及露天存放建築材料和建築機器連附屬工場用途 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
	Not Applicable 不適用	

(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)
	Not Applicable 不適用	

(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 13/9/2024 (DD/MM/YYYY)[&]
於 13/9/2024 (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
11/9/2024-25/9/2024 (DD/MM/YYYY)[&]
於 11/9/2024-25/9/2024 (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 _____ (DD/MM/YYYY)[&]
於 _____ (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	Temporary warehouse (excluding dangerous goods godown) and open storage of building materials and construction machinery with ancillary workshop activities 臨時倉庫(危險品倉庫除外)及露天存放建築材料和建築機器連附屬工場用途 (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) <u>Development Schedule 發展細節表</u>	
Proposed uncovered land area 擬議露天土地面積	10,935.66 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	11,594.34 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	20
Proposed domestic floor area 擬議住用樓面面積	Not Applicable 不適用 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	11,720.33 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	11,720.33 .....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) Please refer to section 2.1.3 of the supplementary planning statement.	
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	.....
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	2
Medium Goods Vehicle Spaces 中型貨車車位	2 (Also for Heavy Goods Vehicle)
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	10 L/UL Spaces for Container Vehicle

6

	<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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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。

As per supplementary planning statement.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署




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

CYRUS TANG

Manager

Name in Block Letters
姓名（請以正楷填寫）

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

Ever United Planning and Development Limited 恒滙規劃發展有限公司

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

Date 日期

26/9/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- 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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 369RP (Part), 370RP (Part), 371S.A, 371 S.B (Part), 381RP (Part), 382RP, 383RP, 384, 385, 386, 387, 388, 389RP, 390RP, 391RP (Part), 439RP (Part), 440 (Part), 444 (Part), 445 (Part), 446, 447, 448, 449, 450S.A, 450S.B, 450S.C, 451, 452, 453, 454, 455, 456, 457 (Part), 458 (Part), 459 (Part), 473 (Part), 474, 475S.A (Part), 475S.Ass.1 (Part) and 475S.B (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.
Site area 地盤面積	22,530 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 57 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號S/YL-TYST/14
Zoning 地帶	'Undetermined' ("U") 未決定用途
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	Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities 臨時倉庫(危險品倉庫除外)及露天存放建築材料和建築機器連附屬工場用途

(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	11,720.33 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.52 <input checked="" 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	20	
(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	12 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	51.5 % <input checked="" 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		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 _____ 2 Medium Goods Vehicle Spaces 中型貨車車位 _____ 2 (Also for Heavy Goods Vehicle) Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) Container Vehicle Loading/Unloading Spaces 貨櫃車上落客貨車位 _____ 10 _____ _____		

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Site Plan, (ii) Extract from OZP No. S/YL-TYST/14 with indication of Vehicular Access,		
(iii) As-planted Landscape & Tree Preservation Plan and (iv) As-built Drainage Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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

S.16 Planning Application

Proposed Temporary Warehouse (excluding Dangerous Goods
Godown) and Open Storage of Building Materials and Construction
Machinery with Ancillary Workshop Activities for a Period of
3 Years at Various Lots in D.D. 119 and Adjoining Government
Land, Tong Yan San Tsuen, Yuen Long, N.T.

Prepared by: Ever United Planning and Development Limited

September 2024

Executive Summary

The application site is situated at Lots 369RP (Part), 370RP (Part), 371S.A, 371 S.B (Part), 381RP (Part), 382RP, 383RP, 384, 385, 386, 387, 388, 389RP, 390RP, 391RP (Part), 439RP (Part), 440 (Part), 444 (Part), 445 (Part), 446, 447, 448, 449, 450S.A, 450S.B, 450S.C, 451, 452, 453, 454, 455, 456, 457 (Part), 458 (Part), 459 (Part), 473 (Part), 474, 475S.A (Part), 475S.Ass.1 (Part) and 475S.B (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T. The size of the application site is about 22,530m².

This planning application under S. 16 of the Town Planning Ordinance intended to apply the application site for the use of proposed temporary warehouse (excluding dangerous goods godown) and open storage of building materials and construction machinery with ancillary workshop activities for a period of 3 years.

According to the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) 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 eighteen planning permissions for open storage and temporary warehouse for storage purposes since 1998. It is not a new development on green site. The applicant will be due diligence in complying the approval conditions as before.

The application site is subject to two latest planning permissions for temporary warehouse for storage of electronic goods and open storage of building materials and construction machinery with ancillary workshop activities (TPB Ref.: A/YL-TYST/1105) and for temporary warehouse for storage of electronic goods, furniture and construction materials (TPB Ref.: A/YL-TYST/1173). With the similarity of the uses, the applicant would like to combine two sites and a fresh application is hereby submitted. The proposed use of current application is almost the same as that of the previous planning permissions.

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 9:00 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 use of the application site for proposed temporary warehouse (excluding dangerous goods godown) and open storage of building materials and construction machinery with ancillary workshop activities for a period of 3 years.

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 369 號餘段(部份)，第 370 號餘段(部份)，第 371 號 A 分段，第 371 號 B 分段(部份)，第 381 號餘段(部份)，第 382 號餘段，第 383 號餘段，第 384 號，第 385 號，第 386 號，第 387 號，第 388 號，第 389 號餘段，第 390 號餘段，第 391 號餘段(部份)，第 439 號餘段(部份)，第 440 號(部份)，第 444 號(部份)，第 445 號(部份)，第 446 號，第 447 號，第 448 號，第 449 號，第 450 號 A 分段，第 450 號 B 分段，第 450 號 C 分段，第 451 號，第 452 號，第 453 號，第 454 號，第 455 號，第 456 號，第 457 號(部份)，第 458 號(部份)，第 459 號(部份)，第 473 號(部份)，第 474 號，第 475 號 A 分段(部份)，第 475 號 A 分段第 1 小分段(部份)及第 475 號 B 分段(部份)和毗連政府土地。申請地點的面積約為 22,530 平方米。

此申請根據城市規劃條例第 16 條作出規劃許可申請，把申請地點作為期三年的臨時倉庫(危險品倉庫除外)及露天存放建築材料和建築機器連附屬工場用途。

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 1998 年起已十八度獲得規劃許可作露天存放及貨倉用途，擬議用途並不是在綠地上發展。申請人將如以往一樣盡職盡責地履行規劃許可之批准條件。

申請地點上之最近期的兩個規劃許可，分別為臨時貨倉存放電子產品及露天存放建築材料和建築機器連附屬工場用途(TPB Ref.: A/YL-TYST/1105)和臨時貨倉存放電子產品、傢俱及建築材料用途(TPB Ref.: A/YL-TYST/1173)。由於許可用途相似，申請人希望合併兩個地點，特此提交新的規劃申請。本申請的擬議用途與先前獲批的規劃許可的擬議用途幾乎相同。

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九時，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把申請地點作為期三年的臨時倉庫(危險品倉庫除外)及露天存放建築材料和建築機器連附屬工場用途。

**Supplementary Planning Statement for Proposed Temporary Warehouse
(excluding Dangerous Goods Godown) and Open Storage of Building Materials and
Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years
at Various Lots in D.D. 119 and Adjoining Government Land,
Tong Yan San Tsuen, 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. TSUI Yat Wah (徐日華), the occupier of Lots 369RP (Part), 370RP (Part), 371S.A, 371 S.B (Part), 381RP (Part), 382RP, 383RP, 384, 385, 386, 387, 388, 389RP, 390RP, 391RP (Part), 439RP (Part), 440 (Part), 444 (Part), 445 (Part), 446, 447, 448, 449, 450S.A, 450S.B, 450S.C, 451, 452, 453, 454, 455, 456, 457 (Part), 458 (Part), 459 (Part), 473 (Part), 474, 475S.A (Part), 475S.Ass.1 (Part) and 475S.B (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T. **(Figure 1)**. The applicant would like to solicit the Board's sympathetic consideration for approving the application site for temporary warehouse (excluding dangerous goods godown) and open storage of building materials and construction machinery with ancillary workshop activities for a period of 3 years.
- 1.1.2 The application site is subject to the latest planning permissions No. A/YL-TYST/1105 (for the use of temporary warehouse for storage of electronic goods and open storage of building materials and construction machinery with ancillary workshop activities) and No. A/YL-TYST/1173 (for the use of temporary warehouse for storage of electronic goods, furniture and construction materials). The proposed use of this application is very similar to the latest planning permissions except the southwest corner of application site, which originally dedicated for open storage use, is now partially changed for temporary warehouse for storage purposes. Due to the changes in use and layout of temporary structures in the application site, a fresh planning application is hereby submitted for the consideration by the Town Planning Board.
- 1.1.3 The applicant intends to demonstrate to the Town Planning Board that the proposed development would not generate undesirable impacts to the vicinity by this planning application. Besides, the applicant is willing to provide a number of mitigation measures as explained in the following paragraphs to ensure that the proposed use would generate no adverse nuisance. The applicant wishes that Town Planning Board could give favourable consideration to this planning application.

1.2 Site Particulars

- 1.2.1 The application site is irregular in shape and possesses an area of about 22,530m².

- 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. Temporary open storage activities have been operated on the application site with planning permissions since 1998.
- 1.2.3 The entire site boundary has been erected with site fencing. The surface of the application site is hard paved for the proposed use.
- 1.2.4 The application site is generally surrounded by open storage yards and temporary warehouses for storage purposes. 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 3.4 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 The Government land in the application site is covered by Short Term Tenancy ("STT") while the private lots in the application site is covered by a number of Short Term Waiver ("STW") in order to comply with the land grant conditions. It shows that the applicant is sincere and due diligence in complying Government's regulations. The applicant will approach to the Lands Department to apply for modification of STT and STW conditions to regularize the use and temporary structures at the application site upon planning approval as well.

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. As such, it is the applicant's intention to submit this application to request the Board's favour to this proposed use with the provision of the following justifications.

- 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 eighteen previous planning permissions for open storage use and warehouse for storage purpose since 1998. The information of previous planning permissions are summarized as below:

Permission No.	Decision Date	Applied Use
A/YL-TYST/27	6.3.1998	Temporary open storage of construction materials for a period of 2 years
A/YL-TYST/153	21.12.2001	Temporary open storage of construction machinery and materials for a period of 3 years
A/YL-TYST/194	21.3.2003	Temporary open storage of building/recycling materials and construction machinery for a period of 3 years
A/YL-TYST/265	17.12.2004	Temporary open storage of construction machinery and materials and recycling materials for a period of 3 years
A/YL-TYST/370	14.12.2007	
A/YL-TYST/309	7.4.2006	Temporary open storage of building/recycling materials and construction machinery with ancillary packaging activities for a period of 3 years
A/YL-TYST/427	8.5.2009	
A/YL-TYST/519	18.2.2011	Temporary open storage of construction machinery and materials, recycling materials and used electrical appliances with ancillary workshop for a period of 3 years
A/YL-TYST/665	7.2.2014	
A/YL-TYST/827	17.2.2017	
A/YL-TYST/1003	26.5.2020	
A/YL-TYST/587	4.5.2012	Temporary open storage of building/recycling materials, construction machinery, used electrical/electronic appliances and parts with ancillary packaging activities for a period of 3 years
A/YL-TYST/726	8.5.2015	
A/YL-TYST/896	15.6.2018	
A/YL-TYST/1024	10.7.2020	Temporary logistics centre and open storage of building/recycling materials, construction machinery, used

		electrical/electronic appliances and parts with ancillary workshop activities for a period of 3 years
A/YL-TYST/1059	18.12.2020	Temporary warehouse for storage of electronic goods and open storage of building/recycling materials, construction machinery, used electrical/electronic appliances and parts with ancillary workshop activities for a period of 3 years
A/YL-TYST/1105	10.9.2021	Temporary warehouse for storage of electronic goods and open storage of building materials and construction machinery with ancillary workshop activities for a period of 3 years
A/YL-TYST/1173	9.9.2022	Temporary warehouse for storage of electronic goods, furniture and construction materials for a period of 3 years

- 1.5.2 The above information shows that the application site has been occupied for open storage and port back-up uses for about twenty years. The proposed development is not a development on green site.
- 1.5.3 The applied use of current application actually has almost the same nature to the previous planning approvals except part of the application site, which originally used for open storage yard, is now changed to temporary warehouse for storage purposes because of the change of needs of market. As such, the size and location of the structures are redesigned and the fire service installations requirement is different for warehouse and open storage yard.
- 1.5.4 The applicant will due diligence in providing and maintaining good conditions of facilities (i.e. drainage facilities, fire services installations, landscaping, etc.) in the application site.

