

此文件在 2025年11月25日 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。

This document is received on 2025-11-25
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

2502637

17/11

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/YL-KTN/1188
	Date Received 收到日期	2025-11-25

- 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)

Yau Fook Holding Development Limited

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)

BMI Appraisals 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)	Lot Nos. 409 S.A. (Part) and 413 in Demarcation District No. 110, Pat Heung, Yuen Long, New Territories, Hong Kong
(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 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1393.7 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 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 KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	<p>Temporary Storage of Logistics Products and Goods with Ancillary Office</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

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 _____ (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 _____ (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)

Proposed operating hours 擬議營運時間			
(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	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>	
	On traffic 對交通	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>	
	On water supply 對供水	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>	
	On drainage 對排水	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>	
	On slopes 對斜坡	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>	
	Affected by slopes 受斜坡影響	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>	
	Landscape Impact 構成景觀影響	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>	
	Tree Felling 砍伐樹木	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>	
	Visual Impact 構成視覺影響	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>	
	Others (Please Specify) 其他 (請列明)	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>	

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-KTN</u> / <u>872</u>
(b) Date of approval 獲批給許可的日期	<u>13/01/2023</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>28/01/2026</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	Temporary storage of logistics products and goods with ancillary office
	<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： <hr/> <hr/> <hr/>
(e) Approval conditions 附帶條件	Reason(s) for non-compliance: 仍未履行的原因： <hr/> <hr/> <hr/> (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）。

*As clarified with the applicant, no operation between 6:00 p.m. and 8:00 a.m. on the

Application Site.

*No operation on Sundays and public holidays on the Application Site.

*No heavy goods vehicles (24 tonnes or above) accessing the Application Site.

*No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the Application Site.

*No vehicle shall queue back to or reverse onto/from public road.

*Similar applications for other nearby sites were approved recently, which demonstrated that the surrounding area is suitable for open storage purpose.

(For details, please refer to the attached 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

Krain Li

Applicant 申請人 / Authorised Agent 獲授權代理人

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

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

BMI Appraisals Limited

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

Date 日期

17/11/2025

(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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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	Lot Nos. 409 S.A (Part) and 413 in D.D. 110, Pat Heung, Yuen Long, New Territories, Hong Kong 香港新界元朗八鄉丈量約份第110約地段第409號A分段 (部份) 和413號
Site area 地盤面積	2,360.5 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 KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11 錦田北分區計劃大綱核准圖編號 S/YL-KTN/11
Zoning 地帶	Agriculture 農業
Type of Application 申請類別	<p><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 _____</p> <p><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 _____ <input type="checkbox"/> Month(s) 月 _____</p>
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years 臨時存放物流產品及貨物連附屬辦公室用途的規劃許可續期 (為期 3 年)

(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	1,393.7 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.59 <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	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	8	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		59 %	<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		4
	Private Car Parking Spaces 私家車車位		2
	Motorcycle Parking Spaces 電單車車位		
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		2
	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		1
	Taxi Spaces 的士車位		

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 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"/>
Site Plan, Location Plan and Extract Copy of the Categories Plan (in English)		
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"/>
<hr/>		
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。

PLANNING STATEMENT

In respect of

Temporary Storage of
Logistics Products and Goods with Ancillary Office
For a Period of Three years in
Lot Nos. 409 S.A (Part) and 413
in Demarcation District No. 110,
Pat Heung, Yuen Long,
New Territories,
Hong Kong

EXECUTIVE SUMMARY

- This section 16 planning application is submitted on behalf of Yau Fook Holding Development Limited (the "Applicant"), in respect of Lot Nos. 409 S.A (Part) and 413 in D.D. 110, Pat Heung, Yuen Long, New Territories, Hong Kong (the "Application Site") in seeking for the renewal of the planning permission for temporary storage of logistics products and goods with ancillary office on the Application Site which is subject to an Approved Application No. A/YL-KTN/872.
- The ultimate objective of this planning statement is to seek the renewal of planning permission for a continual use of the above temporary storage of logistics products and goods with ancillary office for an additional period of three years.
- This planning statement is submitted to the Town Planning Board (the "Board") in providing background information and planning justifications in support of the above application for the planning permission for temporary storage of logistics products and goods with ancillary office on the Application Site which are essential for consideration by the Board.

報告摘要

- 此第 16 條規劃申請是就申請人有福集團發展有限公司("申請人")擬於香港新界元朗八鄉第 110 約地段第 409 號 A 分段 (部份)和 413 號("本申請地盤") 作臨時貯存物流產品及貨物並另設附屬辦公室用途之有關規劃申請續期，為期三年。而本申請地盤是根據獲批申請編號 A/YL-KTN/872。
- 本綱領的最終目的是欲在本申請地盤延續上述臨時貯存物流產品及物品並另設附屬辦公室用途作為期三年的規劃許可之續期。
- 此規劃申請內附詳盡規劃陳述報告書，並提供有關申請地點的背景資料、論點及理據予城市規劃委員會("城規會")審閱，以支持擬於本申請地盤作臨時貯存物流產品及物品並另設附屬辦公室用途之規劃許可申請，陳述報告書之闡述內容被視為給予城規會考慮有關申請的重要資料和理據。

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Appendices

- A. Location Plan
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- C. Extract Copy of the Schedule of Use
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1. INTRODUCTION

1.1 Aim

This section 16 planning application is submitted on behalf of Yau Fook Holding Development Limited (the "Applicant"), the registered owner of Lot Nos. 409 S.A (Part) & 413 in DD 110, Pat Heung, Yuen Long, New Territories, Hong Kong (the "Application Site"), in seeking for a renewal of the planning permission for temporary storage of logistics products and goods with ancillary office in the Application Site.

1.2 Purpose

This planning statement is submitted to the Board in providing background information and planning justifications in support of an application for planning permission for a temporary storage of logistics products and goods with ancillary office in the Application Site which are essential for considerations by the Board.

1.3 Background

The Application Site was the subject of five previously approved planning applications (Application Nos. A/YL-KTN/352, A/YL-KTN/428, A/YL-KTN/542, A/YL-KTN/692 & A/YL-KTN/872). They were approved respectively on 28 January 2011, 17 January 2014, 9 December 2016, 17 January 2020 and 13 January 2023 by the Board under Section 16 of the Town Planning Ordinance for a period of 3 years. The latest one is subject to the following conditions:-

- (a) no operation between 6:00 p.m. and 8:00 a.m., as proposed by the Applicant, is allowed on the Application Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the Applicant, is allowed on the Application Site during the planning approval period;
- (c) no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be stored/parked at or enter/exit the Application Site at any time during the planning approval period;

- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the Application Site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing fire service installations implemented on the Application Site shall be maintained in efficient working order at all times during the planning approval period;
- (g) the existing drainage facilities on the Application Site should be maintained at all times during the planning approval period;
- (h) the submission of the record of the existing drainage facilities on the Application Site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Board by 29 April 2023;
- (i) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (g) 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;
- (j) if the above planning conditions (h) 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; and
- (k) upon expiry of the planning permission, the reinstatement of the Application Site to an amenity area to the satisfaction of the Director of Planning or of the Board.

1.4 Key Objectives

The Application Site has been operated by its tenant as temporary storage use for logistics products and goods since September 2010, together with the surrounding open storage business such as trading, repairing and storage of vehicle / machinery / scrap metals / products, the mode and pattern of business has been well-established in the locality. Planning permission for the current use on the Application Site has been obtained on 28 January 2011 and has been renewed on 17 January 2014, 9 December 2016, 17 January 2020 & 13 January 2023. Therefore, the ultimate objective of this planning statement is to seek planning permission for a continual operating and use of the temporary storage in the Application Site for a further period of three years.

The current use has and will not bring about environmental nuisance as the Applicant's tenant has already been running its business for over 10 years without any complaints from the neighbourhood. It is anticipated that all criterions laid down by the Government, the Explanatory Statement in the OZP and the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (commonly known as the "TPB PG-No. 13G") will continually be complied with.

1.5 Organization of the Statement Report

The statement report is divided into 6 sections. The first section is the introduction outlining the above aims and objectives of this planning statement and the planning application. Section 2 will then illustrate the site context and land status followed by Section 3 which describes the planning context in detail. Section 4 describes the proposed development followed up by a detailed account of justification of the proposed development on Section 5. The report finally concludes with a brief summary on Section 6.

2. SITE CONTEXT AND LAND STATUS

2.1 Location

The Application Site covers a total area of approximately 2,360.5 square metres and is situated on a private road namely Yau Fook Road (有福路) to the northern side of Kam Tai Road branching off Kam Tin Road or Kong Tai Road within the area of Pat Heung, Yuen Long, New Territories, Hong Kong. To its northeastern side along Yau Fook Road are temporary structures occupied for storage of vehicles parts and construction materials.

(Please refer to the Location Plan in Appendix A.)

2.2 Existing Site Condition

The Application Site has been transformed to storage site. Erected upon Lot No. 409sA is an 8-meter high temporary structure serving for storage purpose of logistics products and goods of about 1,393.7 square metres with ancillary office covered by corrugated metal roofing and steel structure. Majority of the logistics products & goods are referred to as electronic parts and food products, etc. The covered area has been fully paved.

2.3 Surrounding Land Uses

The surrounding area is predominantly low-lying flat land and is characterized by open storage of various different kinds ranging from storage of construction materials to used vehicle parts. Car trading and repairing activities as well as warehouses and sheds are heavily concentrated along both Kam Tin Road and Kam Sheung Road.

2.4 Access

The Application Site has an excellent accessibility to strategic road network, which provides convenient access to Kowloon, other parts of New Territories and the cross boundary border. Vehicular access to the Application Site is via Kam Tai Road. It is a single-carriageway which connects with Pat Heung, Shek Kong and Kam Tin areas.

(Please refer to the Site Plan in Appendix B.)

2.5 Land Status and Ownership

As shown in para. 1.1 above and depicted in Appendix B, the Application Site covers two private lots. The Application Site has a total area of approximately 2,360.5 square metres.

