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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

2500901

29/4

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	ALYL-PS/753
	Date Received 收到日期	2025-05-02

- 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)

Long Tin Carpark Management Limited
朗天停車場管理有限公司

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)

KTA Planning Limited

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 120 (Part), 121 (Part), 122 (Part), 246 RP (Part), 247, 248 S.A, 248 S.B, 248 RP (Part), 249 RP, 250 RP and 254 RP in D.D. 122, Ping Shan, Yuen Long, New Territories
(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 13,425 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 11,103 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) sq.m 平方米 <input 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 Ping Shan Outline Zoning Plan No. S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	Comprehensive Development Area
(f) Current use(s) 現時用途	Temporary Logistics Centre (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)

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☒ published notices in local newspapers on 28.04.2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (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 25.04.2025 (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

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

(b) Effective period of permission applied for
申請的許可有效期☐ year(s) 年☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積sq.m ☐ 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)

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

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間			
<p>.....</p> <p>.....</p>			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> 		

	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) 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)

(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/ <u>YL-PS</u> / <u>659</u>
(b) Date of approval 獲批給許可的日期	<u>24.06.2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>24.06.2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Logistics Centre for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

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）。

Please refer to the Supporting Planning Statement attached.

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

PAULINE LAM

Deputy Managing Director

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 (Member No. 130)

Others 其他

on behalf of
代表

KTA Planning Statement

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

Date 日期

28.04.2025

(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

1. 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。

2. 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。

3. 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 120 (Part), 121 (Part), 122 (Part), 246 RP (Part), 247, 248 S.A, 248 S.B, 248 RP (Part), 249 RP, 250 RP and 254 RP in D.D. 122, Ping Shan, Yuen Long, New Territories 新界元朗屏山丈量約份第122約地段第120號(部分)、第121號(部分)、第122號(部分)、第246號餘段(部分)、第247號、第248號A分段、第248號B分段、第248號餘段(部分)、第249號餘段、第250號餘段及第254號餘段
Site area 地盤面積	13,425 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 屏山分區計劃大綱核准圖編號 S/YL-PS/20
Zoning 地帶	"Comprehensive Development Area" 「綜合發展區」
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Logistics Centre 臨時物流中心

(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	11,103 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.827 <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	7	
(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	10	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		4
	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) _____ _____		4 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		15
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle _____ _____		0 0 0 0 5 10

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, As-built Drainage Plan, Site Photos 位置圖，地盤平面圖，排水設施竣工圖，實地照片		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input 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

APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20

**Renewal of Planning Approval for Temporary Logistics Centre
for a Period of 3 Years in “Comprehensive Development Area” Zone,
Various Lots in D.D. 122, Ping Shan, Yuen Long, New Territories**

SUPPORTING PLANNING STATEMENT

April 2025

Applicant:

Long Tin Carpark Management Limited

Consultant:

KTA Planning Limited



S3163_PS_V01



PLANNING LIMITED

規 劃 顧 問 有 限 公 司

Executive Summary

The Applicant, Long Tin Carpark Management Limited, seeks renewal of planning approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Temporary Logistics Centre for a Period of 3 Years ("the Applied Development") at Lots 120 (Part), 121 (Part), 122 (Part), 246 RP (Part), 247, 248 S.A, 248 S.B, 248 RP (Part), 249 RP, 250 RP and 254 RP in D.D. 122, Ping Shan, Yuen Long, New Territories ("the Site"). The Site is situated within an area zoned "Comprehensive Development Area" ("CDA") on the Approved Ping Shan Outline Zoning Plan ("the OZP") No. S/YL-PS/20.

The Site has an area of about 13,425m². The Site is currently used as a logistics centre. Such use has been approved since 2016. As a renewal application of the previous approved application No. A/YL-PS/659, the current application is submitted by the same applicant for the same use at the same site. The Applied Development comprises 7 structures with a building height of 1 to 2 storeys (not more than 10m). The gross floor area is 11,103m².

The renewal of planning approval for the Applied Development is fully justified by the following main reasons:

- Previous planning approval has been granted;
- All approval conditions under the previous approved applications have been executed and fulfilled;
- The Applied Development conforms to the TPB Guidelines for Application for Open Storages and Port Back-up Uses (TPB PG-No.13G);
- The Applied Development conforms to the TPB Guidelines for Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No 34D);
- The Applied Development is temporary in nature and will not jeopardise the long-term planning intention of "CDA" zone;
- The Applied Development is compatible with the adjoining land uses in terms of scale and nature;
- No adverse traffic impact on the local traffic network;
- Well-maintained drainage facilities to ensure no adverse drainage impact to the surroundings;
- Well-maintained fire services installations to ensure fire safety; and
- No adverse visual, landscape and environmental impact to the surroundings.

In consideration of the above, we sincerely request the TPB to support this Planning Application from planning and technical points of view.

行政摘要

(內文如有差異，應以英文版本為準)

申請人「朗天停車場管理有限公司」現欲根據城市規劃條例第 16 條，向城市規劃委員會（「城規會」）在新界元朗屏山丈量約份第 122 約地段第 120 號（部分）、第 121 號（部分）、第 122 號（部分）、第 246 號餘段（部分）、第 247 號、第 248 號 A 分段、第 248 號 B 分段、第 248 號餘段（部分）、第 249 號餘段、第 250 號餘段及第 254 號餘段（「申請地點」）作臨時物流中心（「申請發展」）申請規劃許可續期，為期三年。申請地點位於屏山分區計劃大綱核准圖編號 S/YL-PS/20 的「綜合發展區」地帶內。

申請地點的地盤面積約 13,425 平方米。申請地點現時用作物流中心。該用途自 2016 年起已獲得城規會批准。是次申請的用途和地點與先前批准的申請（編號 A/YL-PS/659）相同。申請發展包括 7 個 1-2 層高（不高於 10 米）的構築物。總樓面面積為 11,103 平方米。

是次申請發展的續期申請具充份理據，原因如下：

- 先前的規劃申請已獲得批准；
- 以往所有的規劃許可附帶條件均已履行並滿足；
- 申請發展符合城規會規劃指引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（規劃指引編號 13G）；
- 申請發展符合城規會規劃指引有關臨時用途或發展的規劃許可續期及延長履行規劃許可附帶條件的期限（規劃指引編號 34D）；
- 申請發展僅為臨時性質，並不會損害「綜合發展區」地帶的長遠規劃意向；
- 就規模和性質而言，申請發展與周邊的土地用途相容；
- 不會對周邊道路網絡帶來負面交通影響；
- 排水設施維護良好，確保排水不會對附近環境造成不良影響；
- 消防裝置維護良好，確保消防安全；及
- 不會對附近造成視覺、景觀及環境上的負面影響。

基於以上規劃及技術理由，申請人懇請城規會批准是次規劃申請。

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- 4.4 Conforms to the Town Planning Board Guidelines (TPB PG-No. 34D)
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S.16 Planning Application
Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20

**Renewal of Planning Approval for Temporary Logistics Centre for
a Period of 3 Years in “Comprehensive Development Area” Zone,
Various Lots in D.D. 122, Ping Shan, Yuen Long, New Territories**

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

- 1.1.1 This Planning Application is prepared and submitted on behalf of Long Tin Carpark Management Limited (“the Applicant”) to seek renewal of planning approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for Temporary Logistics Centre for a Period of 3 Years (“the Applied Development”) at Lots 120 (Part), 121 (Part), 122 (Part), 246 RP (Part), 247, 248 S.A, 248 S.B, 248 RP (Part), 249 RP, 250 RP and 254 RP in D.D. 122, Ping Shan, Yuen Long, New Territories (“the Site”). The Site is situated within an area zoned “Comprehensive Development Area” (“CDA”) on the Approved Ping Shan Outline Zoning Plan (“the OZP”) No. S/YL-PS/20. This Supporting Planning Statement is to provide TPB with the necessary information to facilitate consideration of this application.