Section 2 – Development Proposal

2.1 Site Planning

- 2.1.1 The application site occupies an area of about 22,530m². The application site is hard paved for the proposed use.
- 2.1.2 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 site. **(Figure 3)**

2.1.3 Some temporary structures are proposed to serve the proposed use. The proposed layout is indicated are shown in **Figure 3** while the details of these structures are described in the following table:

Structure	No. of Storey	Dimension (L x W x H) (m)	Covered Area (about) (m ²)	Total Floor Area (about) (m ²)	Use
1	1	2.5 x 1.6 x 2.5	4	4	Toilet
2	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
3	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
4	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
5	2	6.1 x 2.5 x 2.5	15.25	30.5	Office
6	1	10 x 4 x 4	40	40	F.S. Water Tank
7	1	5 x 2.6 x 3	13	13	F.S. Pump Room
8	1	Irregular shape with 12m (H)	6,348 (Warehouse: 6,064 Rain Shelter: 284)	6,348 (Warehouse: 6,064 Rain Shelter: 284)	Warehouse for Storage
9	2	9 x 7 x 5	35*	98 [#]	Office
10	1	Irregular shape with 12m (H)	2,000	2,000	Warehouse for Storage & ancillary workshop activities
11	2	6.2 x 3.6 x 6	22.32	44.64	Office
12	2	6.2 x 4.1 x 6	25.42	50.84	Office
13	1	6.1 x 3 x 3	18.3	18.3	Office
14	1	11 x 2 x 2.5	22	22	Rain Shelter for Storage
15	1	4 x 2.2 x 2.5	8.8	8.8	Toilet
16	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
17	1	Irregular shape with 12m (H)	1,440 (Warehouse: 1,392 Rain Shelter: 48)	1,440 (Warehouse: 1,392 Rain Shelter: 48)	Warehouse for Storage
18	1	Irregular shape with 12m (H)	1,522 (Warehouse: 1,492 Rain Shelter: 30)	1,522 (Warehouse: 1,492 Rain Shelter: 30)	Warehouse for Storage
19	1	2.5 x 1.6 x 2.5	4	4	Toilet
20	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
Total			11,594.34m ²	11,720.33m ²	

* ∴ Structure 9 is partially covered by Rain Shelter of Structure 8

∴ Covered area of Structure 9 = Footprint of S9 (63m²) – Area covered by S8 (28m²) = 35m²

∴ Structure 9 is partially covered by Rain Shelter of Structure 8

∴ Total Floor Area of Structure 9 = GFA of S9 (126m²) – Area covered by S8 (28m²) = 98m²

- 2.1.4 To serve the proposed development, 2 loading/unloading spaces of 7m X 3.5m for light goods vehicle, 2 loading/unloading spaces of 11m X 3.5m for medium/heavy goods vehicle and 10 unloading/unloading spaces of 16.5m X 3.5m for container vehicle are proposed (**Figure 3**).
- 2.1.5 The opening time of the proposed development is 8:00 a.m. to 9:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.
- 2.1.6 Building materials being open stored is mainly *metal bars*. Besides, examples of construction machinery include *tower crane parts and excavators*.
- 2.1.7 Ancillary workshop activities include *dismantling, sorting, packaging and repairing of building materials and construction machinery*. All ancillary workshop activities are carried out at Structure No. 10 and are under shelters and on concrete-paved area within structures at the application site.
- 2.1.8 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.
- 2.1.9 Sufficient manoeuvring space will be provided within the site boundary to allow turning of vehicle within the application site.
- 2.1.10 2.5m high site hoarding has been erected along the site periphery to differentiate the site from adjacent land lots.
- 2.1.11 A few graves located at the southeast of the application site can be access through an existing footpath within the application site. Such existing footpath is open for public access at all times.
- 2.1.12 The proposed layout of the proposed development is illustrated in **Figure 3**.

2.2 Vehicular Access Arrangement

- 2.2.1 As shown in the estimated traffic flow for the applied use at **Section 3.5**, 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 Considerations and 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 surrounded 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 9:00 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 Considerations and Commitments

- 2.4.1 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 open storage 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 Considerations and 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. Adequate surface U-channel are found 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.

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 eight previous planning permissions since 1998 for open storage use.
 - (ii) The applicant had provided landscape and tree preservation proposal and drainage 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).
- 3.1.2 The proposed development has fulfilled the guidelines laid down by the Board for the application of open storage and port back-up uses to a large extent. Besides, the application has committed to provide a series of mitigation measures to maintain

the surrounding environment. The Board could therefore give favourable consideration of the application.

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 and open storage yards which the traffic generation is limited. And the application site has been operated for more than 20 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 the application would ease the mounting demand for 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 should be given to the current application.
- 3.3.2 The application site is subject to two latest planning permissions for temporary warehouse for storage of electronic goods and open storage of building materials

and construction machinery with ancillary workshop activities approved on 10.9.2021 (TPB Ref.: A/YL-TYST/1105) and for temporary warehouse for storage of electronic goods, furniture and construction materials approved on 9.9.2022 (TPB Ref.: A/YL-TYST/1173). With the similarity of the uses, the applicant would like to combine two sites and so a fresh application is hereby submitted. It should be emphasized that the use of current proposed development is almost the same as that of the previous planning permissions.

3.3.2 Besides, the current planning application is not the first of its kind. The vicinity of the application site is currently mainly filled with open storage yards and 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/1097, A/YL-TYST/1147, A/YL-TYST/1122, A/YL-TYST/1183, A/YL-TYST/1209, A/YL-TYST/1211, A/YL-TYST/1213, A/YL-TYST/1227, A/YL-TYST/1244, A/YL-TYST/1266 and A/YL-TYST/1268.

3.3.3 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.

3.3.4 The proposed development of current application is similar to those open storage yards and temporary warehouses previously approved by the Town Planning Board. Also, the environment surrounding the application site has no significant change. The various assessments undertaken for the evaluation of the potential impact of the proposed development concluded that it would generate no significant adverse impact to the surroundings. Furthermore, any potential impact could also be mitigated by imposing appropriate planning conditions. Therefore, Town Planning Board is sincerely requested to deliver similar treatment to the current application.

3.4 The Proposed Development is Compatible with the Surrounding Environment

3.4.1 The ‘Undetermined’ (“U”) zone where the application site falls within is currently mainly filled with a good number of open storage yards and temporary warehouses for storage purpose. It is noteworthy that significantly numbers of them are either ‘existing use’ or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance.

3.4.2 A Town Planning Board’s approved temporary open storage of construction machinery and materials, recycling materials and used electrical appliances with ancillary workshop for a period of 3 years is found to the immediate east of the application site (TPB Ref.: A/YL-TYST/1213). It is also noted that there is a number of planning approvals for temporary warehouse for storage purposes located at the east of the application site (TPB Ref.: A/YL-TYST/1122, A/YL-TYST/1211, A/YL-TYST/1244 & A/YL-TYST/1268).

- 3.4.3 To the immediate southwest of the application site, temporary open storage of building materials, construction machinery, recycling materials (metal, plastic and paper) and used electrical/electronic appliances and parts with ancillary workshop activities (TPB Ref.: A/YL-TYST/1227) is approved by the Board for a period of 3 years. Again, a number of planning approvals for temporary warehouse for storage purposes located at the south and southwest of the application site (TPB Ref.: A/YL-TYST/1097, A/YL-TYST/1183 & A/YL-TYST/1266).
- 3.4.4 It is also found that, to the immediate north of the application site, temporary open storage of construction materials, equipment and machinery (TPB Ref.: A/YL-TYST/1147) is approved by the Board for a period of 3 years. Another planning approvals for open storage purposes located at the north of the application site is also found (TPB Ref.: A/YL-TYST/1209).
- 3.4.5 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.

3.5 Insignificant Traffic Impact

- 3.5.1 The application site is serving by a vehicular track leading from Kung Um Road. Site ingress/egress is arranged at the southeastern part of the application site. The application site is occupied for open storage uses since 1998.
- 3.5.2 The proposed development is intended for temporary warehouse and open storage yard 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 Traffic</u> Generation Rate (pcu/hr)	<u>Average Traffic</u> Attraction Rate (pcu/hr)
Private car/ Light goods vehicle	0.31	0.31
Medium/heavy goods vehicle	1.23	1.23
Container Trailer/Tractor	1.15	1.15

Note 1: The opening hour of the proposed development is restricted to 8:00 a.m. to 9:00 p.m from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car/light goods vehicle, medium/heavy goods vehicle and container trailer/tractor are taken as 1, 2 and 3 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.

- 3.5.3 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.
- 3.5.4 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.

3.6 Insignificant Environmental Impact

- 3.6.1 The proposed development is intended for temporary warehouse (excluding dangerous goods godown) and open storage of building materials and construction machinery with ancillary workshop activities for a period of 3 years. It would generate neither significant environment nor noise disturbance to both the environment and residents in the area. The application site has been approved by Town Planning Board for the open storage use since 1998.
- 3.6.2 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 non-dangerous goods, building materials, construction machinery and associated traffic are not frequent and they are short-lived. Further, the temporary warehouse and work shelter would shield the noise generated at the application site to a large extent. Similar open storage yards and temporary warehouses for storage purposes were found in the vicinity. The proposed development is not incompatible with the surrounding environment.
- 3.6.3 Further, the applicant proposed a number of preventive and mitigation measures hereunder to avoid degradation of surrounding environment:
- (i) No operation between sensitive hours from 9:00 p.m. to 8:00 a.m. next morning;
 - (ii) No operation on Sundays and public holidays; &
 - (iii) All the ancillary workshop activities are carried out under shelters and on concrete-paved area within structures at the application site. There will be no ancillary workshop activities carried out outside the concrete-paved covered structures on the application site.
- 3.6.4 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.