According to the land search records of the Land Registry, the Application Site falls on the two Old Schedule Agricultural Lots governed by the Block Government Lease demised as agricultural use with lease terms of 75 years commencing on 1 July 1898 less the last three days renewable for a further term of 24 years which have been extended to 30 June 2047 pursuant to Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150). There are no user restrictions in the lease except the usual non-offensive trade clause. The current use does not contravene with the permissible land use under the lease.

3. PLANNING CONTEXT

3.1 Outline Zoning Plan

The Application Site is located in the "Agriculture" zone on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 exhibited on 15 December 2023. The Planning Intention of the "Agriculture" zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

As shown in the Schedule of Use under the "Agriculture" zone of the relevant OZP, "Storage Use" does not appear in either Column 1 (Uses always permitted) or Column 2 (Uses that may be permitted with or without conditions on application to the Board) use of the "Agriculture" zone.

(Please refer to the Extract Copy of the Schedule of Use in Appendix C.)

3.2 Precedent Cases

As mentioned in para. 1.3 above, the Application Site has been approved previously by the Board at its meeting on 28 January 2011 (Application No. A/YL-KTN/352). The renewal approvals have been obtained on 17 January 2014, 9 December 2016, 17 January 2020 & 13 January 2023 (Application Nos. A/YL-KTN/428, A/YL-KTN/542, A/YL-KTN/692 & A/YL-KTN/872).

The Applicant has made genuine efforts in fulfilling all the planning conditions and all of which have been complied with. It is therefore anticipated that the approval granted by the Board for this application will not contravene with the legislation and guidelines as outlined in the TPB PG-No. 13G.

In addition, similar precedent cases were found within the area and are summarized as follows:-

Application No.	Applied Use	Approved on
A/YL-KTN/1153	Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land	19-September-2025
A/YL-PH/1057	Temporary Open Storage of Second-Hand Vehicles for Export, Vehicle Parts and Construction Materials (excluding Dangerous Goods) with Ancillary Facilities and Associated Filling of Land	2-May-2025
A/YL-PH/1035	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials, Machineries and Vehicles for Sale with Ancillary Facilities	20-December-2024

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

The above guideline is relevant to this application and has been revised in April 2023. Under this guideline, the Board endorsed the strategy for considering applications for temporary open storage and port back-up uses in the rural New Territories through the identification of category 1-4 areas.

(Please refer to Copy of Identification of Categories Plan in Appendix D.)

As identified in Appendix D, the Application Site currently falls within an area annotated Category 2. In that connection, favourable consideration may be given if the applicants have demonstrated that the proposed use would not generate adverse drainage, traffic, visual, landscaping & environmental impacts on the surrounding areas, and willingness in compliance with approval conditions of the planning applications.

4. PROPOSED DEVELOPMENT

4.1 Proposed Use

There is no material change to the original layout scheme approved under Planning Application No. A/YL-KTN/872.

(Please respectively refer to the Site Plan & Photographs of the Application Site in Appendices B & E.)

4.2 Vehicles & Vehicular Access Arrangement

Vehicular access will be provided via a private paved road named Yau Fook Road branching off from Kam Tai Road and an ingress/egress point has been situated at the eastern portion of the Application Site branching off a road of 9.1 metres width. In addition, the existing open track will be retained within the northern portion of the Application Site.

No heavy goods vehicles (24 tonnes or above) will be stored / parked at or entered / exited the Application Site. The details of the maneuvering of goods vehicles are illustrated in Appendix B.

4.3 Operation of the Application Site

There will be no operation between 6:00 p.m. and 8:00 a.m. and no operation will be carried out on Sundays & Public Holidays. Goods delivered to the Application Site will be temporarily stored directly under the temporary structure and be transported away on demand. There will be No workshop/industrial/parts breaking/painting activities carried out in the Application Site.

5. JUSTIFICATIONS

5.1 No Departure from Local Planning Intention

The planning intention of the area is described in Section 3. Although the current use does not fall within either column 1 or 2, as stated in the Notes of the OZP, its temporary use in nature can still be considered by the Board by its submitted material consideration. Therefore, the planning application does not constitute to be in conflict with the local planning intention.

Moreover, as explained in the above paragraph, if the permission for this application is granted by the Board, the Government can still have full control of the Application Site after the permission expires. Agriculture zone can then still be implemented should it be desired by any interested parties.

5.2 To Maximize the Use of Land Pending Development

Instead of merely retaining fallow arable land for rehabilitation, the Board should also consider the realistic situation of Pat Heung. Due to the economic restructuring and sharp decline in agricultural activities, many farming areas within Pat Heung, Shek Kong and Kam Tin have been abandoned or converted into semi-industrial use and open storage. A proliferation of various kinds of products and materials yards and open storage of different kinds have infiltrated the area near the Application Site.

The Board should also realize that only a minimal of the local residents are committed to agriculture or livestock farming. A high proportion of residents live on contributions paid by their workable members of their family who live away from Pat Heung. Agricultural industry is considered to be a low profit and dirty "hands-on" industry which is also economically unviable. The cost of agriculture is high in respect of considerable amount of investments which have to be put on the services and maintenance on drainage systems, cost for fertilizers, seeds and clean water.

Overall, there is a general presumption that interest in engaging agricultural activities is minimal. As the market speaks for itself, it can be seen that no agricultural activities are found in the vicinity. Due to the rapid growth on tertiary industry, people nowadays do not consider farming as a sustainable and viable option.

The current storage use is for a temporary basis only. It will take full advantage of the location and the physical state of the Application Site itself should planning permission renewal be granted. It provides a short term solution for the high demand of storage space for its particular business which cannot be done in the urban areas. The temporary nature of the proposed use allows flexibility without pre-empting the long term development potential and permanent land use of the Application Site.

5.3 Compatible with Surrounding Land Use

The current use is compatible with the surrounding land use. Various kinds of storages (in particular, construction materials and vehicle parts) are found in the vicinity of the Application Site.

5.4 In Line with the TPB Guideline

The current use is in-line with the TPB PG-No. 13G. As clearly shown in the guideline, the Application Site falls within Category 2 area. 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, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

5.5 Insignificant Landscape and Environmental Impacts

Landscaping provisions and site paving have been implemented on the Application Site subject to the satisfaction of the relevant departments.

5.6 Insignificant Adverse Drainage Impact

Drainage proposal from the previous application has been approved and implemented to the satisfaction of the Board and the Drainage Services Department. Should planning permission for the current temporary use be re-granted by the Board, existing drainage facilities within the Application Site will be properly maintained.

5.7 No Adverse Comments and Local Objections

There have been no complaints from locals or other concerned government departments since the operation of business in September 2010 by the Applicant's tenant. It has demonstrated that there would be no problems with its use and occupation of the Application Site. Should the planning permission be re-granted, the Applicant will again make every effort in complying with the approval conditions as imposed by the Board.

5.8 No Creation of a Precedent Case

As the Board is entitled to consider planning applications according to the individual merits of each case, there should be little concern about setting an undesirable precedent by approving this application. Moreover, the use of the current development would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and will not in any sense be a creation of an undesirable precedent.

5.9 Complied with All Approval Conditions

As the Applicant has shown its genuine efforts in complying with all approval conditions in the previously approved application, the Board should take this into account and hence give favourable consideration to this application.