1.2 Report Structure

- 1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in **Section 2**. The Development Scheme is included in **Section 3** followed by planning merits and justifications for the Planning Application in **Section 4**. **Section 5** concludes and summarizes this Supporting Planning Statement.

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

- 2.1.1 The Site is bounded by the Tuen Ma Line (TML) Viaduct and Long Tin Road to its north and west. It comprises Lots 120 (Part), 121 (Part), 122 (Part), 246 RP (Part), 247, 248 S.A, 248 S.B, 248 RP (Part), 249 RP, 250 RP and 254 RP in D.D.122 (**Figure 2.1 Location Plan** refers).
- 2.1.2 The Site is at present accessible via a vehicular track leading to Yung Yuen Road. The Site is currently used as temporary logistics centre approved under the previous Application No. A/YL-PS/659. The Site is well paved and decently operated.

2.2 Land Status

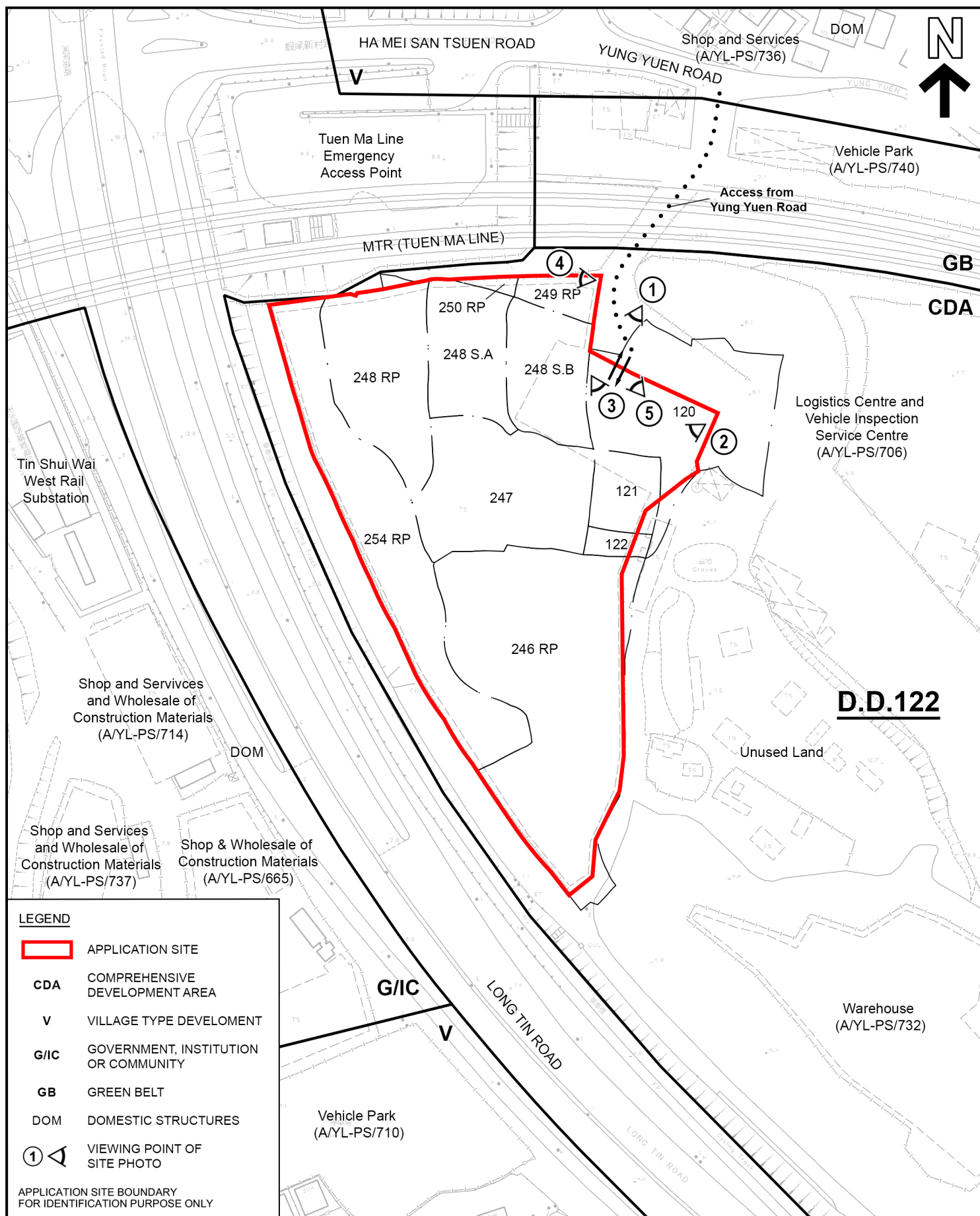
- 2.2.1 The Site has a total site area of about 13,425 m². The Site comprises private land only which is old schedule agricultural lots held under the Block Government Lease.

2.3 Statutory Planning Context

- 2.3.1 The Site falls within an area zoned "CDA" on the OZP (**Figure 2.1**). According the Statutory Notes of the OZP, the "CDA" zone *'is intended for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities.*

2.4 Surrounding Land Use Pattern

- 2.4.1 The Site is surrounded mainly by low-rise village settlements with a mix of domestic structures, vehicle parks and logistic centres (**Figure 2.2 Site Plan** refers):
- To the north and northeast across the TML Viaduct are the TML Emergency Access Point and domestic structures intermixed with shop and services under approved Application No. A/YL-PS/736 and vehicle park under approved Application No. A/YL-PS/740.
 - To the east and southeast are a logistics centre and vehicle inspection service centre under approved Application No. A/YL-PS/706, a warehouse approved under approved Application No. A/YL-PS/732 and unused land; and
 - To the west, south and southwest across Long Tin Road are shop and services and wholesale of construction materials approved under Applications No. A/YL-PS/665, 714 and 737, vehicle park under approved Application No. A/YL-PS/710 and Tin Shui Wai West Rail Substation.



PLANNING LIMITED
規劃顧問有限公司

SITE PLAN

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122, PING SHAN,
YUEN LONG, NEW TERRITORIES

SCALE 1 : 1 500

FIGURE 2.2

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 6-NW-8B

DATE: 28.4.2025

2.5 Site Accessibility

- 2.5.1 The Site is accessible through a local track from Yung Yuen Road, which connects to local major roads such as Long Tin Road, Yuen Long Highway, Tai Lam Tunnel and Kong Sham Western Highway. The area is well served by public transport including MTR Tuen Ma Line, Light Rail Transit, as well as buses and minibuses. Tin Shui Wai Station and bus stops are within 15 minutes' walk.

2.6 Previous Planning Applications

- 2.6.1 The Site is the subject of three previous approved applications for the same temporary logistics centre use, including Applications No. A/YL-PS/514, 586 and 659. Details of the previous approved applications for the same use are listed in **Table 2.1** below:

Table 2.1 Previous Approved Planning Applications for the Same Use

	Application No.	Use/Development	Decision Date
1.	A/YL-PS/514	Proposed Temporary Logistics Centre for a Period of 3 Years	Approved with conditions on 13.5.2016
2.	A/YL-PS/586	Temporary Logistics Centre for a Period of 3 Years	Approved with conditions on 17.5.2019
3.	A/YL-PS/659	Temporary Logistics Centre for a Period of 3 Years	Approved with conditions on 24.6.2022 (Planning permission to be expired on 25.6.2025)

- 2.6.2 The Site is the same as that of the last approved Application No. A/YL-PS/659. All the approval conditions had been complied with and the planning permission of this previous application will lapse on 25.6.2025 (**Appendix 1** refers). The approval conditions and their status are listed out in **Table 2.2** below:

Table 2.2 Status of the Approval Conditions of the Application No. A/YL-PS/659

	Approval Conditions	Status on Compliance	Date of Compliance
(a)	No operation between 11:00 p.m. and 7:00 a.m., is allowed on the Site, as proposed by the Applicant, during the planning approval period	✓	During the approval period
(b)	No operation on Sundays and public holidays, as proposed by the Applicant, is allowed on the Site during the planning approval period	✓	During the approval period
(c)	The existing drainage facilities shall be maintained at all times during the planning approval period	✓	During the approval period
(d)	The submission of a condition record of the existing drainage facilities within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 24.9.2022	✓	Complied (Appendix 2 letter from Planning Department dated 14.10.2022 refers)
(e)	The submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 24.12.2022	✓	Complied (Appendix 2 letter from Planning Department dated 23.11.2022 refers)
(f)	In relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 24.3.2023	✓	Complied (Appendix 2 letter from Planning Department dated 21.2.2023 refers)
(g)	If any of the above planning condition (a), (b) or (c) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice	✓	During the approval period
(h)	If any of the above planning condition (d), (e) or (f) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice	✓	During the approval period

2.7 Similar Planning Applications

2.7.1 There has been two similar approved applications for temporary logistics centre within the same "CDA" zone. The details of the similar application approved in the past five years are listed in **Table 2.3** below.