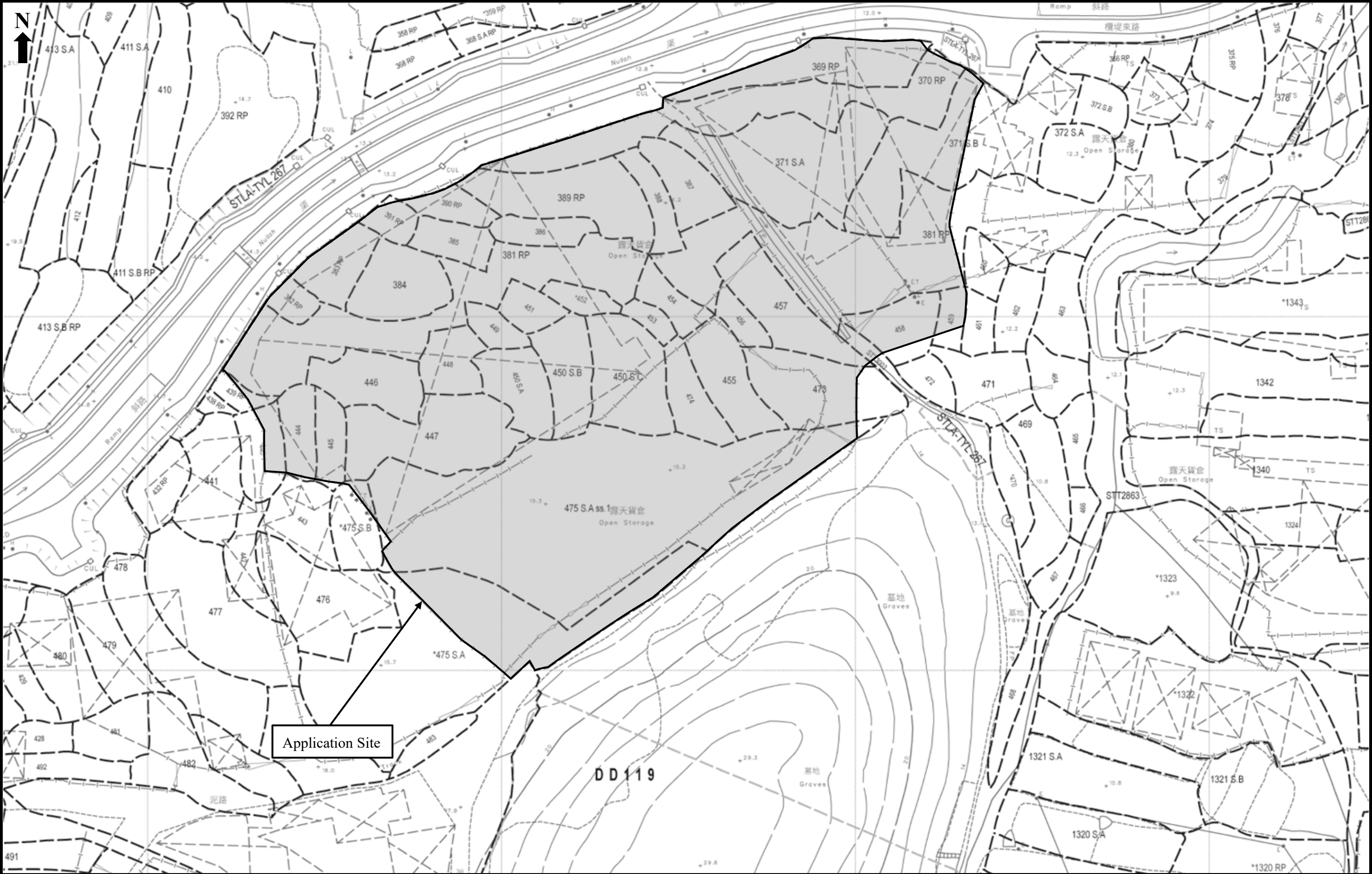
- 3.6.5 The application site is located on ‘Category 1 Areas’ according to TPB PG-NO. 13G. It is adjacent to a good number of open storage yards and temporary warehouses and almost all of them were approved by Town Planning Board on temporary basis. It is noteworthy that significant numbers of them were granted with temporary planning permission by Town Planning Board such as TPB Ref.: A/YL-TYST/1097, 1147, 1122, 1183, 1209, 1211, 1213, 1227, 1244, 1266 and 1268 which were abutting or in close proximity to the application site.
- 3.6.6 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.
- 3.7 No Adverse Drainage Impact**
- 3.7.1 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.
- 3.7.2 All the drainage facilities will be maintained by the applicant at his own expense. Also, surface channel will be 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 eighteen previous planning permissions for open storage use and warehouse for storage purpose since 1998. The proposal use of current application is almost the same to that of the latest planning approvals and 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 planning circumstance pertaining to the application site remain unchanged since the latest planning approval by Town Planning Board.
- 4.6 The applicant hereby sincerely submits this planning application to sought the approval by the Town Planning Board for the use of Lots 369RP (Part), 370RP (Part), 371S.A, 371 S.B (Part), 381RP (Part), 382RP, 383RP, 384, 385, 386, 387, 388, 389RP, 390RP, 391RP (Part), 439RP (Part), 440 (Part), 444 (Part), 445 (Part), 446, 447, 448, 449, 450S.A, 450S.B, 450S.C, 451, 452, 453, 454, 455, 456, 457 (Part), 458 (Part), 459 (Part), 473 (Part), 474, 475S.A (Part), 475S.Ass.1 (Part) and 475S.B (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T. for temporary warehouse (excluding dangerous goods godown) and open storage of building materials and construction machinery with ancillary workshop activities for a period of 3 years.



Proposed Development:
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

**Figure 1:
Site Plan**

Scale:
1:1000

Remarks:

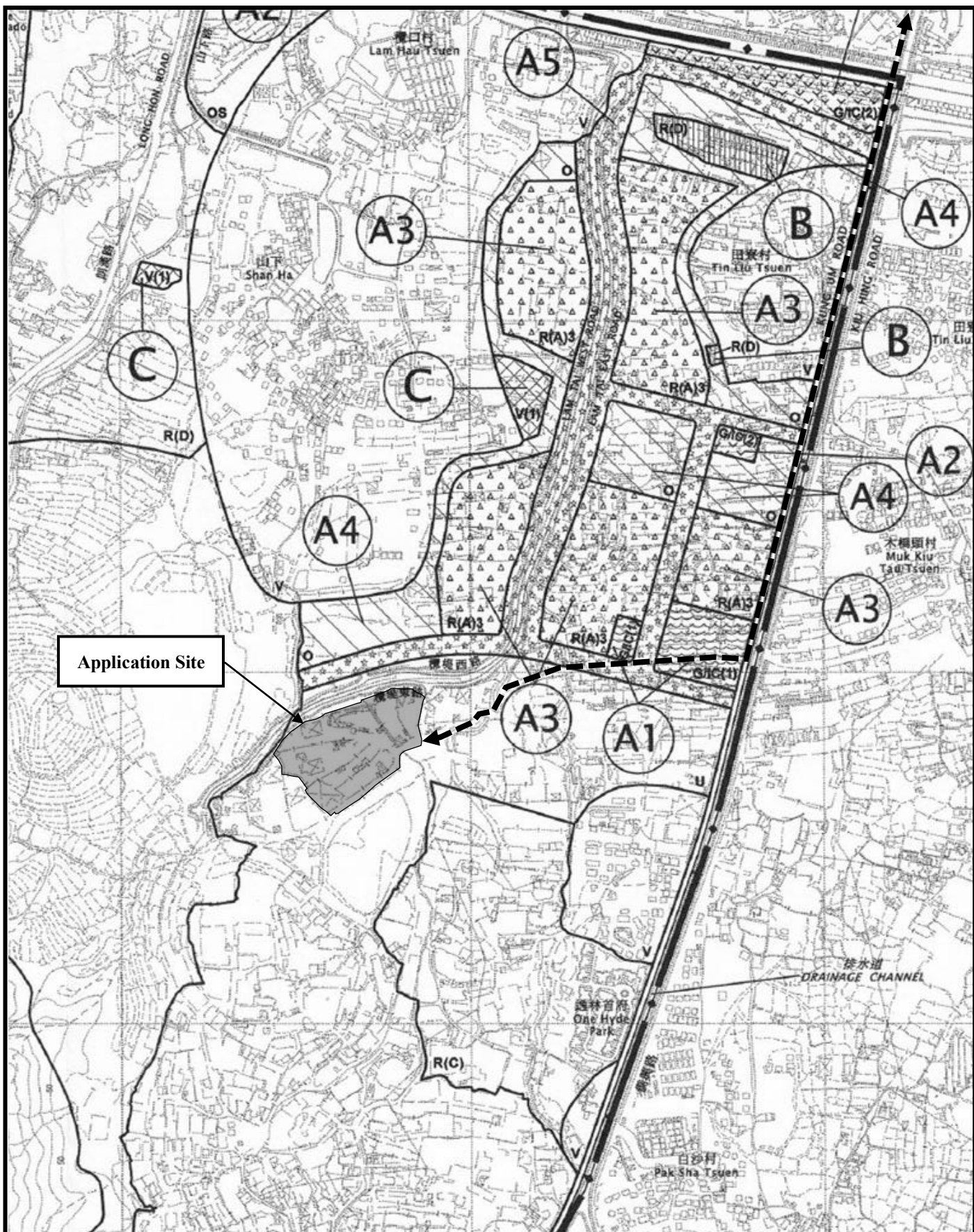


Figure 2:

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

Scale:

1:7500

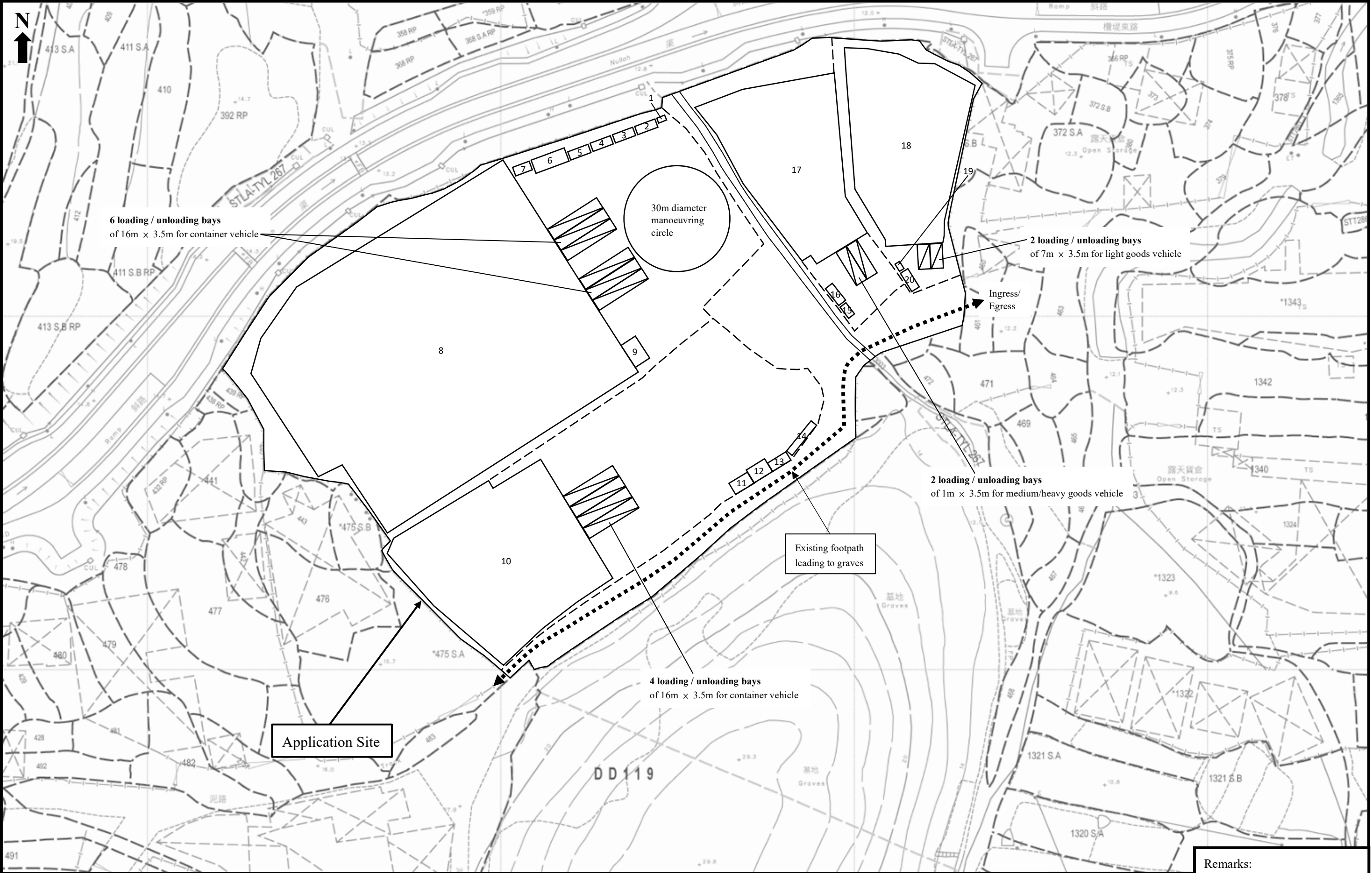
Remarks:



Vehicular Access Leading from Kung Um Road

Proposed Development:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

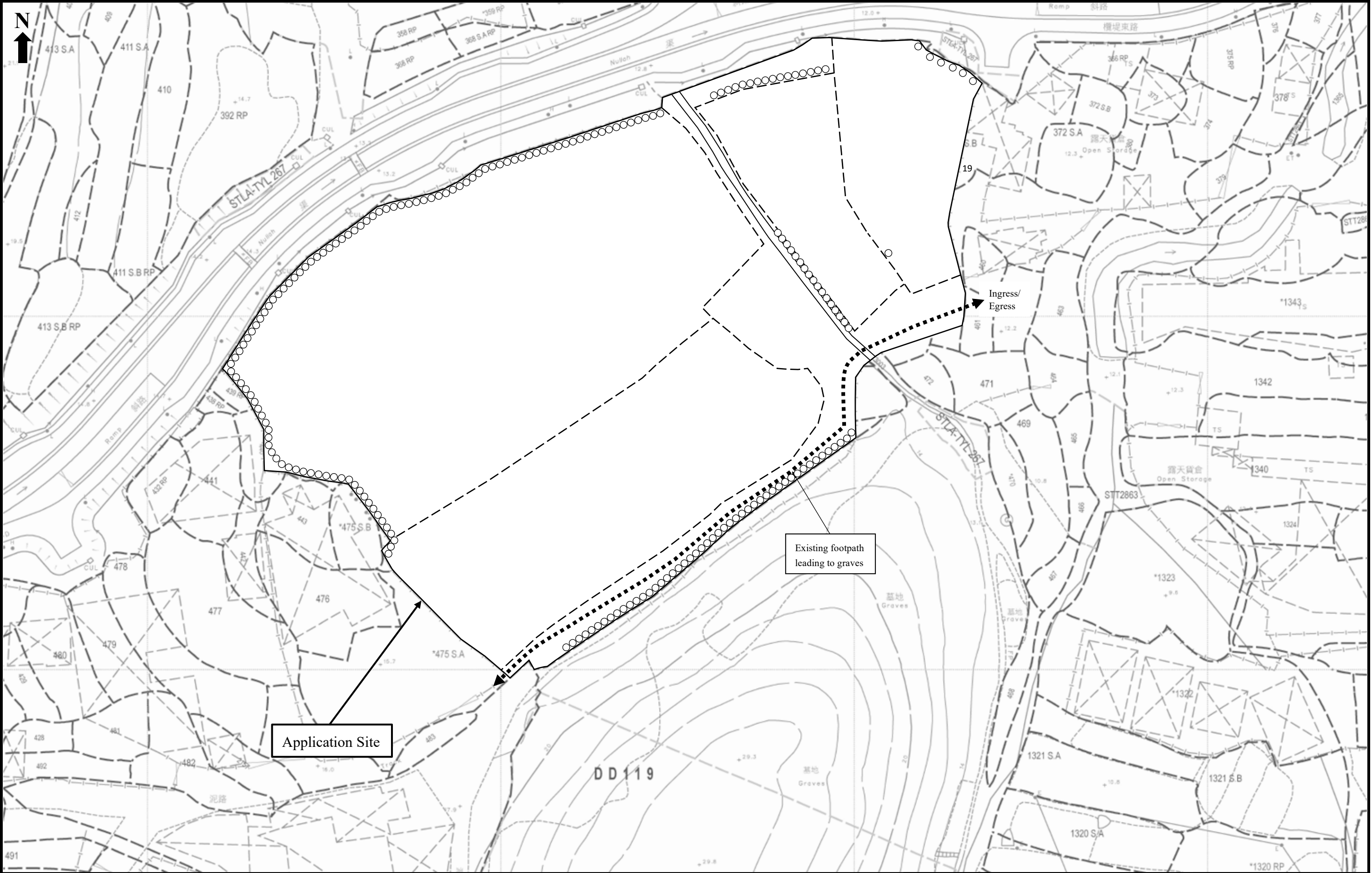


Proposed Development:
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

**Figure 3:
Proposed Layout Plan**

Scale:
1:1000

Remarks:	
<div>1-20</div>	Structures
<div></div>	Internal Fencing
<div></div>	Access Road



Proposed Development:
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Figure 4:
As-plant Landscape & Tree Preservation Plan

Scale:
1:1000

Remarks:
○○○○○○ Existing Landscape Belt to be preserved
- - - - Internal Fencing
◄-----► Access Road

Total: 8 pages

Date: 5th February, 2025

TPB Ref.: A/YL-TYST/1286

By Email

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong
(Attn.: The Secretary)

Dear Sir/Madam,

S.16 Application for Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Referring to captioned application, please kindly find our response to the comments received from Transport Department (TD) as below:

(a) TD's comments: The applicant should provide hourly trip generation and trip attraction of the subject development, especially during AM and PM peak, instead of average traffic generation rate for our review;

Referring to the operation by applicant, the breakdown of the estimated traffic flow are as follows:

Traffic flow over 13 operating hours (08:00-21:00)						
Time slot	Traffic Generation			Traffic Attraction		
	Private Car	Medium	Container	Private car	Medium	Container
	/Light goods vehicle	/Heavy goods vehicle	Trailer /Tractor	/Light goods vehicle	/Heavy goods vehicle	Trailer /Tractor
08:00-09:00	0	0	0	2	2	0
09:00-10:00	0	3	2	0	0	0
10:00-11:00	1	1	2	0	0	0
11:00-12:00	0	1	1	0	0	0
12:00-13:00	0	0	0	0	0	0

13:00-14:00	0	0	0	0	2	0
14:00-15:00	1	3	0	0	0	0
15:00-16:00	0	0	0	0	1	2
16:00-17:00	0	0	0	1	2	2
17:00-18:00	0	0	0	0	0	0
18:00-19:00	0	0	0	0	0	0
19:00-20:00	0	0	0	1	1	1
20:00-21:00	2	0	0	0	0	0
Average Traffic Generation /Attraction Rate (pcu/hr) over 13 operating hours	0.31	1.23	1.15	0.31	1.23	1.15

Note: The pcu of private car/light goods vehicle, medium/heavy goods vehicle and container trailer/tractor are taken as 1, 2 and 3 respectively.

As the traffic generation and attraction rate of the current planning application is negligent and the applicant will arrange the operation of the application site to avoid intensive traffic generation or attraction to the site within certain hours, it will not induce adverse traffic impact on Kung Um Road during peak hours. The applicant would due diligence in managing the traffic issues of the site. The application site is occupied for open storage and port back-up uses since 2003. Besides, it is confirmed that the applicant will uphold proper management and traffic control to ensure no parking, queuing and reverse movement of vehicles on public road are allowed.

(b) TD's comments: The local track road leading to the subject site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using it as the access to the subject site. In addition, it is noted that the proposed development will be assessed by container vehicles. The applicant should provide the swept path analysis from the public road to the subject site for our review.

Noted. The applicant will obtain consent of the owners of the local track ad footpath by himself. Besides, the swept path analysis is conducted as shown on Figure A to D. And it can be seen that the container vehicles can smoothly manoeuver from the public road to the subject site.

In addition, in order to clarify the location for open storage of building materials and construction machinery within the application site, we hereby attached the replacement page for the Proposed Layout Plan (Figure 3 updated on 4.2.2025).

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,

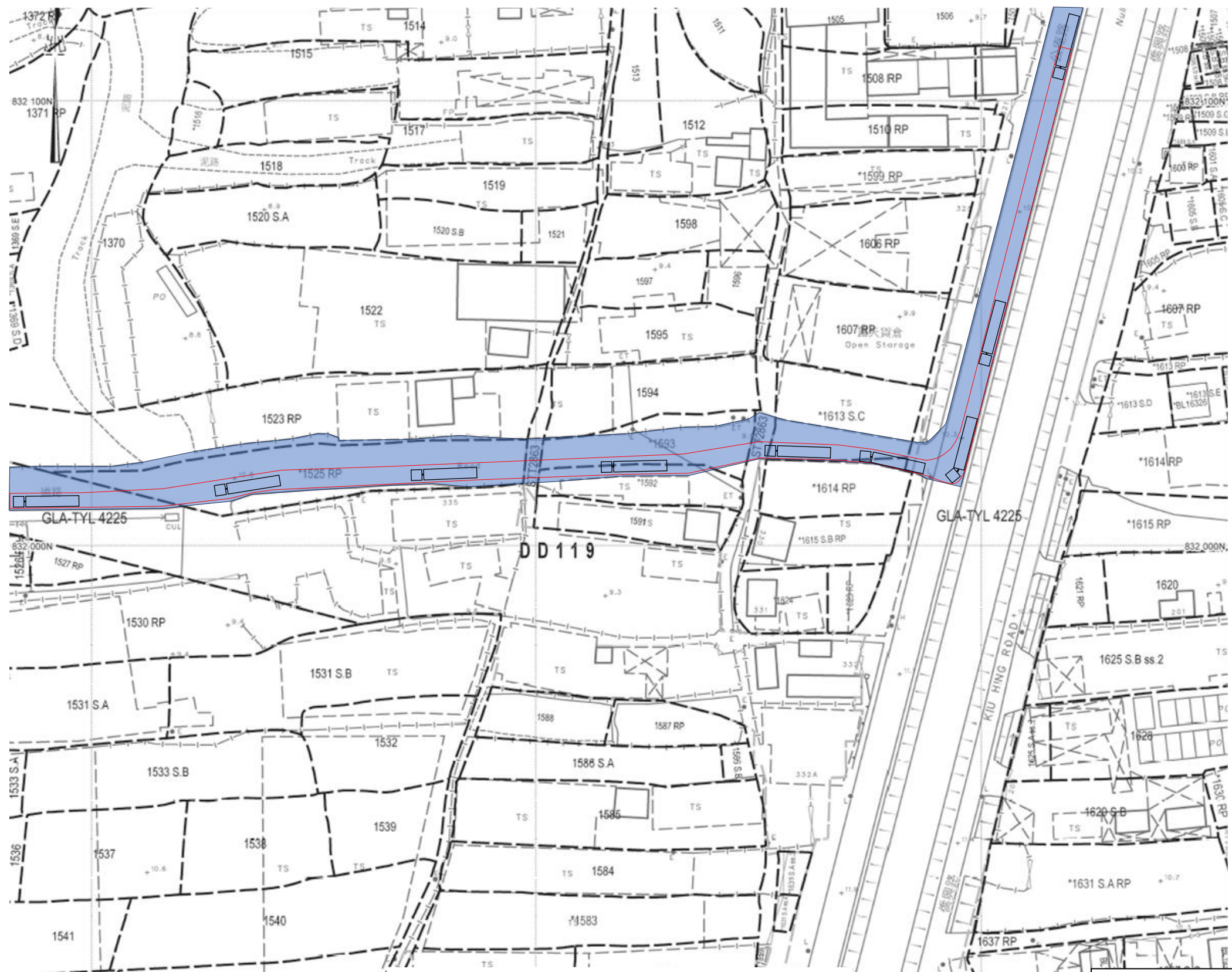
For and on behalf of
Ever United Planning and Development Limited
恒匯規劃發展有限公司



.....
Authorized Signature(s)

Cyrus TANG

C.C. Tuen Mun and Yuen Long West District Planning Office
14/F, Sha Tin Government Offices
1 Sheung Wo Che Road
Sha Tin, N.T.
(Attn.: Mr. YEUNG Wai Shing, Edwin)



From Public Road to the Application Site – Part 1


Type of Vehicle : Container Vehicle
Dimension of Vehicle : 2.55m (W) X 16m (L)

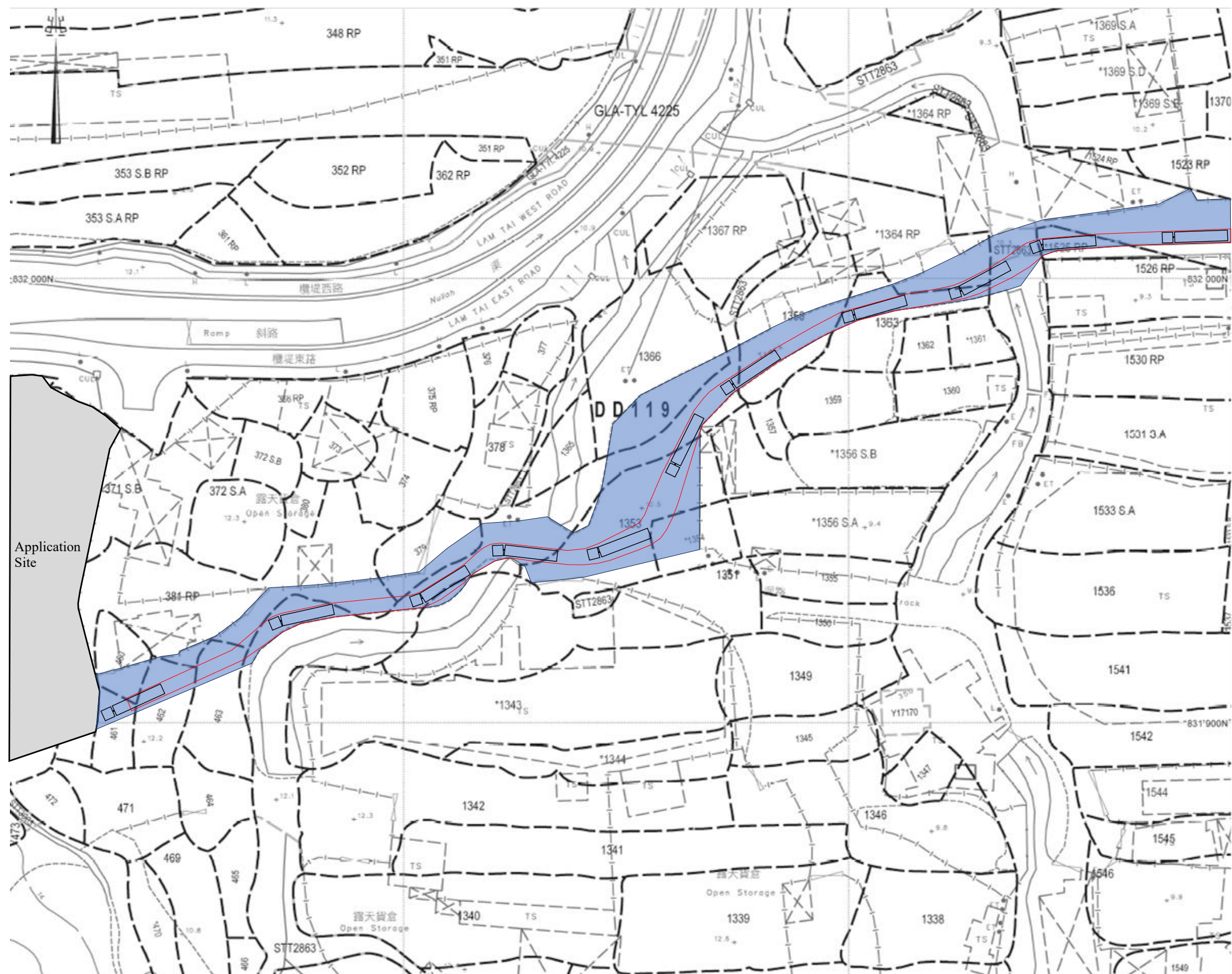
Proposed Development:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Figure A:
Swept Path Analysis
(From Public Road to Application Site – Part 1)