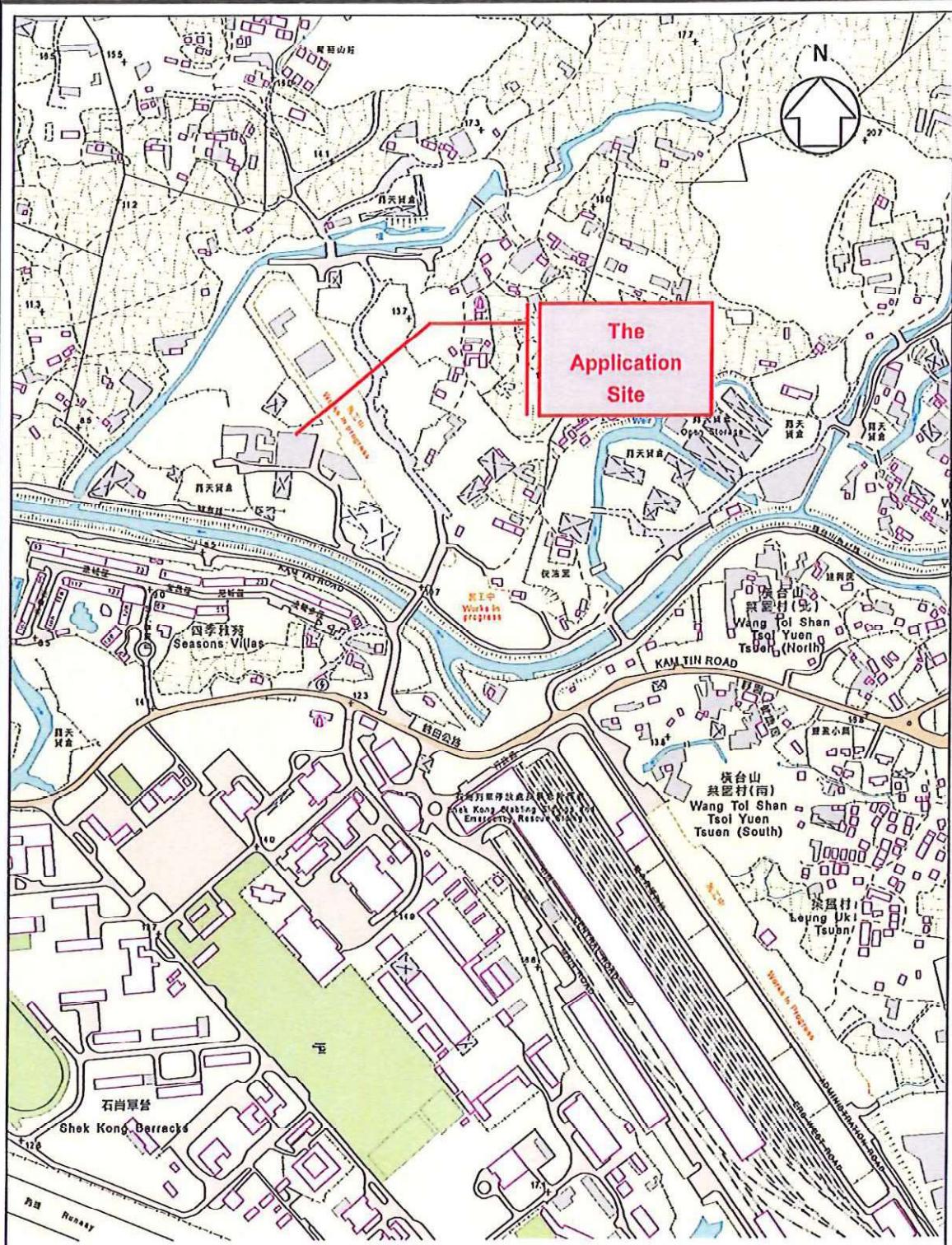
6. CONCLUSION

- 6.1 This planning application is to seek planning permission for the continuance of a temporary storage of logistics products and goods with ancillary office in the Application Site for an additional period of further three years.
- 6.2 The proposed development offers a temporary solution to meet the much needed demand of storage of this particular type of trade where much land use activity is not economically feasible and sustainable to be carried out in the urban areas due to the high rental / price levels and deficiency of such sizable factory storage units in urban areas.
- 6.3 Due to the well established pattern of trades and businesses in this area of Pat Heung and the globalization of trading between Hong Kong and Mainland China in recent years, more and more people are being engaged or will be engaged in trading with Mainland China. It is envisaged that demand for storage space will increase dramatically in northwestern part of New Territories and areas close to the border of Mainland China for reason of good accessibility. In response to such increasing demand for storage space and suitable strategic location, the Board, should give support to local business operators and render a favourable consideration to this application.
- 6.4 The subject temporary use has been previously approved under Application No. A/YL-KTN/352, A/YL-KTN/428, A/YL-KTN/542, A/YL-KTN/692 & A/YL-KTN/872. And, several recent planning applications of similar temporary uses of open storage have recently been approved in the proximity under Application Nos. A/YL-KTN/1153, A/YL-PH/1057 and A/YL-PH/1035.
- 6.5 As detailed in section 5 above, the current use does not contravene with the TPB PG-No. 13G.
- 6.6 The exterior of the temporary structure with corrugated metal sheets has been painted in pale green in order to alleviate the landscaping impact.

- 6.7 As mentioned in this planning statement, the Applicant has all along made its best endeavours to strictly comply with the required approval conditions in relation to the drainage, environmental and landscape aspects together with the fire service installation to the satisfaction of the relevant Government departments and hence the Application Site is maintained in an extraordinary good condition and a proper manner.
- 6.8 In view of the strong justifications and all other material considerations encompassed in this planning statement, we sincerely recommend that members of the Board and relevant departments would give favourable consideration again to approve the renewal of the subject planning application.

*** END OF STATEMENT ***

JC/kl/gI/VAL8599

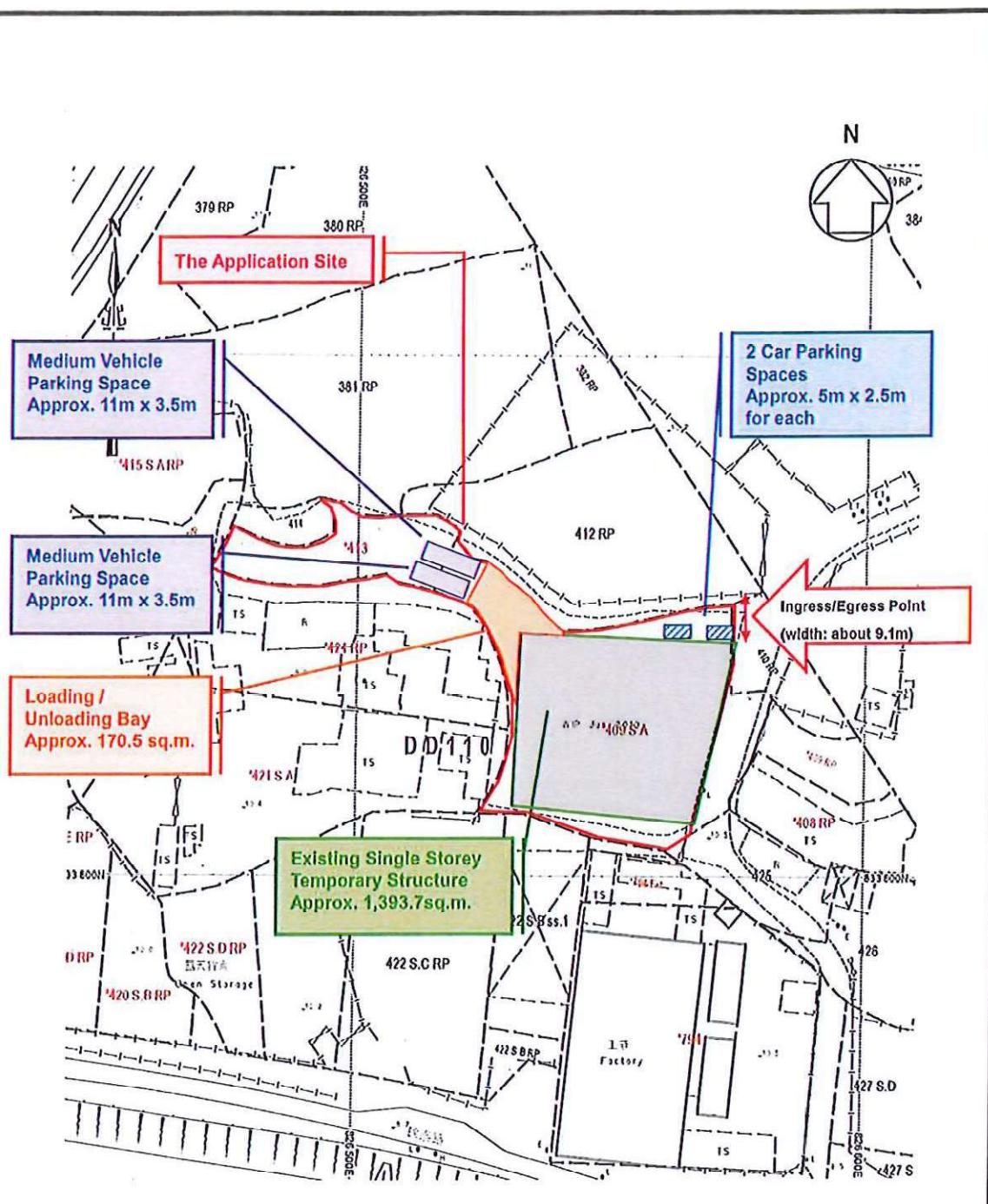


Not to Scale
(For Identification
Purposes Only)

Location Plan
Lot Nos. 409 S.A (Part) and 413
in DD 110,
Pat Heung, Yuen Long,
New Territories, Hong Kong

BMI APPRAISALS

APPENDIX A



Not to Scale
(For Identification
Purposes Only)

Site Plan

Lot Nos. 409A (pt) and 413
in D.D. 110, Shek Kong,
Yuen Long, New Territories

BMI APPRAISALS

APPENDIX B

APPENDIX C

Extract Copy of the Schedule of Use

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

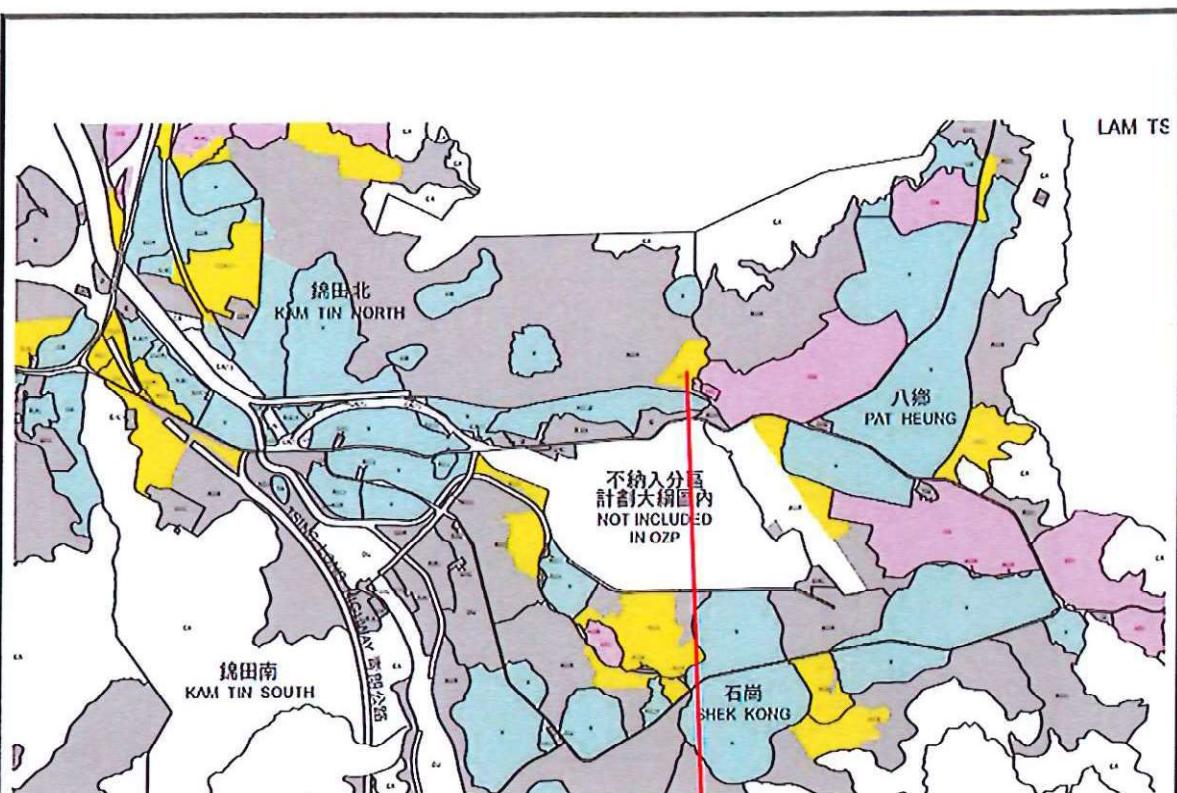
- (a) On land previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) On land previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.
- (c) On land not previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, as set out in paragraphs (a) and (b) above, any filling of pond/land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.