Table 2.1 Similar S.16 Applications for Temporary Logistics Centre within the Same "CDA" Zone on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 in the Past Five Years

	Application No.	Use(s)/Development(s)	Site Area (m ²) (about)	Approval Date
1.	A/YL-PS/633	Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years	21,735	16.4.2021
2.	A/YL-PS/706	Proposed Temporary Logistics Centre and Vehicle Inspection Service Centre for a Period of 3 Years	22,157	5.4.2024

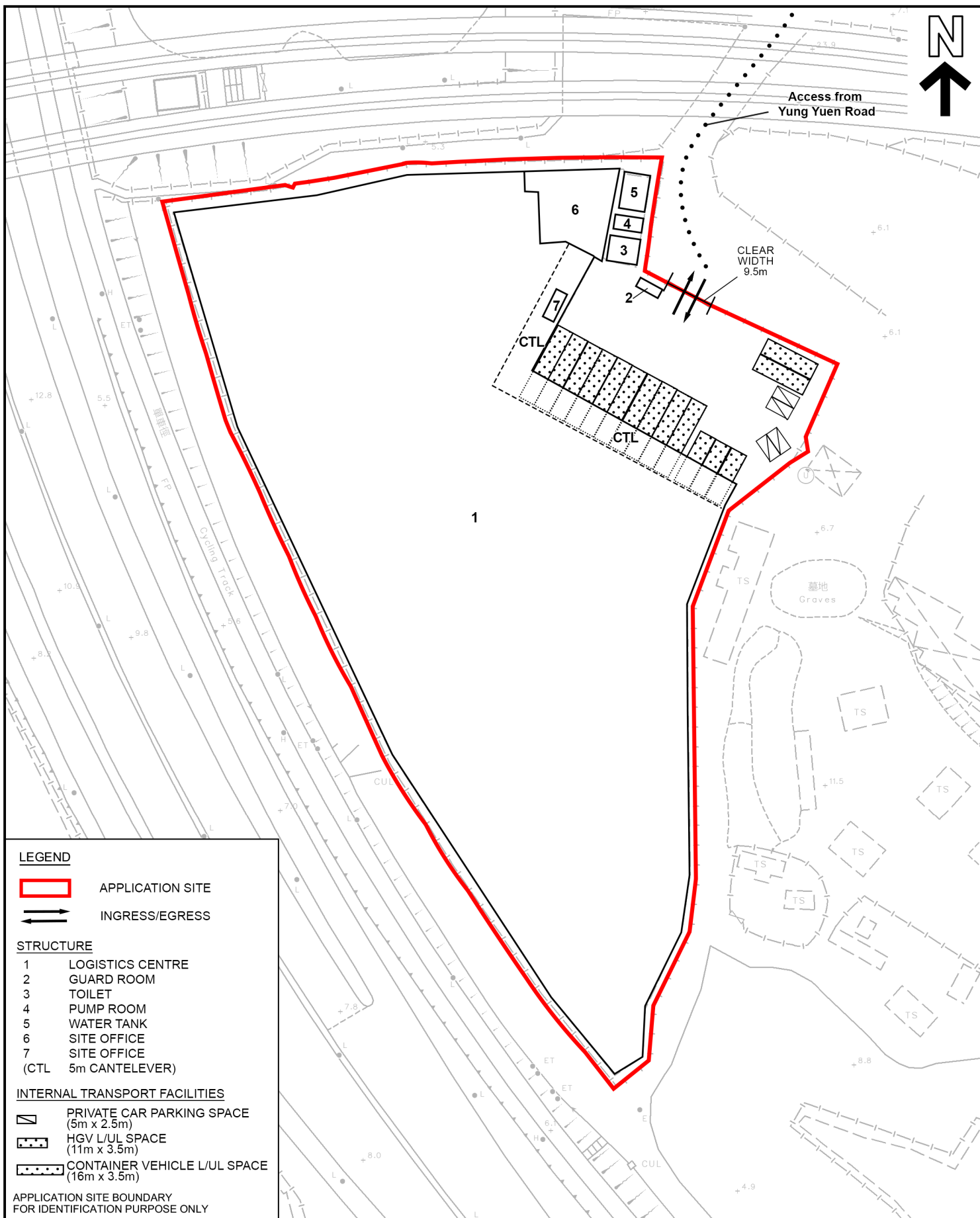
3 TEMPORARY DEVELOPMENT PROPOSAL

3.1 Logistics Centre

- 3.1.1 The Site is intended for continual operation of the logistics centre for a period of 3 years, which is the same use under the previous approved Application No. A/YL-PS/659. All development parameters, including the site area (about 13,425m²), site boundary, layout and internal transport facilities would be the same as those under Application No. A/YL-PS/659 (**Figure 3.1 Layout Plan** refers).
- 3.1.2 The Applied Development comprises 7 structures with a building height of 1 to 2 storeys (not more than 10m). The gross floor area is approximately 11,103m². Details of the structures of the Applied Development is summarised in **Table 3.1** below:
- 3.1.3 No vehicle repair, dismantling or other workshop activity will be carried out on the site.

Table 3.1 Details of the Structures of the Applied Development

Structure No.	Building Height (m) (about)	No. of Storey(s)	GFA (m ²) (about)	Use(s)
1	10	1	10,579	Logistics Centre (including 5m Cantilever)
2	3.5	2	10	Guard Room
3	3	1	40	Toilet
4	2.5	1	40	Pump Room for FSIs
5	4	1	45	Water Tank for FSIs
6	7	2	187 x 2 = 374	Site Office
7	3.5	1	15	Site Office
Total:			11,103	



LAYOUT PLAN

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122, PING SHAN,
YUEN LONG, NEW TERRITORIES

SCALE 1:1 000

FIGURE 3.1

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 6-NW-8B

DATE: 28.4.2025

3.2 Operation Hour

- 3.2.1 Same as the previous planning approval no. A/YL-PS/659, the operation hours of the logistics centre are restricted to 7:00 a.m. to 11:00 p.m., from Monday to Saturdays. No operation will be held on Sunday and Public Holidays.

3.3 Access and Traffic

- 3.3.1 The Site is accessible via a local track leading to Yung Yuen Road, which further connects to Long Tin Road. The ingress and egress point with a clear width of 9.5m is at the northeast of the Site.
- 3.3.2 Same number of loading/unloading bays and parking spaces as in the previous approved application no. A/YL-PS/659 will be provided to support the operation of logistic centre. A total of 10 loading/unloading bays for container vehicles (16m x 3.5m), 5 loading/unloading bays for medium/heavy goods vehicles (11m x 3.5m) and 4 parking spaces for private cars (5m x 2.5m) will be provided to serve the temporary logistic centre. No vehicle without valid licence issued under the Road Traffic Ordinance will be allowed to be parked or stored within the Site.
- 3.3.3 Traffic arrangement agreed and as approved under Application No. A/YL-PS/659 would remain unchanged. No vehicle washing, repairing, dismantling, car beauty and other workshop activities is allowed on the Site at any time. No vehicle will be allowed to queue back to or reverse onto/from public road at all times.