Scale:
1:1000

Remarks:
 Access Road



From Public Road to the Application Site – Part 2


Type of Vehicle : Container Vehicle
Dimension of Vehicle : 2.55m (W) X 16m (L)

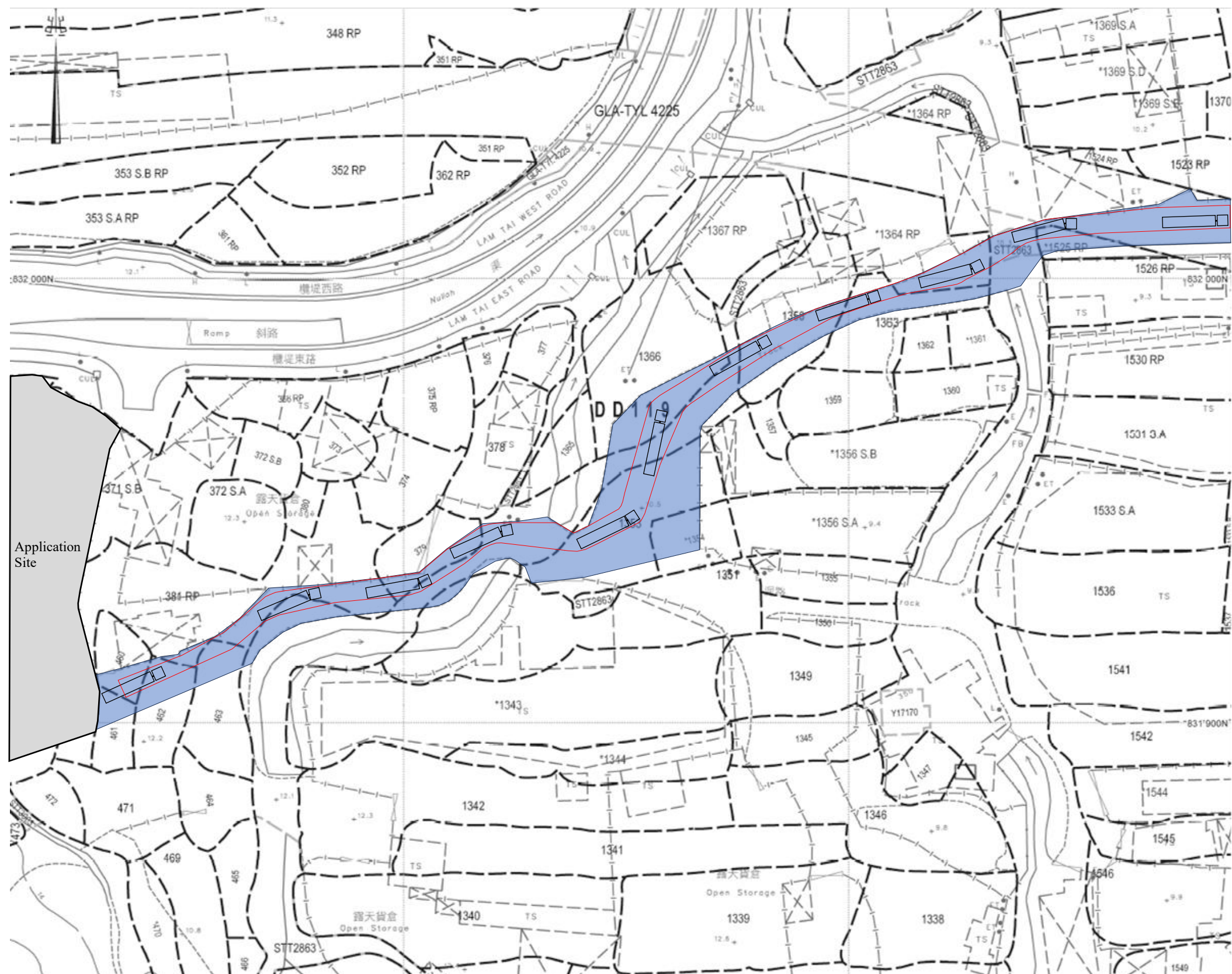
Proposed Development:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Figure B:
Swept Path Analysis
(From Public Road to Application Site – Part 2)

Scale:
1:1000


Remarks:
 Access Road

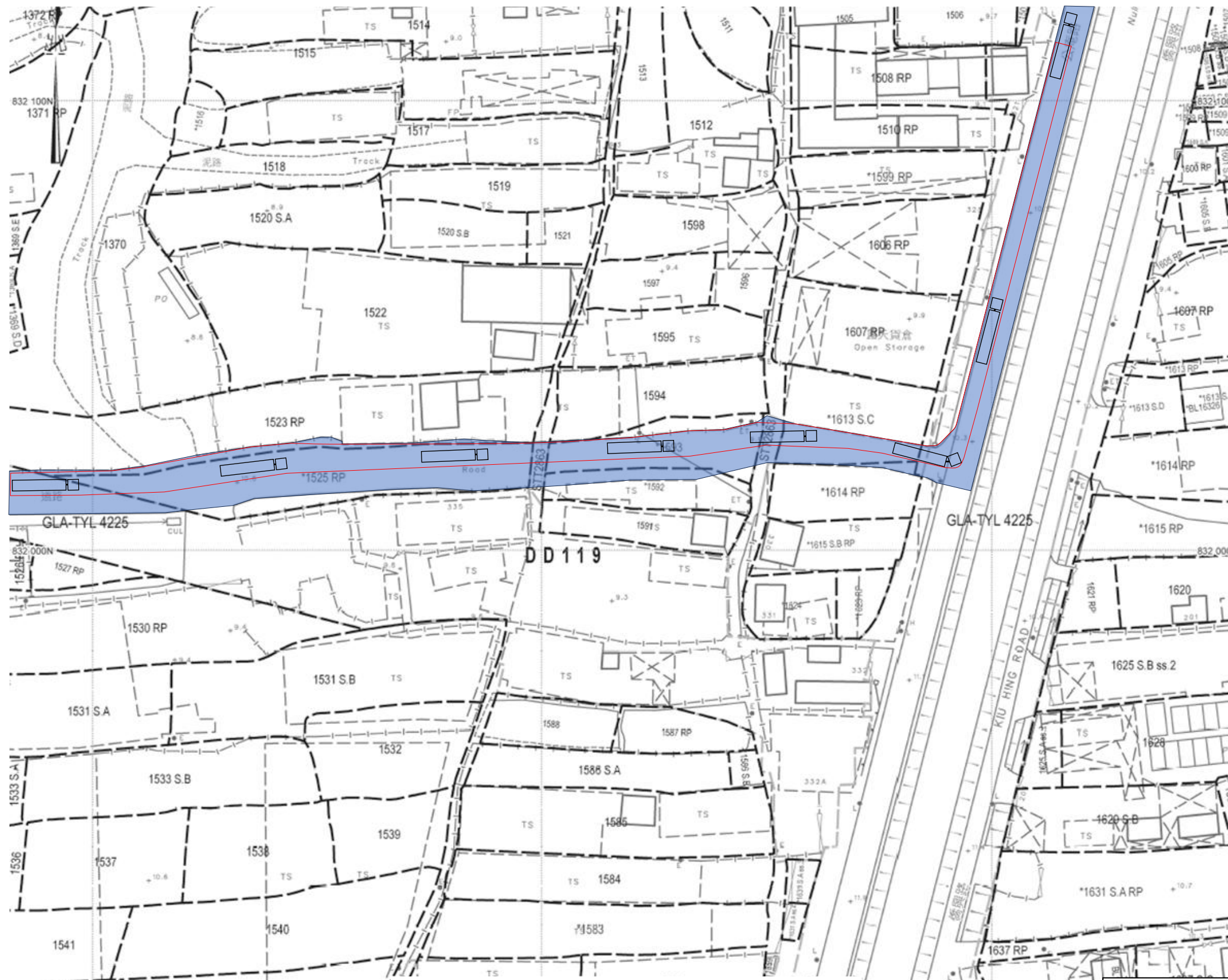


Type of Vehicle : Container Vehicle
Dimension of Vehicle : 2.55m (W) X 16m (L)

Figure C:
Swept Path Analysis
(From Application Site to Public Road – Part 1)

Remarks:

 Access Road



From the Application Site to Public Road – Part 2


Type of Vehicle : Container Vehicle
Dimension of Vehicle : 2.55m (W) X 16m (L)

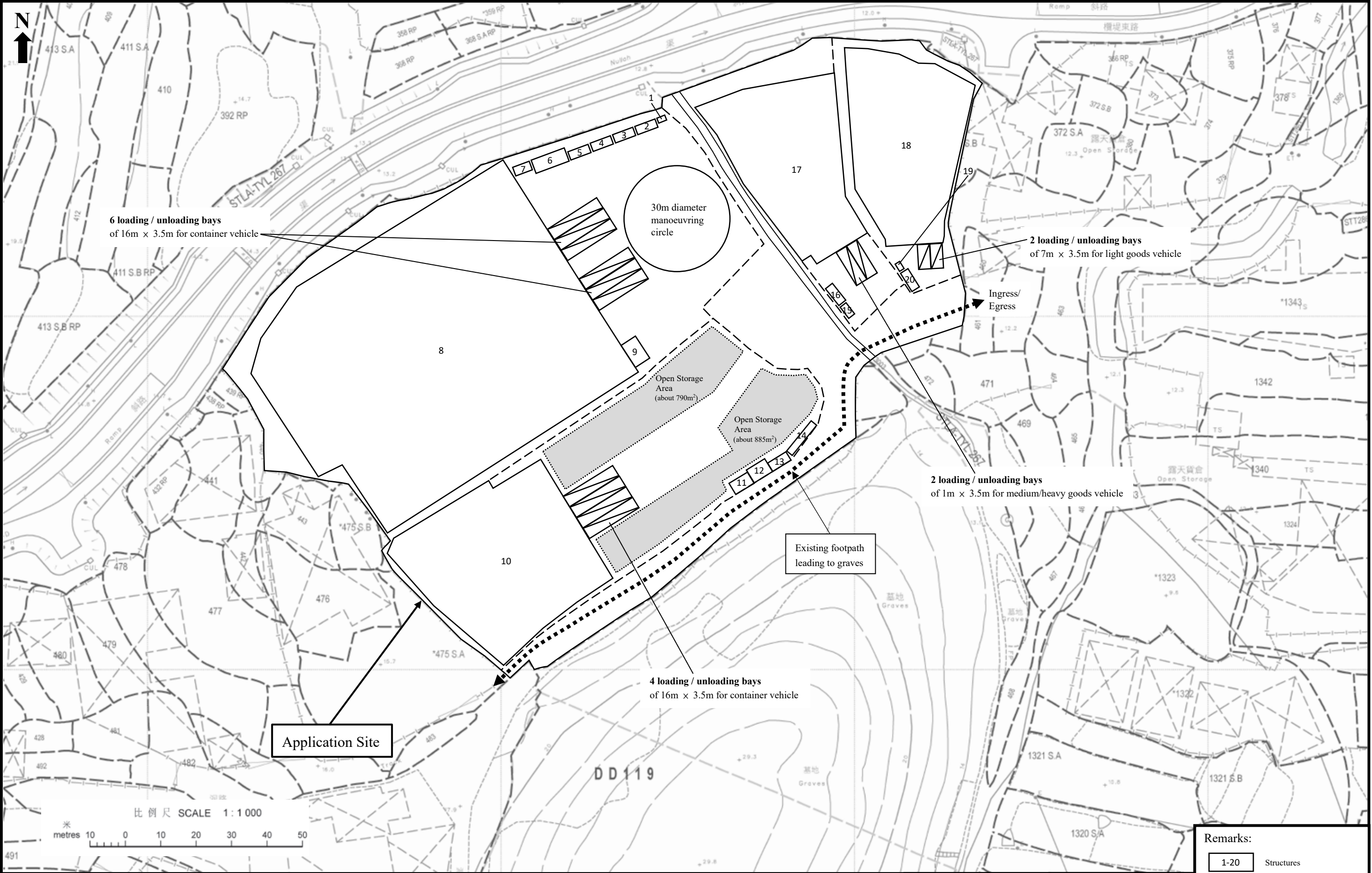
Proposed Development:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Figure D:
Swept Path Analysis
(From Application Site to Public Road – Part 2)