圖例 LEGEND

- 第 1 類地區
CATEGORY 1 AREAS
- 第 2 類地區
CATEGORY 2 AREAS
- 第 3 類地區
CATEGORY 3 AREAS
- 第 4 類地區
CATEGORY 4 AREAS
- 新發展區
NEW DEVELOPMENT AREA
- 之前不被發展審批地圖涵蓋的
分區計劃大綱圖範圍
AREA UNDER STATUTORY PLAN
FORMERLY NOT COVERED BY DPA PLANS
- 區議會界線
DISTRICT COUNCIL BOUNDARY

於 2024 年 3 月 8 日更新
UPDATED ON 8 MARCH 2024

Not to Scale
(For Identification
Purposes Only)

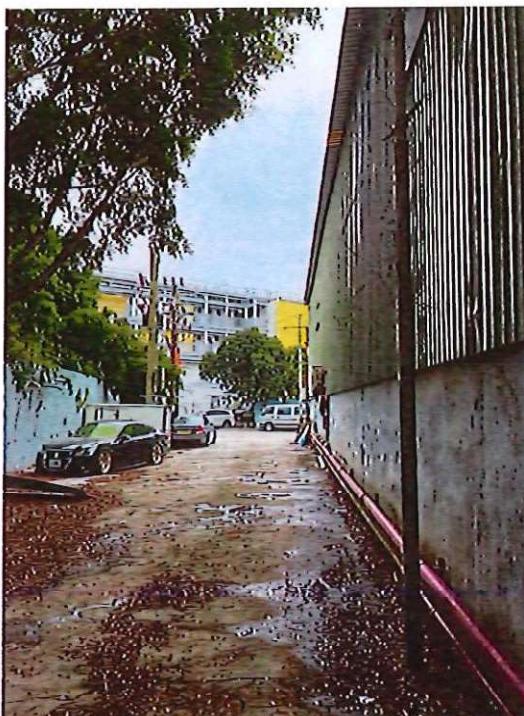
Extract Copy of
the Categories Plan

BMI APPRAISALS

APPENDIX D



Eastern of
the
Application
Site



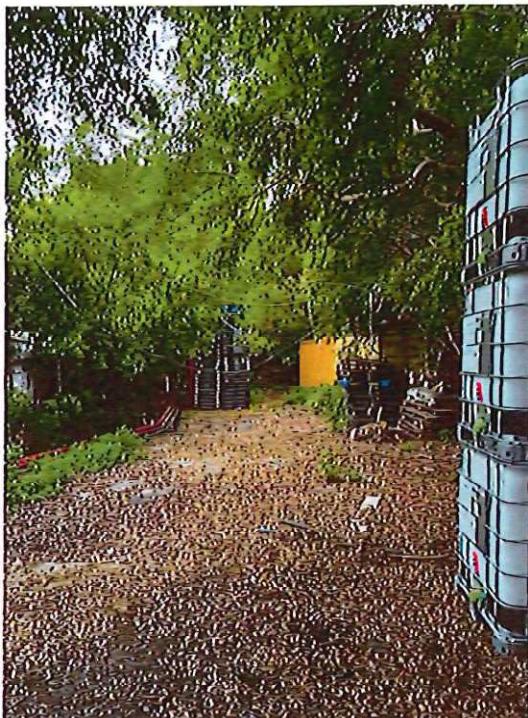
Northeastern
of the
Application
Site

Not to Scale
(For Identification
Purposes Only)

Site Photographs
Lot Nos. 409 S.A (Part) and 413
in DD 110,
Pat Heung, Yuen Long,
New Territories, Hong Kong

BMI APPRAISALS

APPENDIX E



Northwestern
of the
Application
Site



Southeastern
of the
Application
Site

Not to Scale
(For Identification
Purposes Only)

Site Photographs
Lot Nos. 409 S.A (Part) and 413
in DD 110,
Pat Heung, Yuen Long,
New Territories, Hong Kong

BMI APPRAISALS

APPENDIX E

寄件者: George Lee <[REDACTED]>
寄件日期: 2025年12月03日星期三 15:34
收件者: tpbpd/PLAND
主旨: RE: F.I. to Application for Renewal of Planning Permission (Ref. No. A/YL-KTN/1188)
附件: Drainage_AYL-KTN1188.pdf

類別: Internet Email

Dear [REDACTED]

Please find attached the drainage record for your reference. Thank you for your attention.

Best regards,
George Lee
BMI Appraisals Limited



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掃描微信二維碼，歡迎關注邦盟匯駿集團微信

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If you received this in error, please contact the sender and delete the material from any computer.

Urgent Return receipt Expand Group Restricted Prevent Copy

From: George Lee <[REDACTED]>

Sent: Tuesday, December 2, 2025 6:16 PM

To: tpbpd/PLAND

Subject: F.I. to Application for Renewal of Planning Permission (Ref. No. A/YL-KTN/1188)

Dear [REDACTED]

Please see attached the said FS documents as requested. The drainage condition record will be provided later as discussed. Thank you for your attention.

Best regards,

George Lee

BMI Appraisals Limited



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掃描微信二維碼，歡迎關注邦盟匯駿集團微信

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If you received this in error, please contact the sender and delete the material from any computer.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Serial Number

10477220369

Name of Client 顧客姓名

Yau Fook Holding Development Limited

Address 地址

元朗八鄉第409號A分段 (部份) 413号丈量約份第110約地段

Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團Part 1 Annual Maintenance
ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
23	消防轆系統X5	工場 / 寫字樓及外圍	符合消防處規定	15/05/2025	14/05/2026
13	消防拉手x 3	工場 / 寫字樓	符合消防處規定	15/05/2025	14/05/2026

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
	NIL				
	NIL				

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	NIL			
	NIL			

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.



Authorized

Signature:

受權人簽署

Name:

姓名

咪上夕

FSD/RC No.:

消防處註冊號碼

RC1 / 0477 RC2 / 0649

Company Name:

公司名稱

港消集團有限公司

Telephone:

聯絡電話

Date:

日期

15/05/2025

For FSD
use only

Inspected

Key-in

Verified

Serial Number

10477 220369

Name of Client 顧客姓名

Yau Fook Holding Development Limited

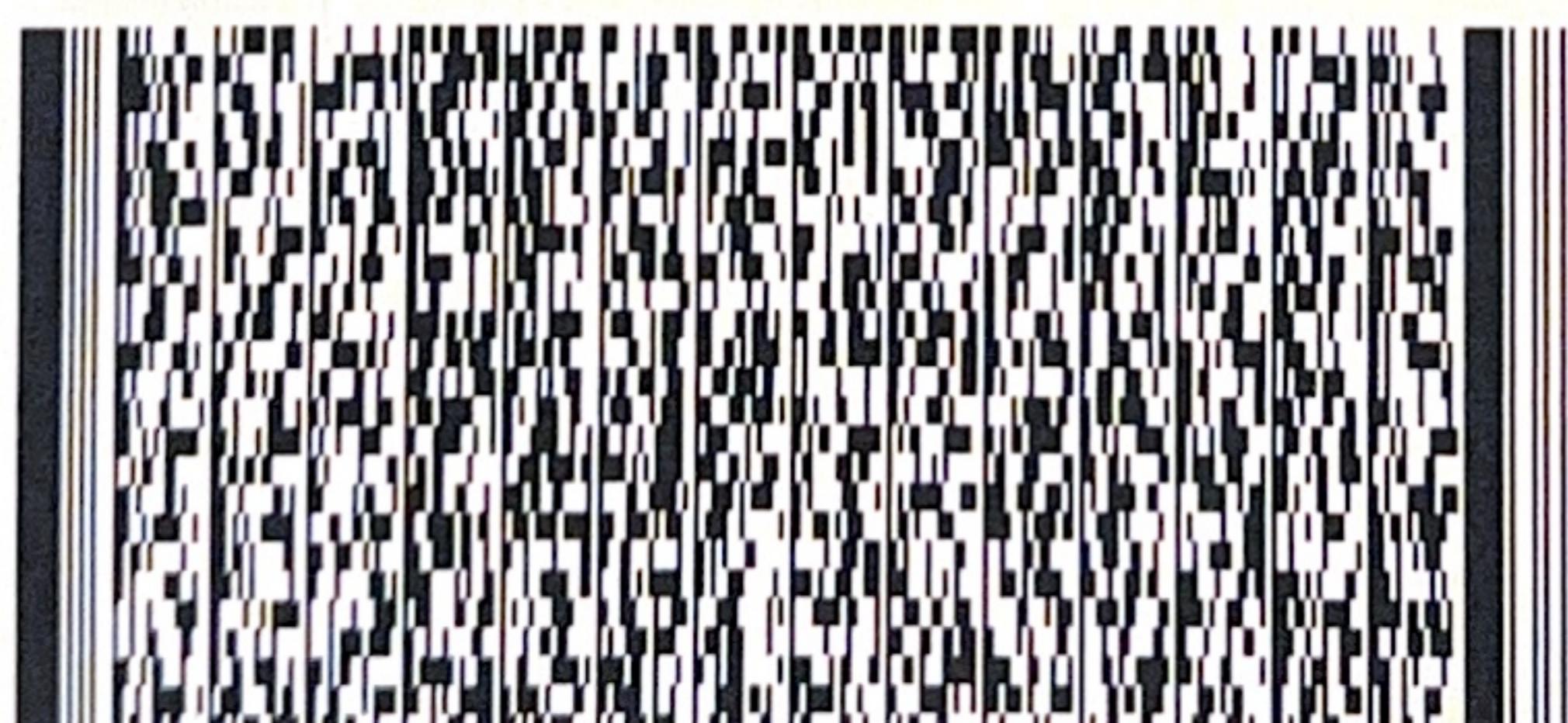
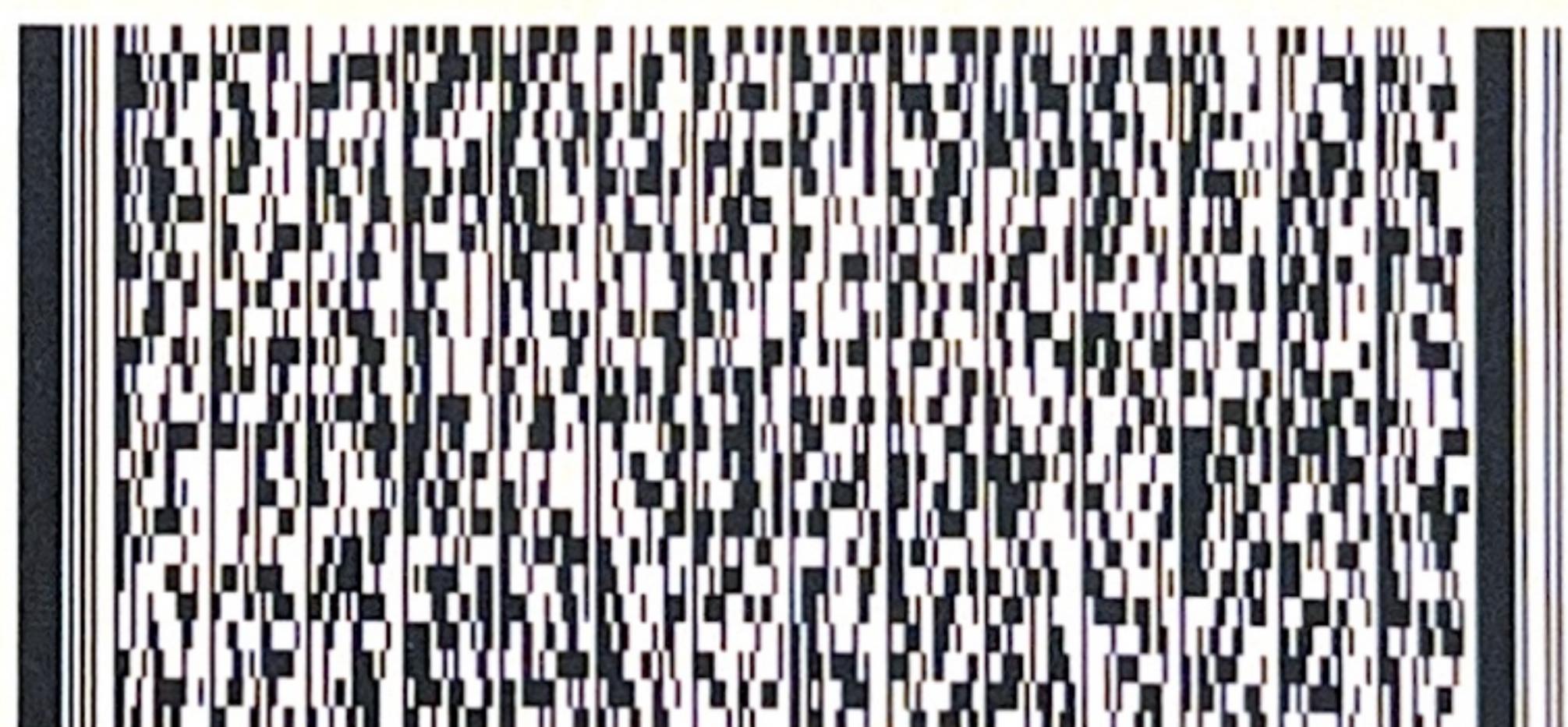
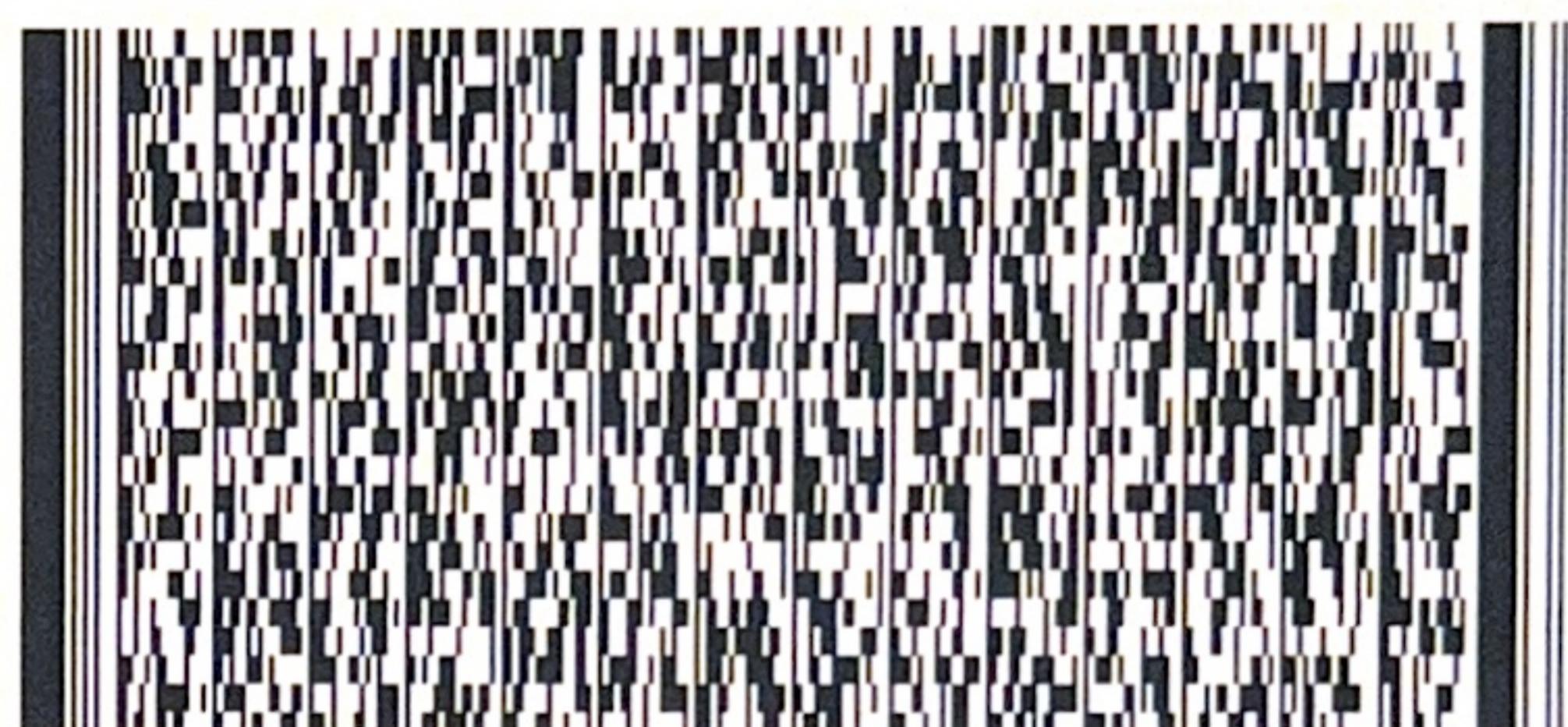
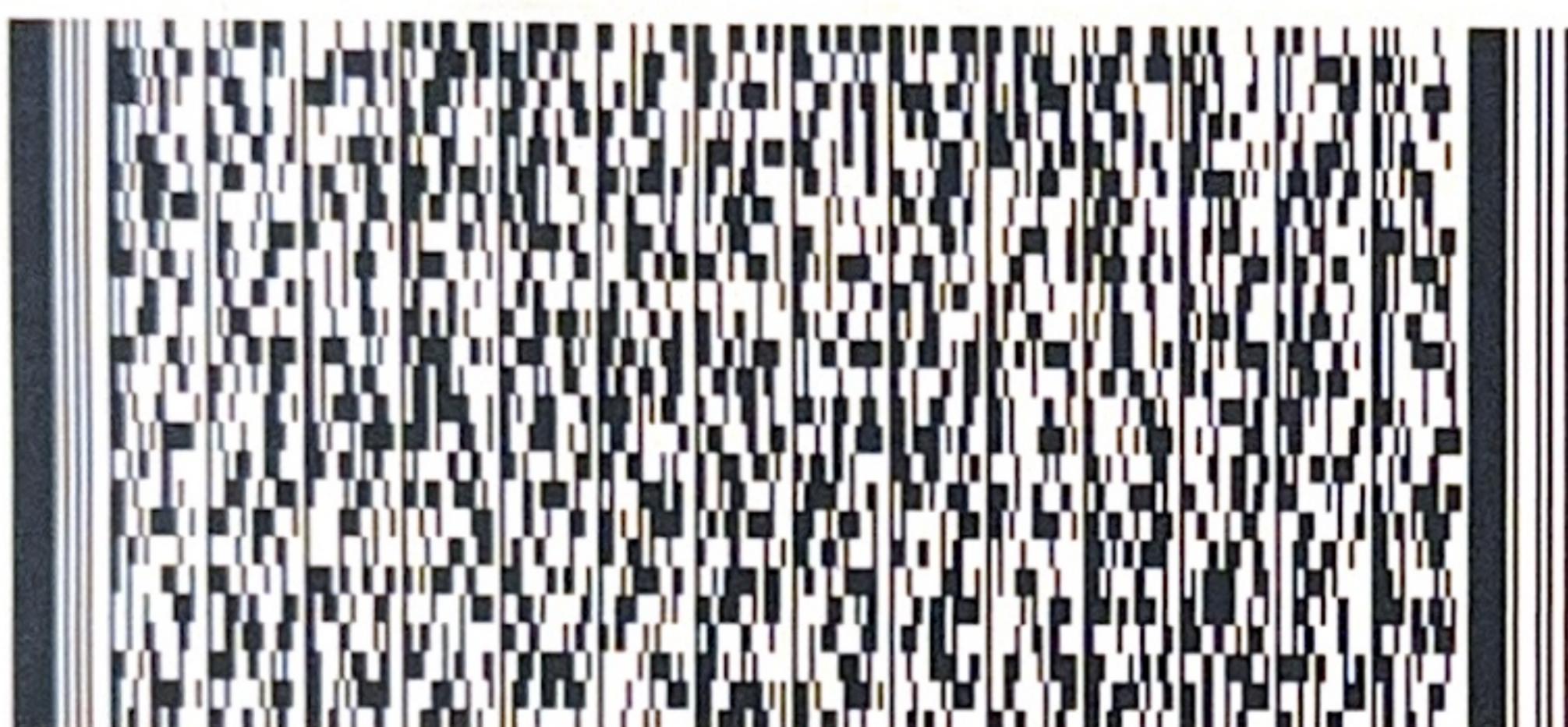
Part 1 Annual Maintenance

ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	消防警鐘X3	工場 / 寫字樓	符合消防處規定	15/05/2025	14/05/2026
13	消防防水洗手x2	外圍通道	符合消防處規定	15/05/2025	14/05/2026
13	消防防水警鐘x2	外圍通道	符合消防處規定	15/05/2025	14/05/2026
13	消防洗手 x 3	工場出口位	符合消防處規定	15/05/2025	14/05/2026
13	消防警鐘x 3	工場出口位	符合消防處規定	15/05/2025	14/05/2026



Serial Number

10477220369

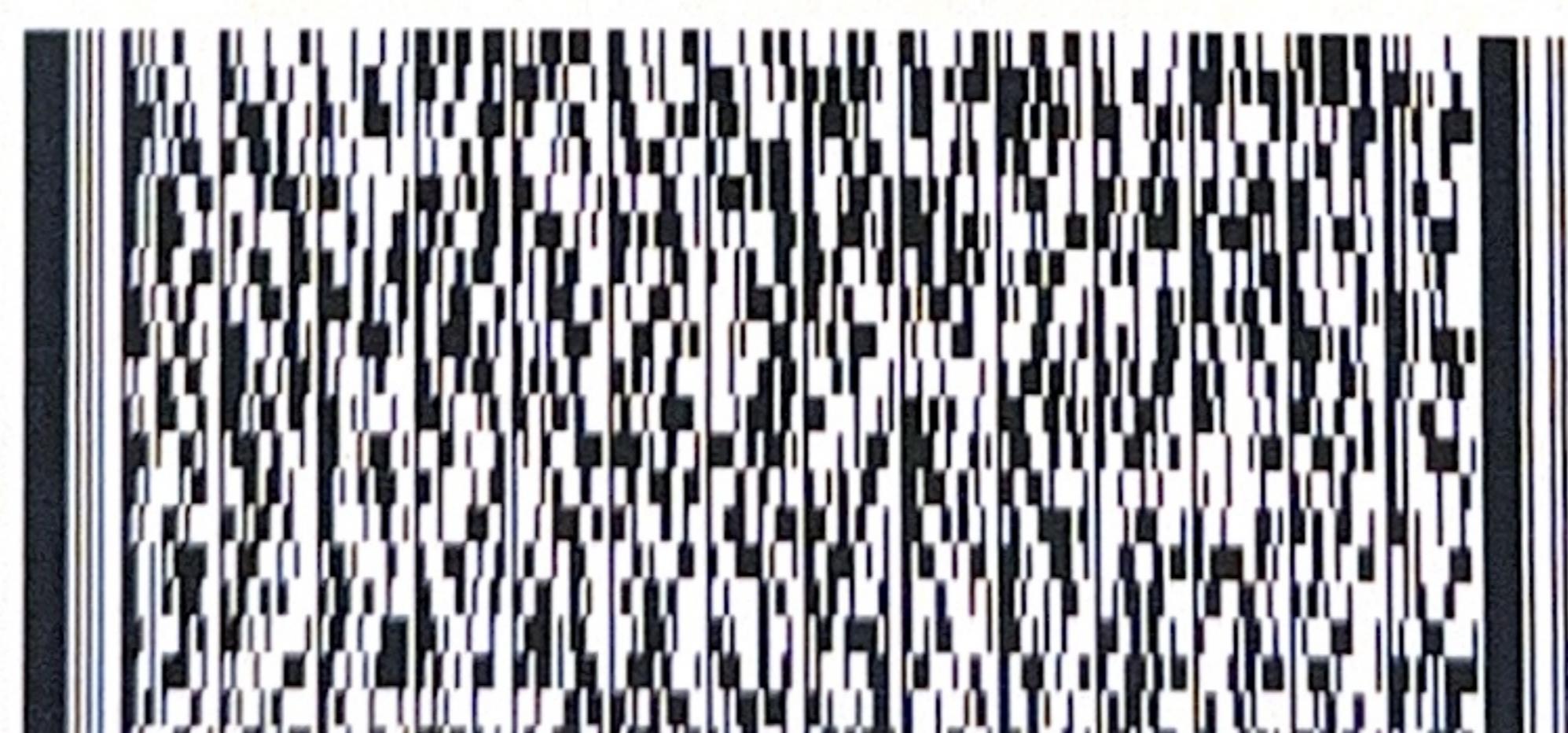
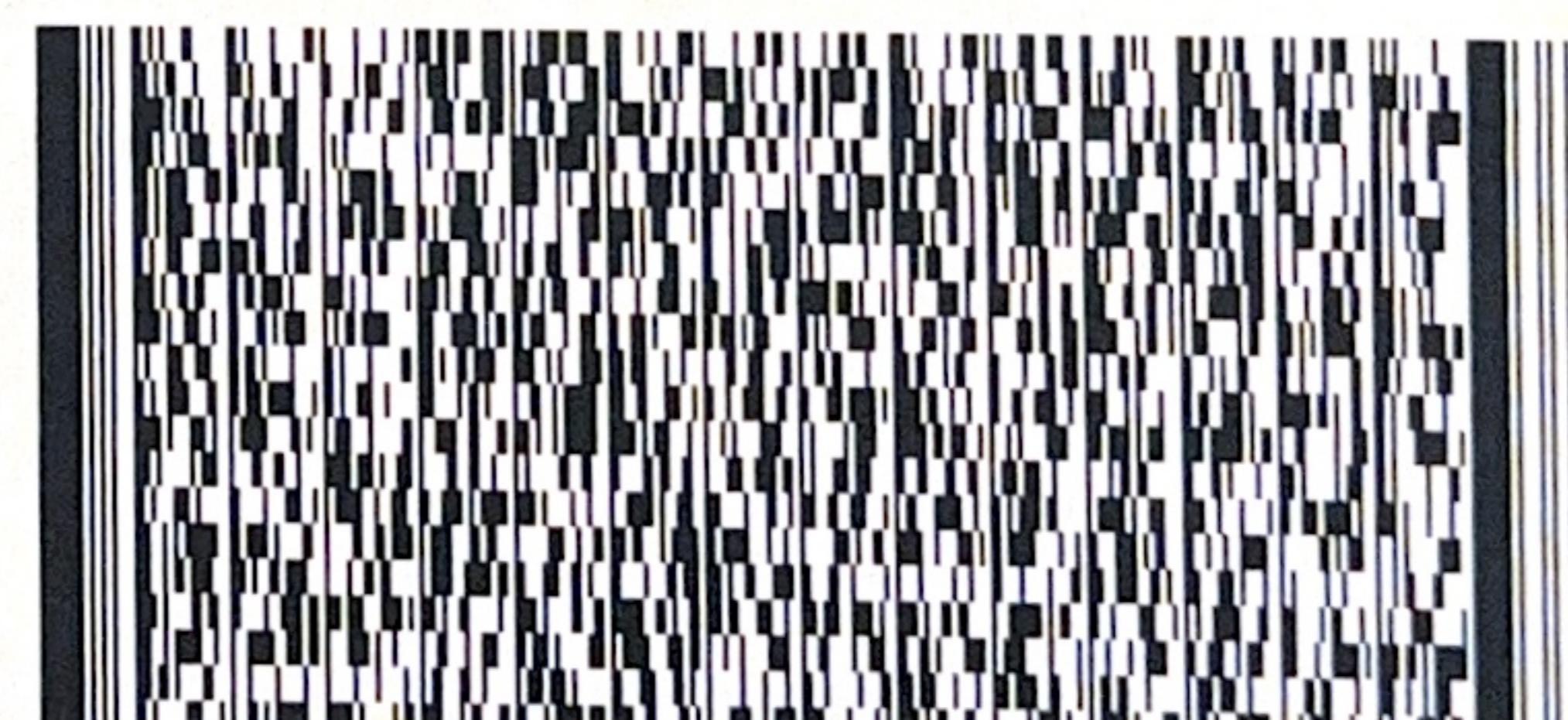
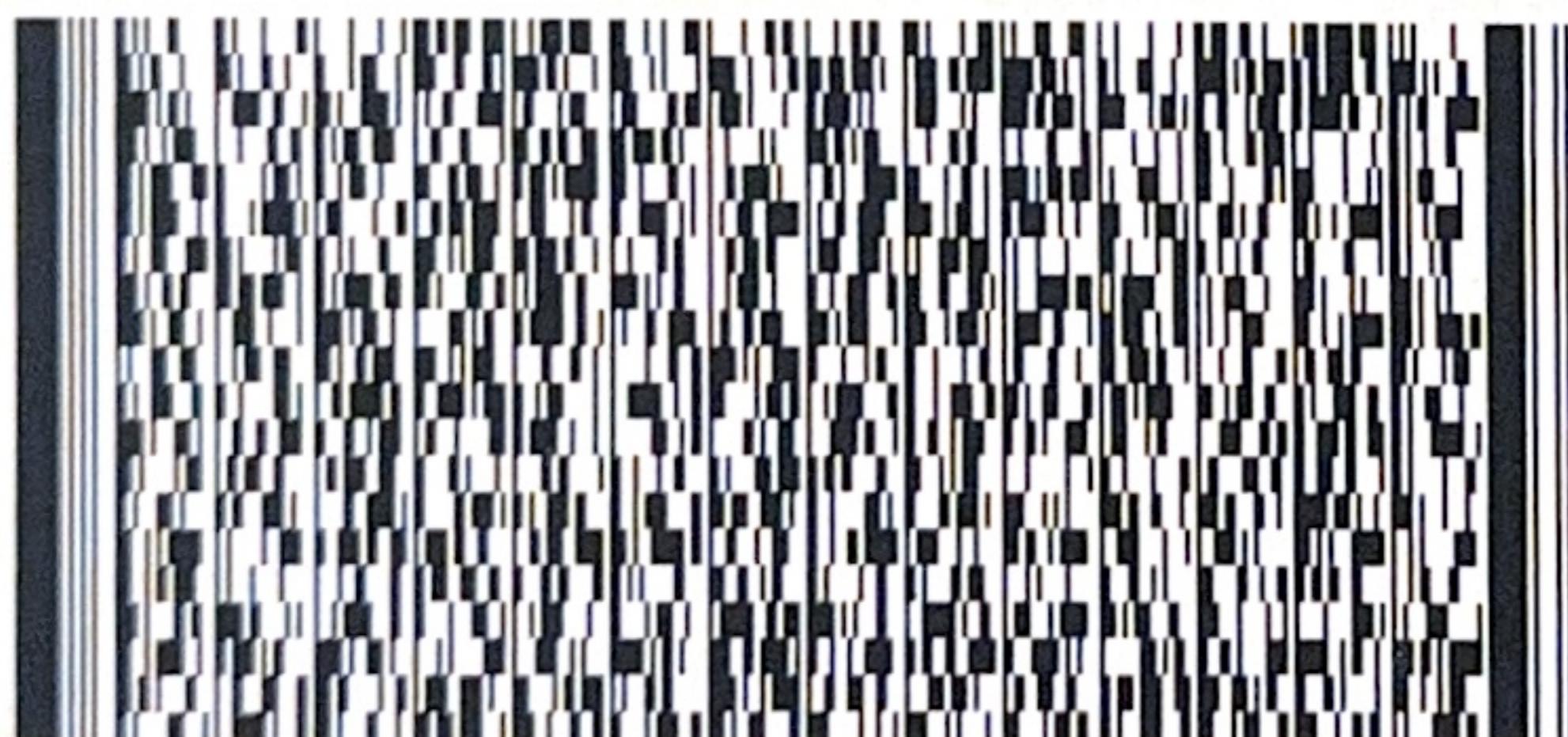
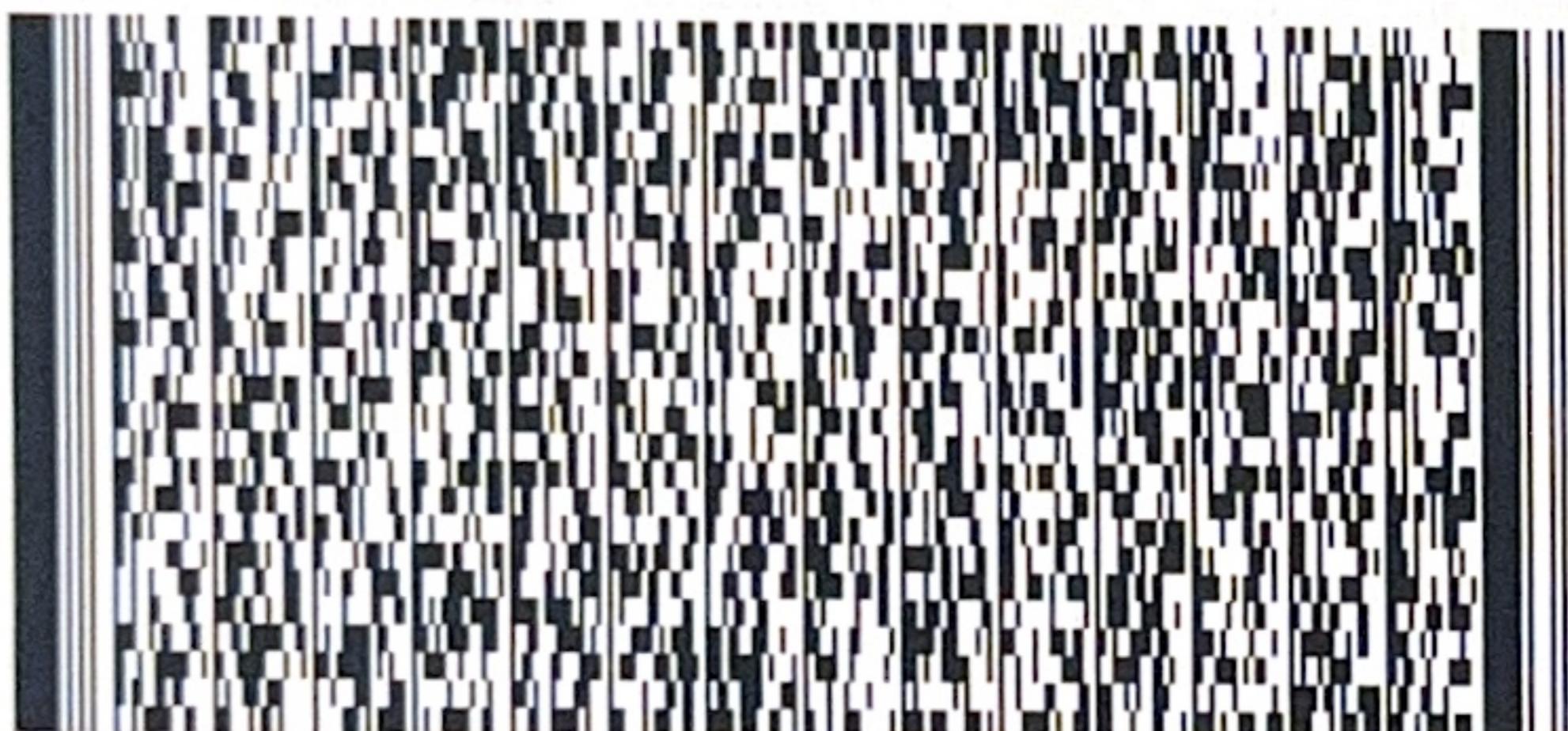
Name of Client 顧客姓名