3.4 Landscape and Visual

- 3.4.1 Trees with 4m interval and a 2.5m high corrugated metal fence wall are provided along the site boundary to provide effective screening to the adjoining areas based on the accepted landscape proposal and environmental mitigation plan under previous approved planning application no. A/YL-PS/659 as shown in **Figure 3.2 Landscape Plan**.
- 3.4.2 Regular maintenance including watering, weeding, pest control, litter removal, fertilizing etc. are undertaken by the operator. The trees are well maintained and are in good condition as shown in **Figure 3.4 Site Photos**.

3.5 Environment

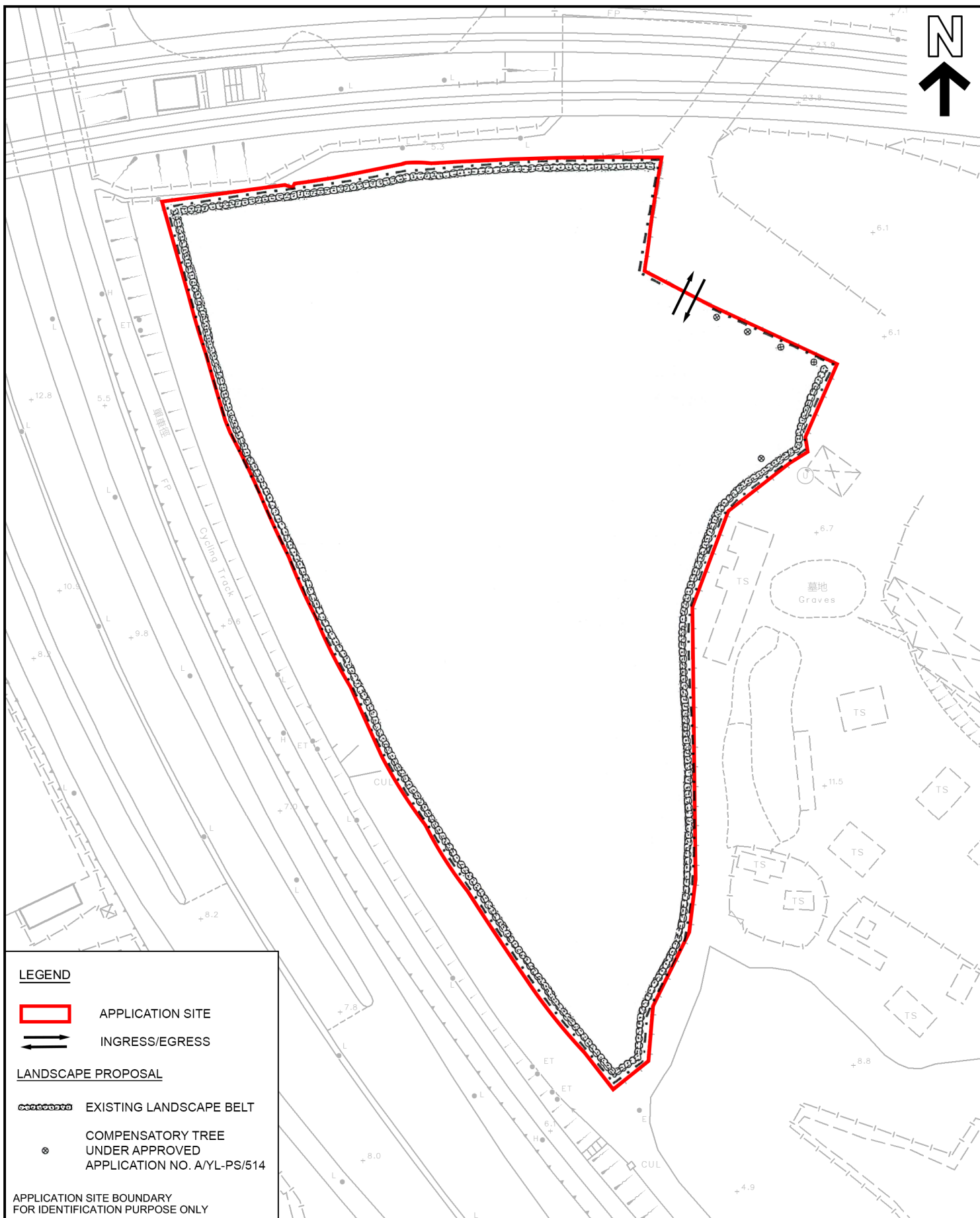
- 3.5.1 The application has adopted environmental mitigation measures in compliance with Code of Practice on Handling Environmental Aspects of Temporary Uses and Open *Storage Sites* issued by Environmental Protection Department to minimise the adverse environmental impacts to the surrounding: operation hours is restricted to 7:00 a.m. to 11:00 p.m. from Monday to Saturday (except Sunday and Public Holidays). Existing landscaping belt along site boundary at 4m interval, 2.5m high corrugated metal fence wall along site boundary and paving of the site will be well-maintained. There will be no repairing, dismantling or other workshop activity at the site.

3.6 Drainage

- 3.6.1 Adequate drainage facilities including peripheral surface channel and catch pits were installed to ensure no adverse drainage impact on the surrounding areas to satisfaction of Drainage Services Department (**Figure 3.3 As-built Drainage Plan** refers).
- 3.6.2 The approval conditions under Application No. A/YL-PS/659 in relation to maintenance and record submission of existing drainage facilities had been complied.
- 3.6.3 Regular clearance of debris and maintenance are carried out. The existing drainage facilities on the Site are well maintained. No flooding in the surrounding area is recorded.

3.7 Fire Safety

- 3.7.1 Adequate fire services installations (FSIs) including a water tank and a pump room have been provided and properly maintained. The approval conditions under Application No. A/YL-PS/659 in relation to the submission and implementation of fire services installations proposal had been complied.
- 3.7.2 Since the applied use and layout of this Application are exactly the same as the previous Application No. A/YL-PS/659, the previous approved Fire Service Layout Plan and Certificate of Fire Service Installation and Equipment are attached in **Appendices 3 and 4** respectively.