Scale:
1:1000

Remarks:
 Access Road



Proposed Development:
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Figure 3:
Proposed Layout Plan
(Updated on 5.2.2025)

Scale:
1:1000

Remarks:	
1-20	Structures
	Open Storage Area
	Internal Fencing
	Access Road

Total: 39 pages

Date: 11th April, 2025

TPB Ref.: A/YL-TYST/1286

By Email

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong
(Attn.: The Secretary)

Dear Sir/Madam,

S.16 Application for Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Referring to captioned application, please kindly find our response to the comments received from Drainage Services Department (DSD) as below:

DSD's comments: I would like to advise that Drainage Impact Assessment (DIA) is required for this application;

The DIA is prepared and is provided via the link below:

https://drive.google.com/file/d/1n_fuEeOYesLvXpo432gLjFkdpOqivFy_/view?usp=drive_link

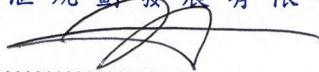
Furthermore, I hereby attached the Fire Services Installation proposal for the consideration by the relevant Department.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any enquiries, please feel free to contact the undersigned at
[REDACTED] at your convenience.

Yours faithfully,

For and on behalf of
Ever United Planning and Development Limited
恒匯規劃發展有限公司



.....
Authorized Signature(s)

Cyrus TANG

C.C. Tuen Mun and Yuen Long West District Planning Office
14/F, Sha Tin Government Offices
1 Sheung Wo Che Road
Sha Tin, N.T.
(Attn.: Mr. YEUNG Wai Shing, Edwin)

F.S.NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.

- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HIEGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
THE MAXIMUM STORAGE AREAS SHALL BE 50m FOR SINGLE BLOCK
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL³ NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND BS EN 1838 :2013", AND THE FSD CIRCULAR LETTER NO. 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE










6. EXIT SIGN

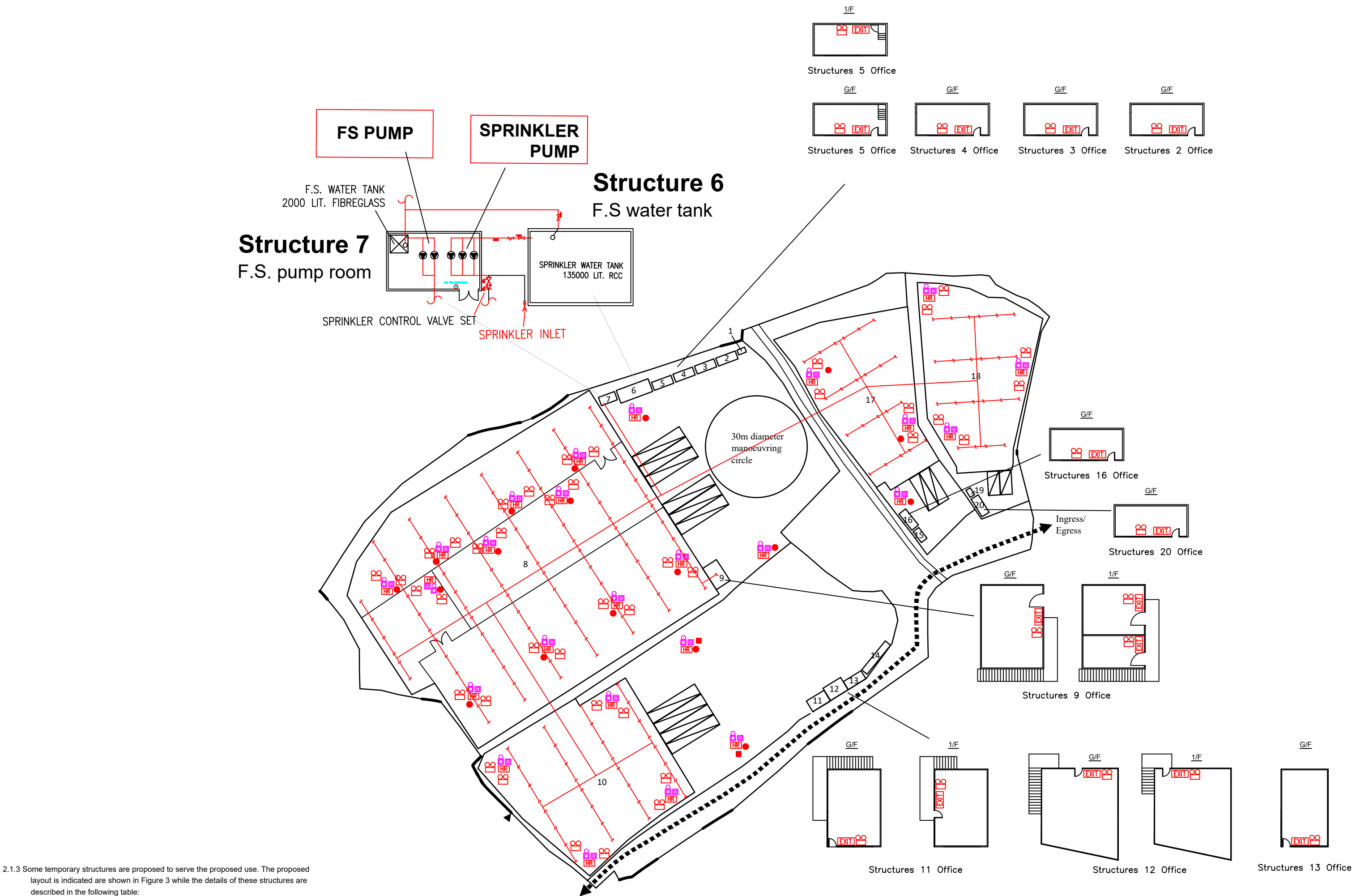
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER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

7. PORTABLE APPLIANCES

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

LEGEND

-  HOSE REEL
-  BREAK GLASS UNIT
-  FIRE ALARM BELL
-  EMERGENCY LIGHT
-  EXIT SIGN
-  NON-RETURN VALVE
-  5KG CO2 FIRE EXTINGUISHER
-  9L WATER CO2 FIRE EXTINGUISHER
-  SUBSIDIARY VALVE / FLOW SWITCH



2.1.3 Some temporary structures are proposed to serve the proposed use. The proposed layout is indicated as shown in Figure 3 while the details of these structures are described in the following table:

Structure	No. of Storey	Dimension (L x W x H) (m)	Covered Area (about) (m2)	Total Floor Area (about) (m2)	Use
1	1	2.5 x 1.6 x 2.5	4	4	Toilet
2	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
3	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
4	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
5	2	6.1 x 2.5 x 2.5	15.25	30.5	Office
6	1	10 x 4 x 4	40	40	F.S. Water Tank
7	1	5 x 2.6 x 3	13	13	F.S. Pump Room
8	1	Irregular shape with 12m (H)	6,348 (Warehouse: 6,084 Rain Shelter: 264)	6,348 (Warehouse: 6,084 Rain Shelter: 264)	Warehouse for Storage
9	2	9 x 7 x 5	35*	68*	Office
10	1	Irregular shape with 12m (H)	2,000	2,000	Warehouse for Storage & ancillary workshop activities
11	2	6.2 x 3.6 x 6	22.32	44.64	Office
12	2	6.2 x 4.1 x 6	25.42	50.84	Office
13	1	6.1 x 3 x 3	18.3	18.3	Office
14	1	11 x 2 x 2.5	22	22	Rain Shelter for Storage
15	1	4 x 2 x 2.5	8.8	8.8	Toilet
16	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
17	1	Irregular shape with 12m (H)	1,440 (Warehouse: 1,382 Rain Shelter: 48)	1,440 (Warehouse: 1,382 Rain Shelter: 48)	Warehouse for Storage
18	1	Irregular shape with 12m (H)	1,522 (Warehouse: 1,462 Rain Shelter: 50)	1,522 (Warehouse: 1,462 Rain Shelter: 50)	Warehouse for Storage
19	1	2.5 x 1.6 x 2.5	4	4	Toilet
20	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
Total			11,594.34m2	11,720.33m2	

- * Structure 9 is partially covered by Rain Shelter of Structure 8
□ Covered area of Structure 9 = Footprint of S9 (63m2) - Area covered by S8 (28m2) = 35m2
Structure 9 is partially covered by Rain Shelter of Structure 9
□ Total Floor Area of Structure 9 = GFA of S9 (126m2) - Area covered by S8 (28m2) = 98m2

Structure 8 Openable Windows Calculation
Area of Structure 8 = 6348 sq.m.
Area of High Bay Window (H.B.W.) = 2.6m(H) x 153m = 397.8 sq.m.
Total operable window area = 397.8 sq.m.
= 6.26% of floor area

Structure 10 Openable Windows Calculation
Area of Structure 10 = 2000 sq.m.
Area of High Bay Window (H.B.W.) = 2.6m(H) x 48m = 127.4 sq.m.
Total operable window area = 127.4 sq.m.
= 6.37% of floor area

Structure 17 Openable Windows Calculation
Area of Structure 17 = 1440 sq.m.
Area of High Bay Window (H.B.W.) = 2.6m(H) x 35m = 91 sq.m.
Total operable window area = 91 sq.m.
= 6.31% of floor area

Structure 18 Openable Windows Calculation
Area of Structure 18 = 1522 sq.m.
Area of High Bay Window (H.B.W.) = 2.6m(H) x 37m = 96.2 sq.m.
Total operable window area = 96.2 sq.m.
= 6.32% of floor area

PROJECT : Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan			ARCHITECT :		CONSULTANT :		FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.			NAME C.K.NG	DATE 09 Jun 2024	DRAWING NO : FS-01	REV. 0
													SCALE : 1 : 1000 (A1)	
										CHECKED BY			SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
										APPROVED BY				
	REV	DESCRIPTION	DATE											

Total: 3 pages

Date: 19th May, 2025

TPB Ref.: A/YL-TYST/1286

By Email

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong
(Attn.: The Secretary)

Dear Sir/Madam,

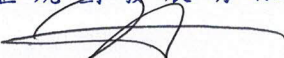
S.16 Application for Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

In response to the comments given by FSD on 2nd May 2025, I hereby attached the revised Fire Services Installation proposal for the consideration by the relevant Department.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,
For and on behalf of
Ever United Planning and Development Limited
恒匯規劃發展有限公司


.....
Cyrus TANG *Authorized Signature(s)*

C.C. Tuen Mun and Yuen Long West District Planning Office
14/F, Sha Tin Government Offices
1 Sheung Wo Che Road
Sha Tin, N.T.
(Attn.: Mr. YEUNG Wai Shing, Edwin)

F.S.NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLOSS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.

- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HIEGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
THE MAXIMUM STORAGE AREAS SHALL BE 50m² FOR SINGLE BLOCK
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL³ NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND BS EN 1838 :2013", AND THE FSD CIRCULAR LETTER NO. 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE


6. EXIT SIGN


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


7. PORTABLE APPLIANCES


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


LEGEND


 HOSE REEL


 BREAK GLASS UNIT


 FIRE ALARM BELL


 EMERGENCY LIGHT


 EXIT SIGN


 NON-RETURN VALVE


 5KG CO2 FIRE EXTINGUISHER


 9L WATER CO2 FIRE EXTINGUISHER


 SUBSIDIARY VALVE / FLOW SWITCH


 SPRINKLER CONTROL VALVE SET


 GATE VALVE


 GATE TYPE (With MONITORING)


 PUMP SET

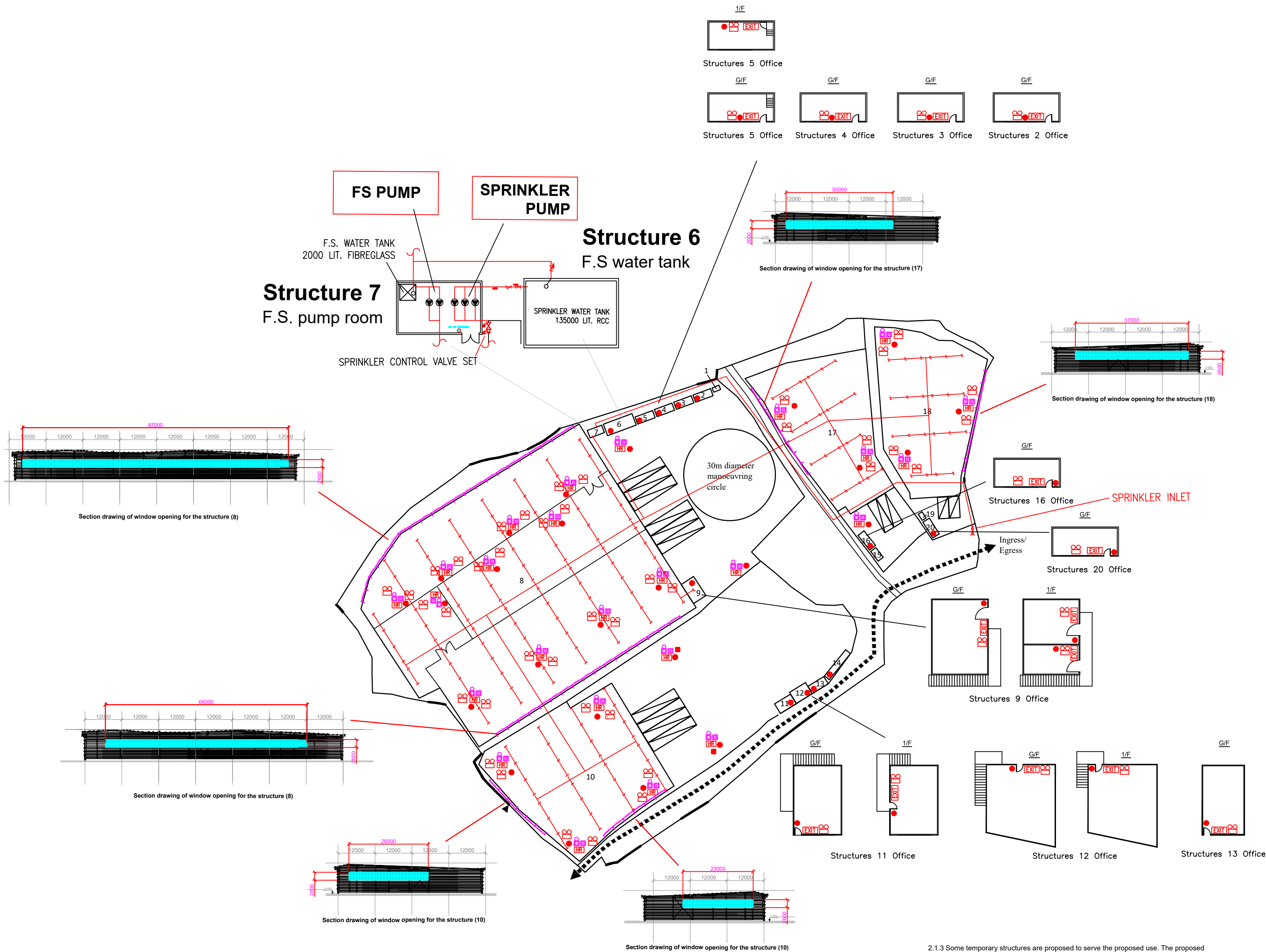
 Y-TYPE STRAINER

 SPRINKLER INLET

 PRESSURE GAUGE

 SPRINKLER HEAD (ON PLAN)

 5KG DRY POWDER FIRE EXTINGUISHER



Structure 8 Openable Windows Calculation
Area of Structure 8 = 6248 sq.m.
Area of High Bay Window (H.B.W.) = 2.6m(H) x 153m = 397.8 sq.m.
Total openable window area = 397.8 sq.m.
= 6.36% of floor area

Structure 10 Openable Windows Calculation
Area of Structure 10 = 2000 sq.m.
Area of High Bay Window (H.B.W.) = 2.6m(H) x 49m = 127.4 sq.m.
Total openable window area = 127.4 sq.m.
= 6.37% of floor area

Structure 17 Openable Windows Calculation
Area of Structure 17 = 1440 sq.m.
Area of High Bay Window (H.B.W.) = 2.6m(H) x 35m = 91sq.m.
Total openable window area = 91 sq.m.
= 6.31% of floor area

Structure 18 Openable Windows Calculation
Area of Structure 18 = 1822 sq.m.
Area of High Bay Window (H.B.W.) = 2.6m(H) x 37m = 96.2 sq.m.
Total openable window area = 96.2 sq.m.
= 6.32% of floor area

2.1.3 Some temporary structures are proposed to serve the proposed use. The proposed layout is indicated as shown in Figure 3 while the details of these structures are described in the following table:

Structure No.	No of Storey	Dimension (L x W x H) (m)	Covered Area (about) (m ²)	Total Floor Area (about) (m ²)	Use
1	1	2.5 x 1.6 x 2.5	4	4	Toilet
2	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
3	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
4	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
5	2	6.1 x 2.5 x 2.5	15.25	30.5	Office
6	1	10 x 4 x 4	40	40	F.S. Water Tank
7	1	5 x 2.6 x 3	13	13	F.S. Pump Room
8	1	Irregular shape with 12m (H)	6,348 (Warehouse: 6,064 Rain Shelter: 284)	6,348 (Warehouse: 6,064 Rain Shelter: 284)	Warehouse for Storage
9	2	9 x 7 x 5	35*	98*	Office
10	1	Irregular shape with 12m (H)	2,000	2,000	Warehouse for Storage & ancillary workshop activities
11	2	6.2 x 3.6 x 6	22.32	44.64	Office
12	2	6.2 x 4.1 x 6	25.42	50.84	Office
13	1	6.1 x 3 x 3	18.3	18.3	Office
14	1	11 x 2 x 2.5	22	22	Rain Shelter for Storage
15	1	4 x 2.2 x 2.5	8.8	8.8	Toilet
16	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
17	1	Irregular shape with 12m (H)	1,440 (Warehouse: 1,392 Rain Shelter: 48)	1,440 (Warehouse: 1,392 Rain Shelter: 48)	Warehouse for Storage
18	1	Irregular shape with 12m (H)	1,522 (Warehouse: 1,492 Rain Shelter: 30)	1,522 (Warehouse: 1,492 Rain Shelter: 30)	Warehouse for Storage
19	1	2.5 x 1.6 x 2.5	4	4	Toilet
20	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
Total			11,594.34m ²	11,720.33m ²	

* □ Structure 9 is partially covered by Rain Shelter of Structure 8
□ Covered area of Structure 9 = Footprint of SB (16m2) -- Area covered by SB (28m2) = 35m2
□ Structure 9 is partially covered by Rain Shelter of Structure 8
□ Total Floor Area of Structure 9 = GFA of SB (126m2) -- Area covered by SB (28m2) = 98m2

PROJECT : Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME C.K.NG	DATE 09 May 2025	DRAWING NO : FS-01	REV. 0
							SCALE : 1 : 1000 (A1)	
							SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
REV	DESCRIPTION	DATE						

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/27	Open Storage of Construction Materials (<i>not for temporary use</i>)	6.3.1998 Approved for 2 years
2	A/YL-TYST/153	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	21.12.2001 [approved modification of approval conditions on review on 19.4.2002]
3	A/YL-TYST/194	Temporary Open Storage of Building/Recycling Materials & Construction Machinery for a Period of 3 Years	21.3.2003
4	A/YL-TYST/265	Temporary Open Storage of Construction Machinery and Materials and Recycling Materials for a Period 3 Years	21.12.2004 [approved modification of approval conditions on review on 22.4.2005]
5	A/YL-TYST/309	Temporary Open Storage of Building/Recycling Materials and Construction Machinery with Ancillary Packaging Activities for a Period of 3 Years	7.4.2006
6	A/YL-TYST/370	Temporary Open Storage of Construction Machinery and Materials and Recycling Materials for a d Period of 3 Years	14.12.2007
7	A/YL-TYST/427	Temporary Open Storage of Building/Recycling Materials and Construction Machinery with Ancillary Packaging Activities for a Period of 3 Years	8.5.2009
8	A/YL-TYST/519	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities for a Period of 3 Years	18.2.2011 [approved modification of approval conditions on review on 24.6.2011]
9	A/YL-TYST/556	Proposed Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaing Activities for a Period of 3 Years	2.12.2011
10	A/YL-TYST/587	Temporary Open Storage of Building/Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	4.5.2012
11	A/YL-TYST/665	Temporary Open Storage of Construction Machinery and Materilas, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities for a Period of 3 Years	7.2.2014
12	A/YL-TYST/726	Temporary Open Storage of Building/Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	8.5.2015

13	A/YL-TYST/802	Proposed Temporary Rural Workshop and Open Storage of Building Materials for a Period of 3 Years	26.8.2016 [revoked on 26.2.2017]
14	A/YL-TYST/827	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years	17.2.2017
15	A/YL-TYST/896	Proposed Temporary Open Storage of Building/Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	15.6.2018
16	A/YL-TYST/1003	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years	26.05.2020
17	A/YL-TYST/1024	Proposed Temporary Logistics Centre and Open Storage of Building/Recycling Materials, Construction Machinery, Use Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	10.7.2020 [revoked on 10.4.2021]
18	A/YL-TYST/1059	Proposed Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building/ Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	18.12.2020 [revoked on 18.9.2021]
19	A/YL-TYST/1105	Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years	10.9.2021
20	A/YL-TYST/1173	Proposed Temporary Warehouse for Storage of Electronic Goods, Furniture and Construction Materials for a Period of 3 Years	9.9.2022 [revoked on 9.3.2024]
21	A/YL-TYST/1213	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years	13.10.2023 [revoked on 13.4.2025]

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/141	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	12.10.2001 [upon review]	(1)
2	A/YL-TYST/297	Temporary Open Storage of Building/Recycling Materials (Except Electronic Waste) and Construction Machinery for a Period of 3 Years	29.7.2005	(1), (2)

Rejection Reason(s):

- (1) There was no/insufficient information in the submission to demonstrate that the development would not generate adverse environmental/drainage impacts on the surrounding areas.
- (2) The development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses.