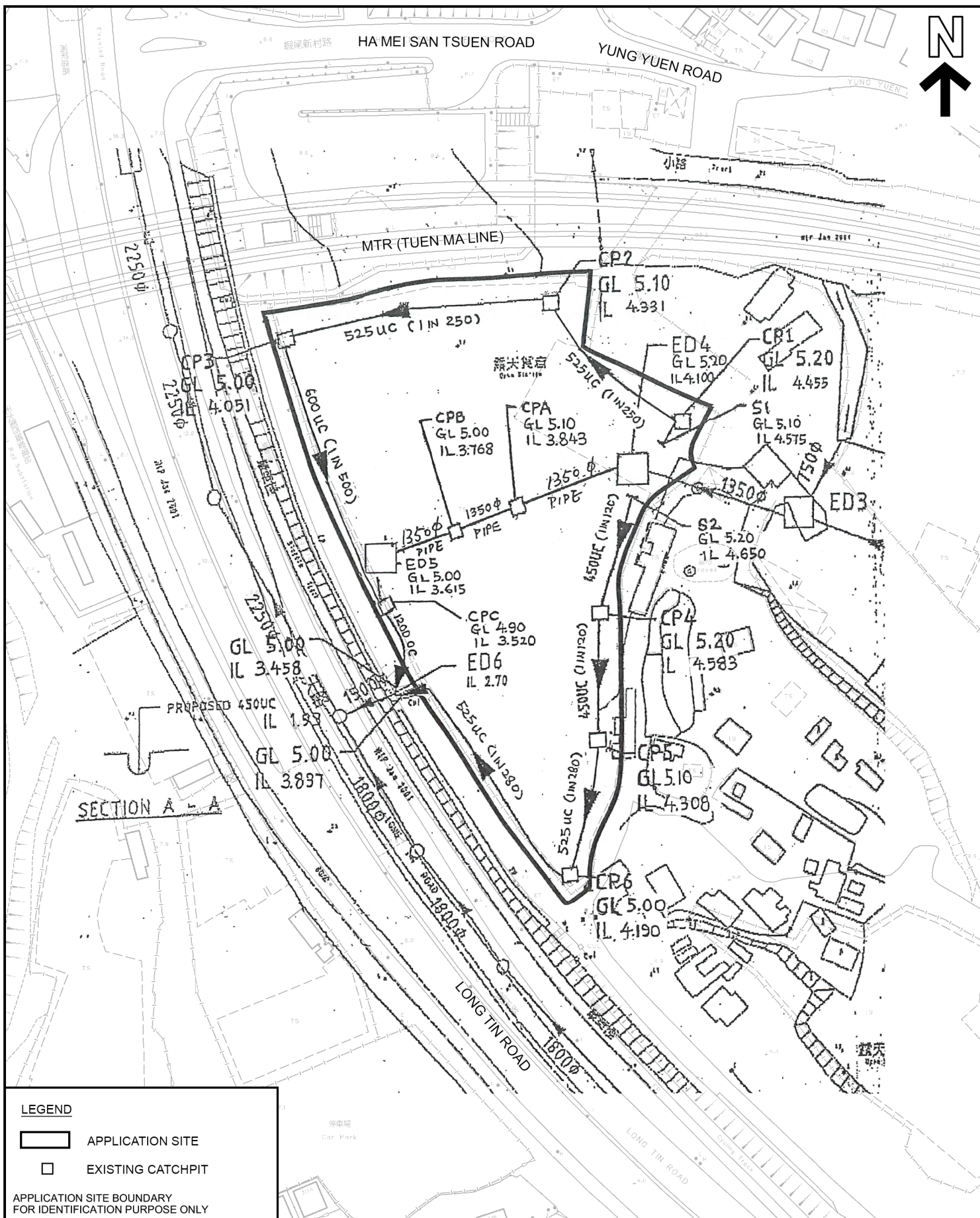


FIGURE 3.3

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 6-NW-8B

DATE: 28.4.2025



PLANNING LIMITED
規劃顧問有限公司



REMARKS: LOCATION OF SITE PHOTOS AS SHOWN IN FIGURE 2.2 SITE PLAN



SITE PHOTOS

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122, PING SHAN,
YUEN LONG, NEW TERRITORIES

FIGURE 3.4

BASED ON SITE PHOTOS
TAKEN ON 8.4.2025

DATE: 28.4.2025

4 PLANNING MERITS AND JUSTIFICATIONS

4.1 Previous Planning Approval has been Granted

- 4.1.1 The same use at the Site was approved by the TPB since 2016. The application site is considered suitable to be used for temporary logistics centre. All approval conditions attached to the previous application were fully complied with to the satisfaction of the relevant Government departments by the Applicant. Since there is no change in planning circumstances since the last approved application no. A/YL-PS/659, the current application shall warrant the same favourable consideration.

4.2 All Approved Conditions of the Previous Approved Applications have been Executed and Fulfilled

- 4.2.1 As explained in **Section 2.6**, all approval conditions of the Application No. A/YL-PS/659 had been complied with during the 3 years of planning permission period. The Applicant has submitted and implemented the previous accepted FSIs proposal, maintained the existing landscape, environment, drainage facilities, as well as executed the agreed traffic arrangement. The Applicant is willing to execute and continue to fulfil the existing approval conditions in the future.

4.3 Conforms to the Town Planning Board Guidelines (TPB PG-No. 13G)

- 4.3.1 According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G), the application site is located in "Category 2 Areas". It is stated in the guideline that planning permission could be granted when the application is able to demonstrate that *'the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas'*, and *'there is no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.'* Since the Applicant has demonstrated full compliance with the approval conditions attached to previous applications, and there is no change in the planning context since the last approved Application No. A/YL-PS/659, the Site is considered suitable for the applied uses.

4.4 Conforms to the Town Planning Board Guidelines (TPB PG-No. 34D)

- 4.4.1 According to the Town Planning Board Guidelines on Renewal of Planning Approval and Extension of time for Compliance with Planning Condition for Temporary Use or Development (TPB PG-No. 34D), the criteria for assessing applications for renewal of planning approval include: (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas; (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-

emption of planned permanent development); (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits; (d) whether the approval period sought is reasonable; and (e) any other relevant considerations.

4.4.2 The nature of the current application in terms of approval period sought and applied use is the same as that applied in the last approved application (No. A/YL-PS/659). Apart from the fact that there are no changes in the applied development parameters nor the nature/operation of the applied uses, the physical setting surrounding the Site would also be unchanged compared to the last approved application. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all planning conditions under the previous approval within specified time limits.

4.4.3 In view of this, the current application shall be deemed and entitled to be considered as an application of renewal of planning approval according to Town Planning Board Guidelines (TPB PG-No. 34D).

4.5 Temporary in Nature and Will Not Jeopardise the Long-Term Planning Intention of the "CDA" Zone

4.5.1 The application site is currently zoned "CDA" on the approved Ping Shan OZP No. S/YL-PS/20. According to the Notes of the OZP for "CDA" zone, the zone is intended for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. However, there is currently no implementation programme for the Site. Since the applied use for logistic centre is temporary in nature for a period of 3 years, it will not jeopardise the long-term planning intention of the area. Approval of this application will not hinder future development of the Site for other purposes. The approval of application can also make an optimal use of the site during this interim period.

4.6 Compatible with the Adjoining Land Uses in Terms of Scale and Nature

4.6.1 The current operation of the logistics centre under the last approved Application No. A/YL-PS/659 is decent and tidy. Uses with a similar nature including temporary logistics centre are found in the vicinity of the Site. The Site is segregated from adjoining major residential clusters and village settlements by Long Tin Road and TML Viaduct respectively. With sufficient distance and proper environmental mitigation measures, no negative impacts will be caused to the residential neighbourhoods by the Applied Development.

4.6.2 In light of the above, the Applied Development is considered compatible with the adjoining land uses in terms of scale and nature.

4.7 No Adverse Traffic Impact on the Local Traffic Network

4.7.1 The logistics centre will utilise the existing vehicular road and it will have clearly defined ingress/egress. The number of loading/unloading and parking spaces

remain the same as the previous approved application no. A/YL-PS/659. As such, no addition traffic flow is anticipated. With sufficient manoeuvring space and loading/unloading space within the site, no queuing or waiting on public road is envisaged. No adverse traffic impact on the local traffic network are envisaged.

4.8 Well-maintained Drainage Facilities to Ensure No Adverse Drainage Impact to the Surroundings

- 4.8.1 Adequate drainage facilities were installed under the previous approved application, and they will be well-maintained to ensure no adverse drainage impact to the surrounding uses (**Figure 3.3**). The Applicant has complied the approval conditions of the previous Application No. A/YL-PS/659 in relation to the submission of records of existing drainage facilities. Adequate drainage facilities are installed in the previous approved application and they are well-maintained to ensure no adverse drainage impact to the surrounding uses.

4.9 Well-maintained Fire Services Installations to Ensure Fire Safety

- 4.9.1 Proper FSIs are provided to the satisfaction of Fire Services Department (FSD) under the previous approved Application No. A/YL-PS/659. The FSIs approved by FSD are well maintained and in good condition. Please refer to the approved Fire Service Layout Plan under Application No. A/YL-PS/659 and a full set of valid Certificate of Fire Service Installation and Equipment (FS251) in **Appendices 3 and 4**.

4.10 No Adverse Visual, Landscape and Environmental Impact to the Surroundings

- 4.10.1 The existing landscape belt and boundary fencing as shown in **Figure 3.2** will be well-preserved and maintained. No adverse visual and landscape impact to the surroundings is envisaged.
- 4.10.2 The Applicant has undertaken the environmental mitigation measures set out in the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*'. The Applied Development will not cause adverse environmental impact.

5 SUMMARY AND CONCLUSION

- 5.1.1 The Applicant seeks renewal of approval from the TPB for Temporary Logistics Centre for a Period of 3 Years at Lots 120 (Part), 121 (Part), 122 (Part), 246 RP (Part), 247, 248 S.A, 248 S.B, 248 RP (Part), 249 RP, 250 RP and 254 RP in D.D. 122, Ping Shan, Yuen Long, New Territories. The Site is situated within an area zoned "CDA" on the OZP No. S/YL-PS/20. The Site has an area of about 13,425m².
- 5.1.2 The current application is a renewal of the latest planning permission from the TPB under Planning Application No. A/YL-PS/659 submitted by the same applicant for the same use at the same site. The Applied Development comprises 7 structures with a building height of 1 to 2 storeys (not more than 10m). The gross floor area is 11,103m².
- 5.1.3 As detailed in the Planning Statement, the applied use is well justified on the grounds that:
- Previous planning approval has been granted;
 - All approval conditions of the previous approved applications have been executed and fulfilled;
 - The Applied Development conforms to the TPB Guidelines for Application for Open Storages and Port Back-up Uses (TPB PG-No.13G);
 - The Applied Development conforms to the TPB Guidelines for Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No 34D);
 - The Applied Development is temporary in nature and will not jeopardise the long-term planning intention of "CDA" zone;
 - The Applied Development is compatible with the adjoining land uses in terms of scale and nature;
 - No adverse traffic impact on the local traffic network;
 - Well-maintained drainage facilities to ensure no adverse drainage impact to the surroundings;
 - Well-maintained fire services installations to ensure fire safety; and
 - No adverse visual, landscape and environmental impact to the surroundings.
- 5.1.4 In view of the Applicant's excellent track record to fulfil the approval conditions and efforts to mitigate possible environmental impacts, members of the TPB are respectfully requested to give favourable consideration to the application.

Appendix 1

Approval Letter of Planning Application No. A/YL-PS/659

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2620 6022)

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-PS/659

15 July 2022

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn.: Betty S.F. Ho)

Dear Sir/Madam,

Temporary Logistics Centre for a Period of 3 Years in “Comprehensive Development Area” Zone, Lots 120 (Part), 121 (Part), 122 (Part), 246 RP (Part), 247, 248 S.A, 248 S.B, 248 RP (Part), 249 RP, 250 RP and 254 RP in D.D. 122, Ping Shan, Yuen Long

I refer to my letter to you dated 29.4.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 24.6.2025 and is subject to the following conditions :

- (a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.12.2022;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2023;

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

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

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

This temporary permission will lapse on 25.6.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

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

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/698_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 24.6.2022 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 5.8.2022). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application

within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

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

If you have any queries regarding this planning permission, please contact Mr. Alexander Mak of Tuen Mun & Yuen Long West District Planning Office at 2158 6283. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

LL/CC/cl

Appendix 2

Letters from Planning Department for Compliance with Approval Conditions (d), (e) and (f) under Planning Application No. A/YL-PS/659

規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路 1 號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

來函檔號 Your Reference pa/yl.ps/2201646
本署檔號 Our Reference TPB/A/YL-PS/659
電話號碼 Tel. No.: 2158 6362
傳真機號碼 Fax No.: 2489 9711

By Post and Fax (2620 6022)

14 October 2022

PlanArch Consultants Limited
Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East, Kowloon

Dear Sir/Madam,

Planning Application No. A/YL-PS/659
Compliance with Approval Condition (d)

I refer to your submission of 16.9.2022 for compliance with the captioned approval condition on the submission of condition record of existing drainage facilities.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with. Please find detailed comment in **Annex A**.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Kent LEE)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

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

Internal
CTP/TPB(2)

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屯門及元朗西規劃處
新界沙田上禾輦路 1 號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

來函檔號 Your Reference pa/yl.ps/2201646
本署檔號 Our Reference TPB/A/YL-PS/659
電話號碼 Tel. No. : 2158 6362
傳真機號碼 Fax No. : 2489 9711

By Post and Fax (2620 6022)

23 November 2022

PlanArch Consultants Limited
Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East, Kowloon

Dear Sir/Madam,

Planning Application No. A/YL-PS/659
Compliance with Approval Condition (e)

I refer to your submission of 24.10.2022 for compliance with the captioned approval condition on the submission of fire services installations proposal.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed comment in **Annex A**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Kent LEE)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

cc

D of FS

(Attn: WONG Ho-yin)

Internal

CTP/TPB(2)

規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Post and Fax (2620 6022)

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference TPB/A/YL-PS/659
電話號碼 Tel. No. : 2158 6362
傳真機號碼 Fax No. : 2489 9711

21 February 2023

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza,
1 Science Museum Road
Tsim Sha Tsui, Kowloon

Dear Sir/Madam,

Planning Application No. A/YL-PS/659
Compliance with Approval Condition (f)

I refer to your submission of 30 December 2022 for compliance with the captioned approval condition on the implementation of Fire Service Installations (FSIs) proposal.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Max YL WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

cc.

D of FS (Attn.: Mr. WONG Ho Yin)

Internal

CTP/TPB(2)

Site record

Appendix 3

Approved Fire Service Installation Layout Plan under Planning Application No. A/YL-PS/659

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 2012 (COP 2012), 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 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 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: 2003 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 3/2006 AND 3/2012. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 90m³ 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 HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002 +A2:2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.
- 4.3 A NEW FIRE ALARM CONTROL PANEL SHALL BE PROVIDED TO RECEVE ALL FIRE ALARM SIGNALS FROM BREAKGLASS UNITS AND SPRINKLER FLOW SWITCHES AND TRANSMIT THE SAME TO THE CFATS VIA DIRECT LINK.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266: PART 1:2011 AND BS EN 1838:2013", 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





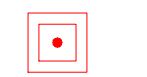

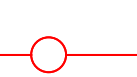


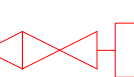
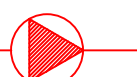
6. EXIT SIGN

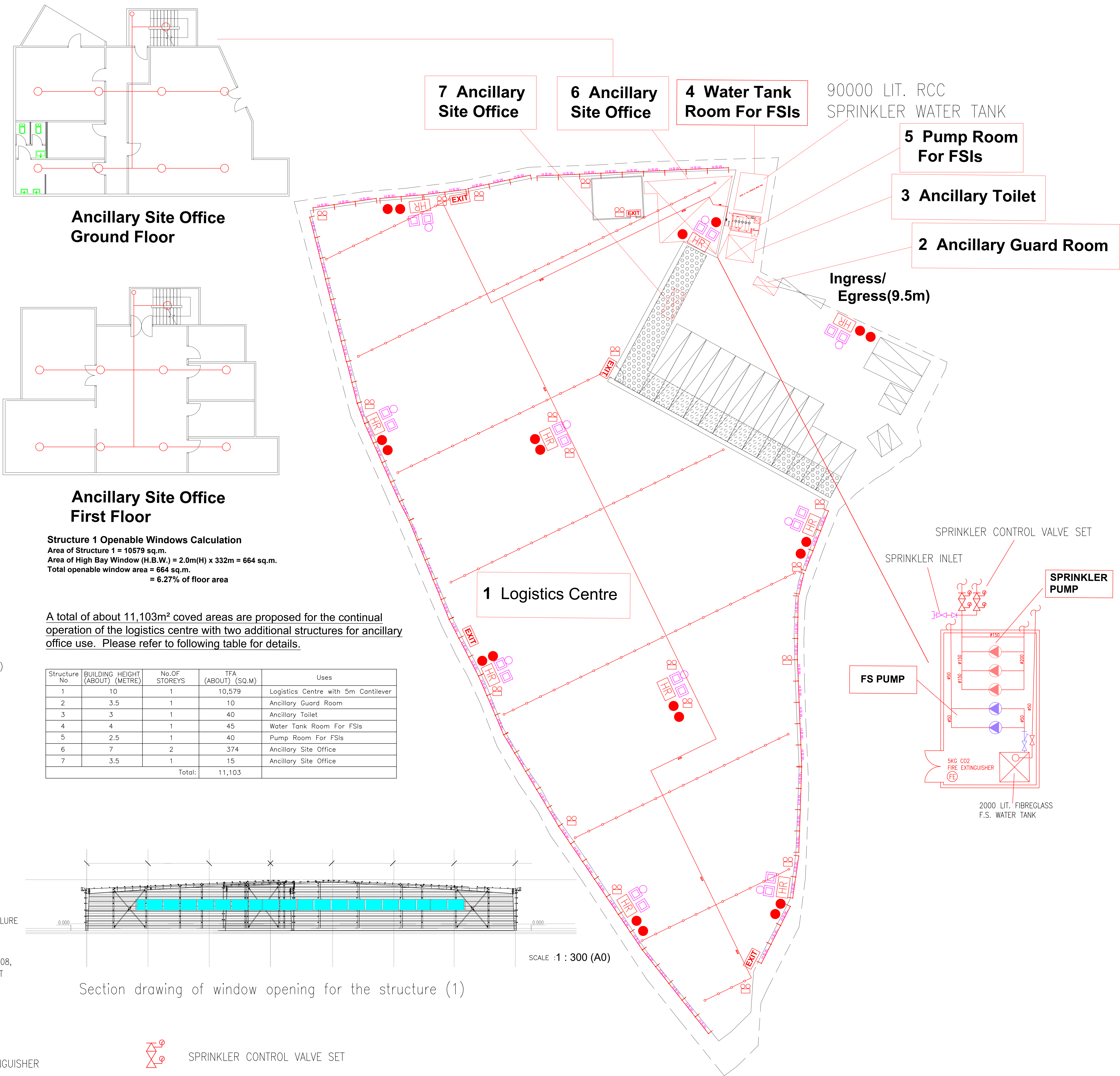
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 5.10 OF COP 2012 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