**Similar Applications within/straddling the “U” 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/983	Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	3.1.2020
2	A/YL-TYST/1007	Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	24.4.2020
3	A/YL-TYST/1012	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	24.4.2020
4	A/YL-TYST/1004	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	26.5.2020
5	A/YL-TYST/1009	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	26.6.2020
6	A/YL-TYST/1021	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	26.6.2020 [revoked on 26.11.2022]
7	A/YL-TYST/1022	Temporary Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years	26.6.2020 [revoked on 26.9.2022]
8	A/YL-TYST/1042	Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	21.8.2020
9	A/YL-TYST/1030	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	1.9.2020 [revoked on 1.12.2022]
10	A/YL-TYST/1017	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	15.9.2020
11	A/YL-TYST/1025	Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years	23.10.2020 [revoked on 23.4.2021]
12	A/YL-TYST/1000	Temporary Warehouse for Storage of Construction Materials and Household Materials with Ancillary Office for a Period of 3 Years	20.11.2020 [revoked on 20.5.2022]
13	A/YL-TYST/1019	Temporary Warehouse for Storage of Construction Materials and Exhibition Materials for a Period of 3 Years	20.11.2020 [revoked on 20.4.2023]
14	A/YL-TYST/1053	Temporary Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office for a Period of 3 Years	20.11.2020 [revoked on 20.2.2023]
15	A/YL-TYST/1054	Renewal of Planning Approval for Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	20.11.2020
16	A/YL-TYST/1057	Temporary Storage of Construction Materials for a Period of 3 Years	4.12.2020 [revoked on 4.12.2021]

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
17	A/YL-TYST/1060	Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	18.12.2020 [revoked on 18.9.2021]
18	A/YL-TYST/1062	Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years	8.1.2021
19	A/YL-TYST/1038	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	22.1.2021
20	A/YL-TYST/1070	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.2.2021
21	A/YL-TYST/1079	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.3.2021
22	A/YL-TYST/1088	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	30.4.2021
23	A/YL-TYST/1081	Temporary Warehouse for Storage of Construction Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts and Scrap Metal for a Period of 3 Years	14.5.2021
24	A/YL-TYST/1089	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	14.5.2021
25	A/YL-TYST/1094	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.6.2021 [revoked on 11.9.2023]
26	A/YL-TYST/1097	Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	25.6.2021 [revoked on 25.11.2023]
27	A/YL-TYST/1100	Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years	9.7.2021 [revoked on 9.12.2023]
28	A/YL-TYST/1106	Renewal of Planning Approval for Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years	10.9.2021
29	A/YL-TYST/1108	Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	24.9.2021
30	A/YL-TYST/1109	Proposed Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	24.9.2021 [revoked on 24.6.2023]
31	A/YL-TYST/1112	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	24.9.2021
32	A/YL-TYST/1122	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	10.12.2021
33	A/YL-TYST/1125	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	24.12.2021 [revoked on 24.9.2023]
34	A/YL-TYST/1133	Renewal of Planning Approval for Temporary Open Storage of Construction Material with Ancillary Office for a Period of 3 Years	14.1.2022

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
35	A/YL-TYST/1137	Renewal of Planning Approval for Temporary Warehouse and Open Storage for Storage of Homeware for a Period of 3 Years	28.1.2022
36	A/YL-TYST/1138	Temporary Warehouse for Storage of Non-staple Food for a Period of 3 Years	28.1.2022
37	A/YL-TYST/1140	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	28.1.2022 [revoked on 28.12.2010]
38	A/YL-TYST/1141	Proposed Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	18.2.2022 [revoked on 18.11.2023]
39	A/YL-TYST/1142	Renewal of Planning Approval for Temporary Open Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	18.2.2022
40	A/YL-TYST/1144	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery for a Period of 3 Years	18.2.2022
41	A/YL-TYST/1147	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipments and Machinery for a Period of 3 Years	4.3.2022
42	A/YL-TYST/1152	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	1.6.2022 [revoked on 4.12.2023]
43	A/YL-TYST/1159	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	24.6.2022 [revoked on 24.3.2024]
44	A/YL-TYST/1167	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	29.7.2022
45	A/YL-TYST/1169	Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years	12.8.2022
46	A/YL-TYST/1171	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	26.8.2022
47	A/YL-TYST/1174	Proposed Temporary Warehouse for Storage of General Goods for a Period of 3 Years	9.9.2022 [revoked on 9.6.2024]
48	A/YL-TYST/1175	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	9.9.2022 [revoked on 9.9.2023]
49	A/YL-TYST/1177	Proposed Temporary Warehouse for Storage of Exhibition Materials and Construction Materials for a Period of 3 Years	23.9.2022 [revoked on 23.3.2024]
50	A/YL-TYST/1182	Renewal of Planning Approval for Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years	14.10.2022
51	A/YL-TYST/1183	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	11.11.2022
52	A/YL-TYST/1184	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	11.11.2022
53	A/YL-TYST/1185	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.11.2022

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
54	A/YL-TYST/1187	Renewal of Planning Approval for Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	25.11.2022
55	A/YL-TYST/1191	Proposed Temporary Warehouse for Storage of Construction Materials and Metal Ware with Ancillary Office for a Period of 3 Years	13.1.2023
56	A/YL-TYST/1197	Temporary Vehicle Repair Workshop and Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years	3.3.2023 [revoked on 3.3.2024]
57	A/YL-TYST/1198	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	3.3.2023
58	A/YL-TYST/1202	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	17.3.2023
59	A/YL-TYST/1205	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	31.3.2023
60	A/YL-TYST/1217	Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	23.6.2023
61	A/YL-TYST/1220	Temporary Warehouse for Storage of Food Provisions and Rural Workshop with Ancillary Office for a Period of 3 Years	14.7.2023
62	A/YL-TYST/1227	Renewal of Planning Approval for Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	11.8.2023
63	A/YL-TYST/1230	Temporary Open Storage of Metalware for Recycling for a Period of 3 Years	25.8.2023
64	A/YL-TYST/1211	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	11.9.2023
65	A/YL-TYST/1240	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years	8.12.2023
66	A/YL-TYST/1241	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	8.12.2023
67	A/YL-TYST/1244	Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	22.12.2023
68	A/YL-TYST/1247	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years	22.12.2023
69	A/YL-TYST/1252	Temporary Warehouse and Open Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	1.3.2024
70	A/YL-TYST/1253	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	1.3.2024
71	A/YL-TYST/1255	Proposed Temporary Warehouse for Storage of Vehicles and Vehicle Parts for a Period of 3 Years	15.3.2024

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
72	A/YL-TYST/1260	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	19.4.2024
73	A/YL-TYST/1261	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	19.4.2024
74	A/YL-TYST/1263	Temporary Warehouse for Storage of Paper with Ancillary Workshop for a Period of 3 Years	10.5.2024 [revoked on 10.11.2024]
75	A/YL-TYST/1264	Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	10.5.2024
76	A/YL-TYST/1266	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	7.6.2024
77	A/YL-TYST/1268	Temporary Warehouse for Storage of Construction Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts and Scrap Metal for a Period of 3 Years	5.7.2024
78	A/YL-TYST/1275	Renewal of Planning Approval for Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years	20.9.2024
79	A/YL-TYST/1280	Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	4.10.2024
80	A/YL-TYST/1282	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	4.10.2024
81	A/YL-TYST/1270	Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years	20.12.2024
82	A/YL-TYST/1290	Temporary Warehouse for Storage of Exhibition Materials, Clothes and Construction Materials for a Period of 3 Years	20.12.2024
83	A/YL-TYST/1292	Renewal of Planning Approval for Temporary Open Storage of Construction Material with Ancillary Office for a Period of 3 Years	20.12.2024
84	A/YL-TYST/1279	Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	28.2.2025
85	A/YL-TYST/1293	Proposed Temporary Warehouse for Storage of General Goods for a Period of 3 Years	28.2.2025
86	A/YL-TYST/1298	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	28.2.2025
87	A/YL-TYST/1299	Temporary Warehouse for Storage of Non-staple Food for a Period of 3 Years	28.2.2025
88	A/YL-TYST/1301	Temporary Warehouse for Storage of Vehicle Parts and General Goods for a Period of 3 Years	28.2.2025
89	A/YL-TYST/1303	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	14.3.2025
90	A/YL-TYST/1304	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	14.3.2025

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason</u>
1	A/YL-TYST/1082	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	23.7.2021	(1)

Rejection Reason:

- (1) The application involves previously revoked planning permissions due to non-compliance with the approval conditions. Approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, nullifying statutory planning control.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

No adverse comment on the application.

2. 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 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.

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 of a revised drainage impact assessment (DIA) and the implementation and maintenance of the drainage facilities proposed in the DIA to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

4. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- the proposed water mains to be designed and implemented under Yuen Long South (YLS) Development will intersect the Site (**Plan A-2**). Comment from the West Development Office of the Civil and Engineering and Development Department (CEDD) should be sought for any interfacing issue.

5. Fire Safety

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable; and
- having considered the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.

6. 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 20 structures are 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.

7. Long-Term Development

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

- CEDD and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls mainly within an area zoned “Residential – Zone 2 (with Commercial)”, marginally within areas zoned “District Open Space” and “Other Specified Uses (Hillside River Corridor with Scenic Cycle Track)”, and partly within an area shown as ‘Road’; and
- the objective of YLS development is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of three years. In considering the application for temporary uses, 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.

8. District Officer's Comments

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

His office did not receive any feedback from locals.

9. Other Departments

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

- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied uses at the Site;
- (c) the Site should be kept in a clean and tidy condition at all times;
- (d) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lots 369 RP, 370 RP, 371 S.A, 371 S.B, 381 RP, 382 RP, 383 RP, 384, 385, 386, 387, 388, 389 RP, 390 RP, 391 RP, 439 RP, 440, 444, 445, 446, 447, 448, 449, 450 S.A, 450 S.B, 450 S.C, 451, 452, 453, 454, 455, 456, 457, 458, 459, 473, 474, 475 S.A, 475 S.A ss.1 and 475 S.B in D.D. 119 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) within the Site, the following private lots and GL are currently covered by Short Term Waivers (STWs) and Short Term Tenancy (STT), details of which are listed below:

STW/STT No.	Lot No./GL in D.D. 119	Permitted Use
STT 3003	GL	Temporary Open Storage of Building/Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities
STW 4611	391 RP	
STW 4612	383 RP	
STW 4613	384 and 445	
STW 4614	385 and 451	
STW 4615	386	
STW 4616	387	
STW 4617	388, 389 RP and 390 RP	
STW 4618	446	
STW 4619	447	
STW 4620	450 S.A, 450 S.B and 450 S.C	
STW 4621	452	
STW 4622	457	
STW 4623	458	
STW 4624	474	
STW 4625	475 S.A	
STW 4626	475 S.A ss.1	
STW 4188	370 RP and 381 RP	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities
STW 4189	369 RP	
STW 4190	371 S.A	
STW 4191	371 S.B	
STW 4347	440	Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic
STW 4350	475 S.B	

		and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities
--	--	--

- (iii) the STT and STW holders will need to apply to his office for modification of the STT and STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within Lots 382 RP, 439 RP, 444, 448, 449, 453, 454, 455, 456, 459 and 473 all in D.D. 119. The application for STT and STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STT and STW, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by his department. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iv) the programme of Yuen Long South (YLS) Development should be taken into account when drawing up the STW/STT boundary and layout of structures to be built on site. All STWs/STT 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;
- (f) 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;
- (g) 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 office should not be responsible for the maintenance of any access connecting between the Site with Kung Um Road;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
- 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 area;
- (i) to note the general comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) and his specific comments on the submitted drainage impact assessment that:
- (i) Section 3.3. – For adopting storm constants in hydraulic calculation, the applicant should make reference to Table 3a in DSD's SDM Corrigendum No. 1/2024;
 - (ii) the applicant should check if the proposed 225mm u-channel located at the eastern side of the Site is adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands. The applicant should

consider upgrading the size of this drainage facility to properly collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands;

- (iii) site photo(s) should be provided to demonstrate that the existing CP4 has sand trap or provisional alike for review. The applicant should confirm whether the existing CP4 is located within the Site or not;
 - (iv) the applicant should advise if any site formation/levelling works to be carried out under the current application. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
 - (v) the applicant should confirm if any walls or hoarding are/to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the Site and its details should be provided for comments;
 - (vi) the applicant should confirm if the proposed modification works for upgrading the existing 750mm channel to 1000mm channel will be implemented by himself at his own cost. If affirmative, the above should be clearly indicated on drainage plan (Drawing No. TYST/1286/DIA/01) for reference;
 - (vii) the existing 750mm and 1000mm channels, 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) and relevant upgrading works. In the case that it is a local village drains, the 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;
 - (viii) since there is no record for the proposed connection from the eastern side of the Site (CP4 – last catchpit/terminal manhole) to DSD's drainage facilities at Lam Tai East Road, the applicant should submit form HBP1 to his Division for application of technical audit for any proposed connection to DSD's drainage facilities;
 - (ix) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - (x) 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;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him;
 - (ii) the good practice guidelines for open storage (**Appendix V** of this RNTPC Paper) should be adhered to;

- (iii) to address the approval condition on provision of fire extinguisher(s), a valid fire certificate (FS 251) should be submitted to his department for approval; and
 - (iv) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 132), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (k) 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 unauthorized building works (UBW) under the BO and should not be designated for any applied uses 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
- (l) to note the comments of the Project Manager (West) (PM(W)), CEDD that:

based on the preliminary project boundary of the proposed YLS Development Area, the Site falls within the boundary of the proposed YLS Development Area – Third Phase Development. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS Development Area – Third Phase Development is being formulated.

Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non- Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage / recycling site.