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

LEGEND

	HOSE REEL		EMERGENCY LIGHT		5KG CO2 FIRE EXTINGUISHER		SPRINKLER CONTROL VALVE SET
	BREAK GLASS UNIT		EXIT SIGN		SPRINKLER HEAD (ON PLAN)		5KG DRY POWDER FIRE EXTINGUISHER
	FIRE ALARM BELL		SPRINKLER INLET		PUMP SET		



PROJECT : Application for Planning Permission for a Temporary Logistics Centre, Various Lots in D.D. 122, Ping Shan, 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 20 Oct 2022	DRAWING NO : FS-01	REV. 0
								CHECKED BY		SCALE : 1 : 300 (A0)	SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP
		REV	DESCRIPTION	DATE				APPROVED BY			

Appendix 4

Copy of Certificate of Fire Service Installation and Equipment (FS251)

FSI 251 No. : A 9395621

The Detail Address :

Temporary Logistics Centre For a Period of 3 Years at Lots 120 (Part), 121(Part), 122(Part), 246RP(Part), 247, 248SA, 248SB, 248RP(Part), 249RP, 250RP & 254RP in DD 122, Ping Shan , Yuen Long , N.T.

Century Fire Service Engineering Co. Ltd
RC1 / 389 , RC2 / 554



消防裝置及設備證書

A 9395620

☐ Institutional 社團

Verified

FSI 251 No. : A 9395620

The Detail Address :

Temporary Logistics Centre For a Period of 3 Years at Lots 120 (Part), 121(Part), 122(Part), 246RP(Part), 247, 248SA, 248SB, 248RP(Part), 249RP, 250RP & 254RP in DD 122, Ping Shan , Yuen Long , N.T.

New Power Fire Eng. Co.
RC3 / 474



A handwritten signature in blue ink is written over a horizontal line. To the right of the signature is a circular purple stamp. The stamp contains the text "NEW POWER FIRE ENG. CO." around the perimeter and "新寶消防工程公司" in the center, with two small stars at the bottom.

By Email

Our Ref: S3163/DD122PS_H/25/002Lg

11 June 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



PLANNING LIMITED
規 劃 顧 問 有 限 公 司



電話TEL:
傳真FAX:
電子郵件

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Logistics Centre for
a Period of 3 Years in “Comprehensive Development Area” Zone,
Various Lots in D.D. 122, Ping Shan, Yuen Long, New Territories**

(Planning Application No. A/YL-PS/753)

- Further Information No. 1 -

Reference is made to the captioned S16 Planning Application scheduled for consideration by the Town Planning Board (“TPB”) on 20 June 2025 and departmental comments received on 9 and 10 June 2025.

In response to the comments received, we hereby submit this Further Information (“FI”) No.1 for the TPB’s consideration. This FI submission consists of:

- 1) Condition Record of the Existing Trees and Periphery Landscaping
- 2) Latest FSI Proposal for Planning Application No. A/YL-PS/753

Should you have any queries in relation to the above or attached, please do not hesitate to contact the undersigned at [REDACTED].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Benjamin TUNG

Encl.

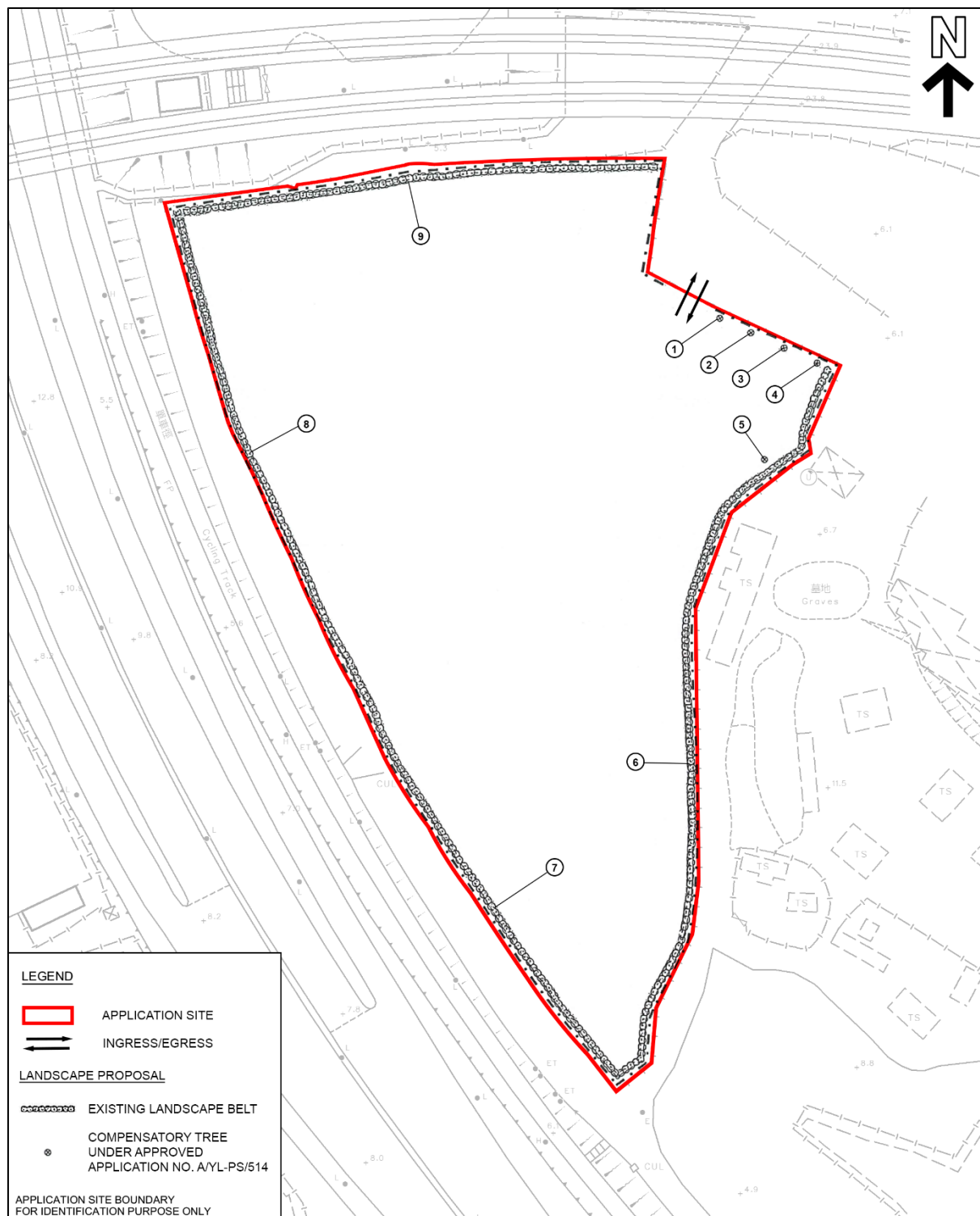
cc. the Applicant & Team

**Renewal of Planning Approval for Temporary Logistics Centre for
a Period of 3 Years in “Comprehensive Development Area” Zone,
Various Lots in D.D. 122, Ping Shan, Yuen Long, New Territories**

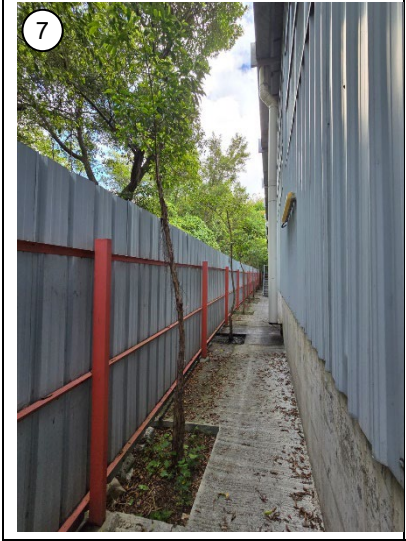
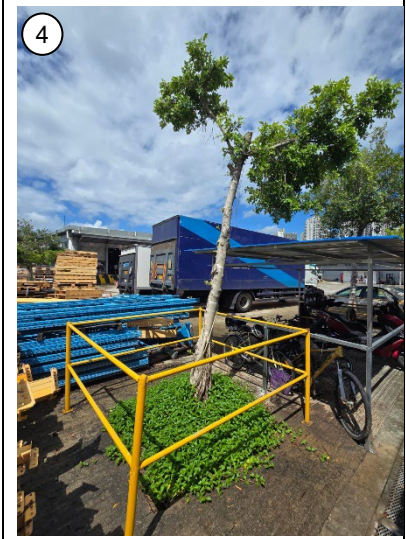
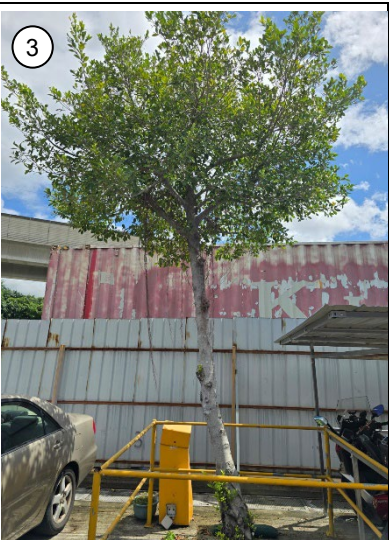
(Planning Application No. A/YL-PS/753)

Condition Record of the Existing Trees and Periphery Landscaping

Photographic Record Location Plan



Photographic Record of Existing Trees and Periphery Landscaping
Photos taken on 11.6.2025



**Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: 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. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice from the Drainage Services Department should be sought on this aspect if in doubt; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

**Relevant extracts of the Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance with Planning
Conditions for Temporary Use or Development”
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications Covering the Application Site

Approved Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of consideration)	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/26	“U”	Temporary Container Trailer, Lorry and Private Car Park for a Period of 12 Months	6.3.1998
A/YL-PS/55	“U”	Temporary Container Trailer, Lorry and Car Park for a Period of 2 Years	13.8.1999
A/YL-PS/206	“U”	Temporary Container Vehicle and Lorry Park for a Period of 3 Years	28.3.2008 (TPAB)
A/YL-PS/344	“CDA”	Renewal of Planning Approval for Temporary Container Vehicle and Lorry Park for a Period of 3 Years	18.3.2011
A/YL-PS/439	“CDA”	Renewal of Planning Approval for Temporary Container Vehicle and Lorry Park for a Period of 3 Years	21.3.2014
A/YL-PS/514	“CDA”	Proposed Temporary Logistics Centre for a Period of 3 Years	13.5.2016
A/YL-PS/586	“CDA”	Temporary Logistics Centre for a Period of 3 Years	17.5.2019
A/YL-PS/659	“CDA”	Temporary Logistics Centre for a Period of 3 Years	24.6.2022

Rejected Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of consideration)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/YL-PS/126	“U”	Temporary Container Trailer, Lorry and Car Park for a Period of 3 Years	13.12.2002	(1) & (2)
A/YL-PS/196	“U”	Temporary Public Vehicle Park for Private Car, Light Goods Vehicle, Lorry and Container Trailer for a Period of 3 Years	15.10.2004	(1) to (4)

Reasons for Rejection

- (1) Not compatible with residential uses within and adjacent to the Site.
- (2) Insufficient information to demonstrate no adverse impacts on the surrounding areas.
- (3) Not in line with the then Town Planning Board Guidelines TPB PG-No. 13C.
- (4) Setting an undesirable precedent.

Similar Applications within the same “CDA” zone in the past 5 Years

Approved Applications

<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration</u>
A/YL-PS/633	Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years	16.4.2021
A/YL-PS/706	Proposed Temporary Logistics Centre and Vehicle Inspection Service Centre for a Period of 3 Years	5.4.2024

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.

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

No objection to the application.

3. Drainage

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

- no in-principle objection to the application from a drainage point of view; and
- according to the applicant's submission, the existing drainage facilities which were implemented under an approved application no. A/YL-PS/659 will be maintained for the subject development. Should the application be approved by the Town Planning Board, a condition requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of DSD should be stipulated.

4. Fire Safety

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

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

5. Building Matters

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

- no adverse comment on the application; and

- 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.

6. Long-Term Development

Comments of the Project Team Leader/Housing, Civil Engineering and Development Department (PTL/H, CEDD):

- no adverse comment on the application; and
- the Site is located within the study area of the potential public housing development at Ping Shan North (PSN), Yuen Long for which an engineering feasibility study (EFS) was commenced in 2021. There may be interface issues between the validity period of the planning permission to be granted and the land acquisition and clearance for the implementation of the proposed development.

7. District Officer's Comments

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

No feedbacks from locals was received.

8. Other Departments

The following departments has no comment on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Project Manager (West), CEDD (PM(W), CEDD);
- 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) to note that no substantive works should be carried out during the approval period as the Site may be resumed for the implementation of the proposed public housing development at Ping Shan North at any time during the planning approval period;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 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) the following private lots are currently covered by Short Term Waivers (STWs), details of which are listed below:

Lot No. in D.D. 122	STW No.	Permitted Use
246 RP	STW 4811	Temporary Logistics Centre
122 & 247	STW 4812	
120	STW 4813	
121, 249 RP & 250 RP	STW 4814	
248 S.A	STW 4815	
248 S.B	STW 4816	
248 RP	STW 4817	
254 RP	STW 4818	

- (iii) the STW holder(s) will need to apply his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by his department. Besides, given the proposed use is temporary in nature, only application for erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the Site is connected to Ha Mei San Tsuen Road via a local track which is not managed by the Transport Department. The land status of the local track should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local track should be clarified with the relevant lands and maintenance authorities accordingly; and
 - (ii) sufficient manoeuvring space should be provided within the Site. No parking, queuing and reverse movement of vehicles on public road are allowed;

- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Ha Mei San Tsuen Road and Yung Yuen Road is not and will not be maintained by his office. His office would not be responsible for maintaining any access connecting the Site with Ha Mei San Tsuen Road and Yung Yuen Road;
- (f) 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;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the applicant is reminded to maintain the implemented Fire Services Installations at all times; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by 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 BO;
 - (iii) 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;

- (iv) 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;
- (v) 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 B(P)R at building plan submission stage;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
- (vii) detailed checking under BO will be carried out at building plan submission stage.