Yau Fook Holding Development Limited

**Part 1 Annual Maintenance
ONLY**
第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	消防應急照明燈X17	工場 / 寫字樓	符合消防處規定	15/05/2025	14/05/2026
28	花灑系統	工場 / 寫字樓	符合消防處規定	15/05/2025	14/05/2026
	NIL				
	NIL				
	NIL				

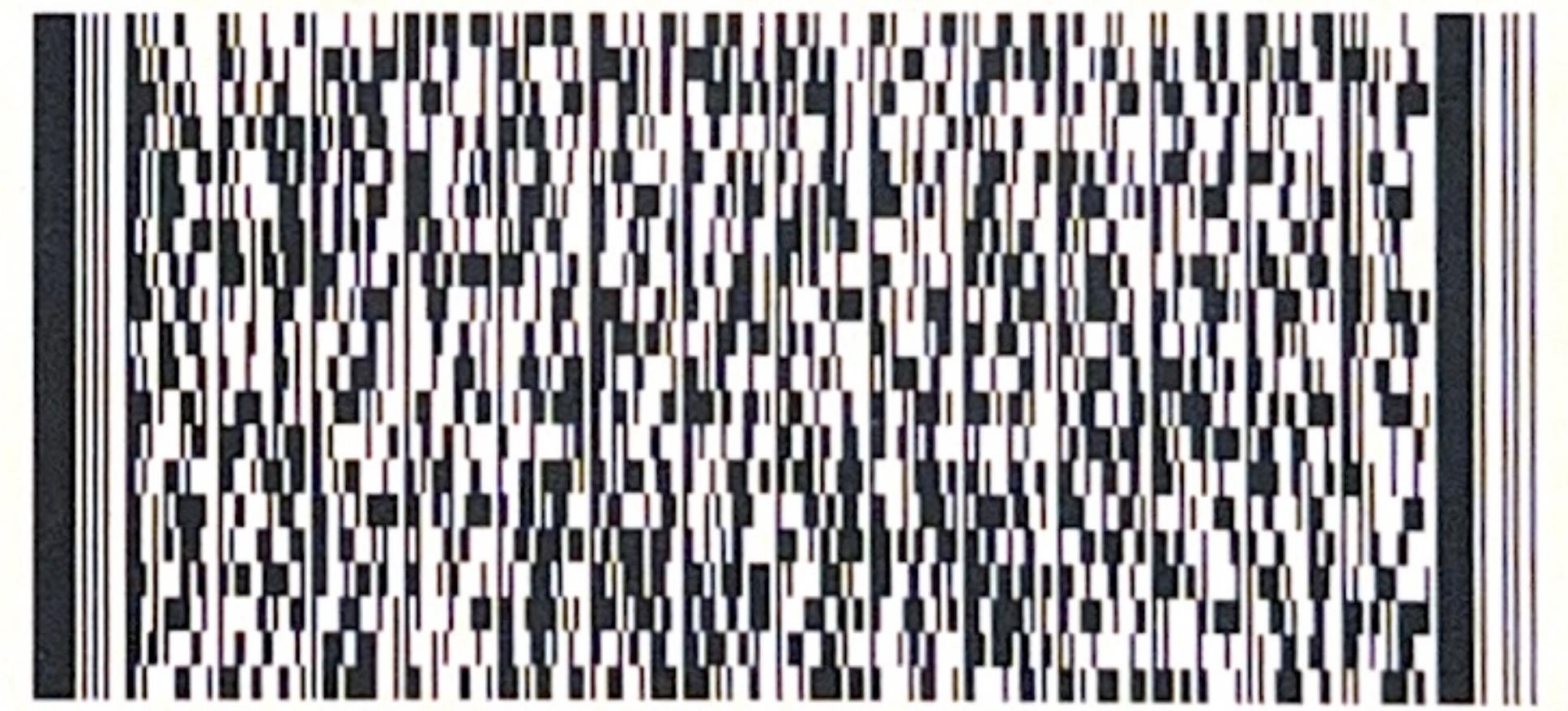
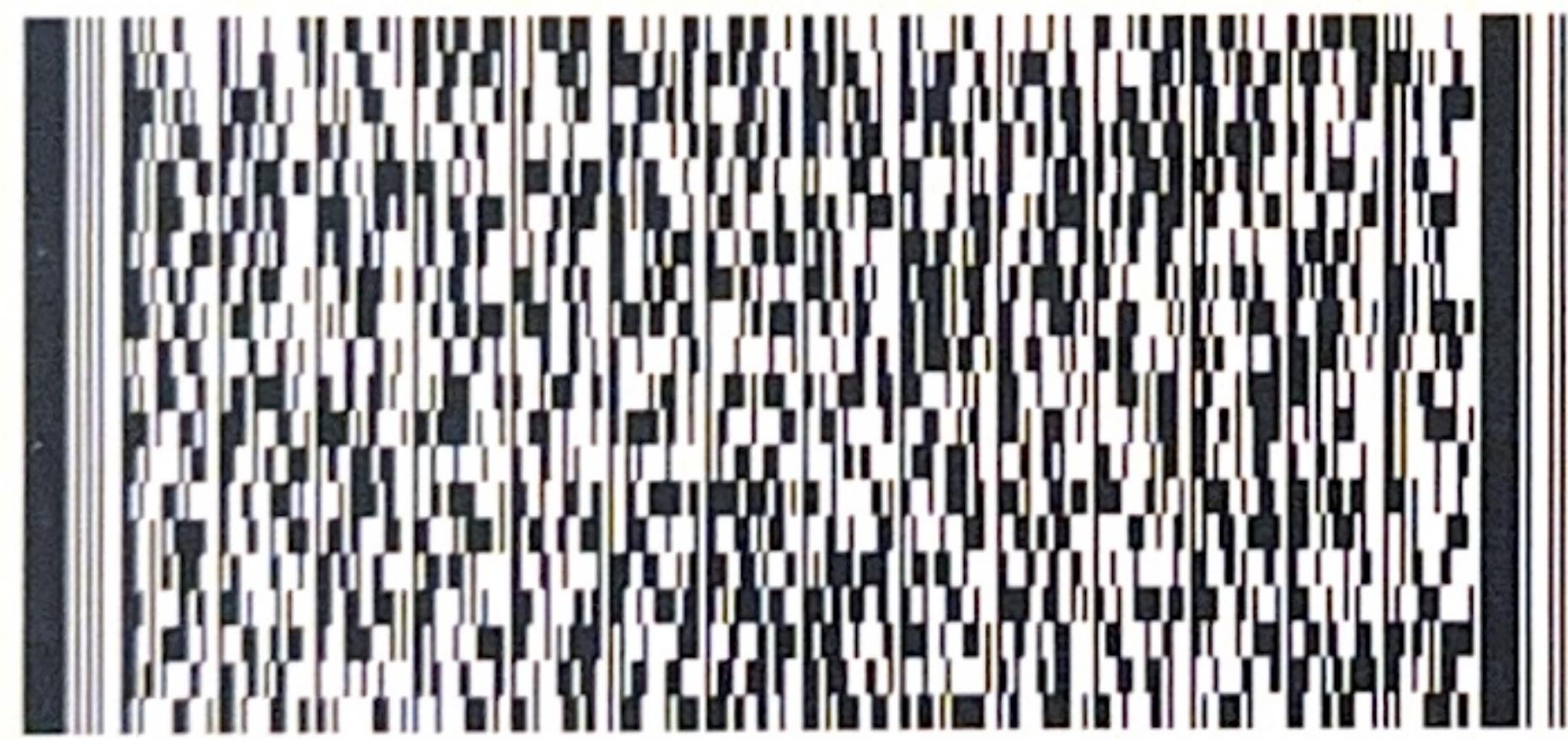
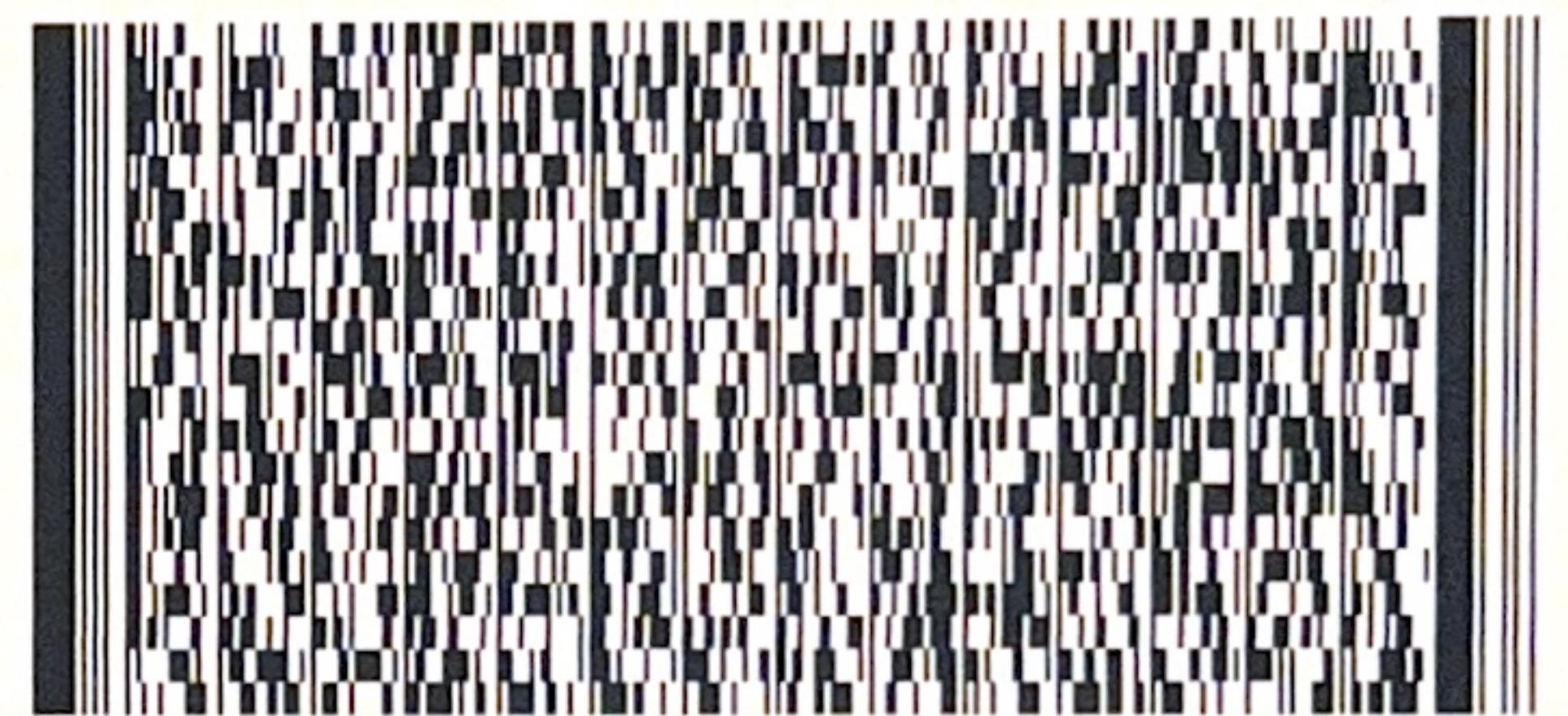
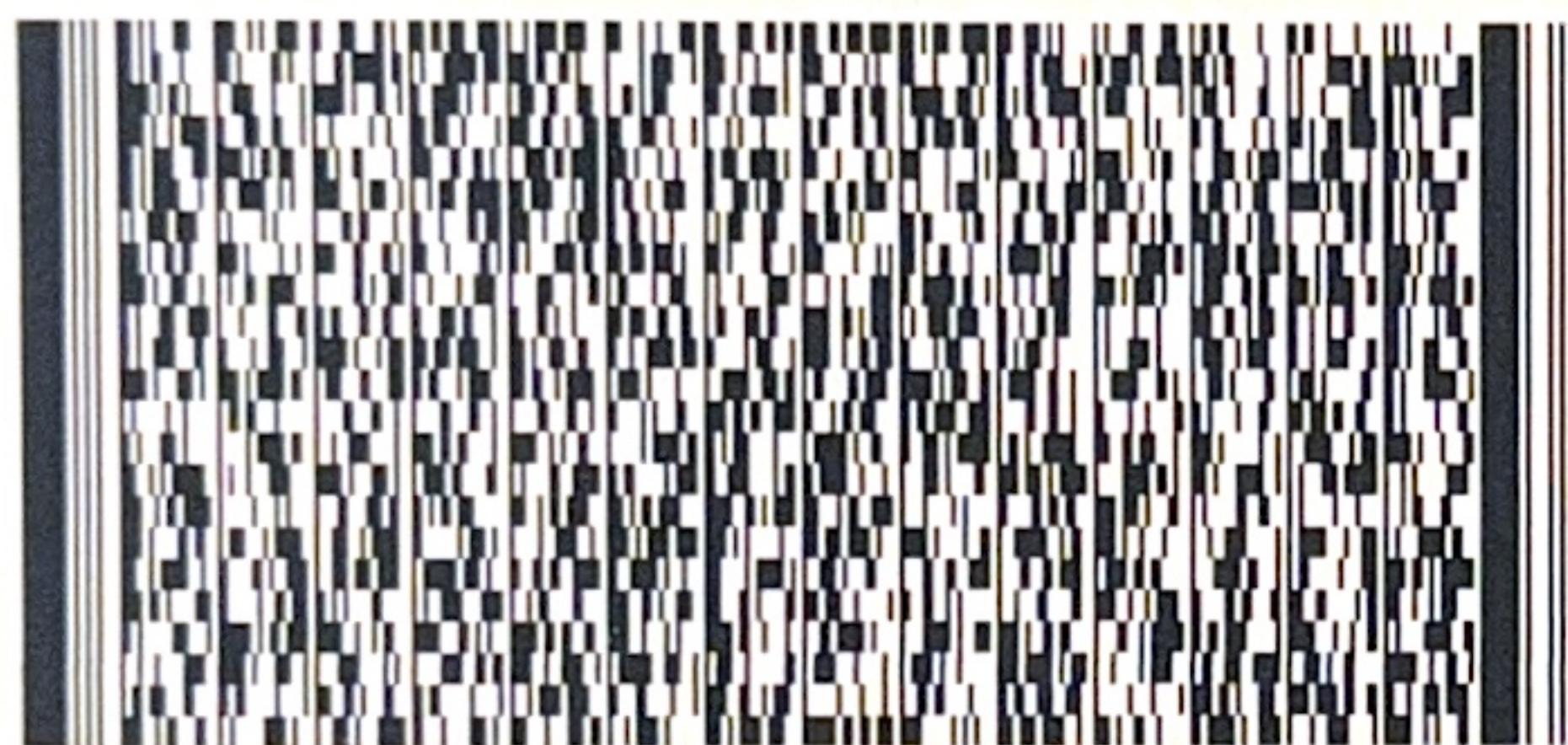
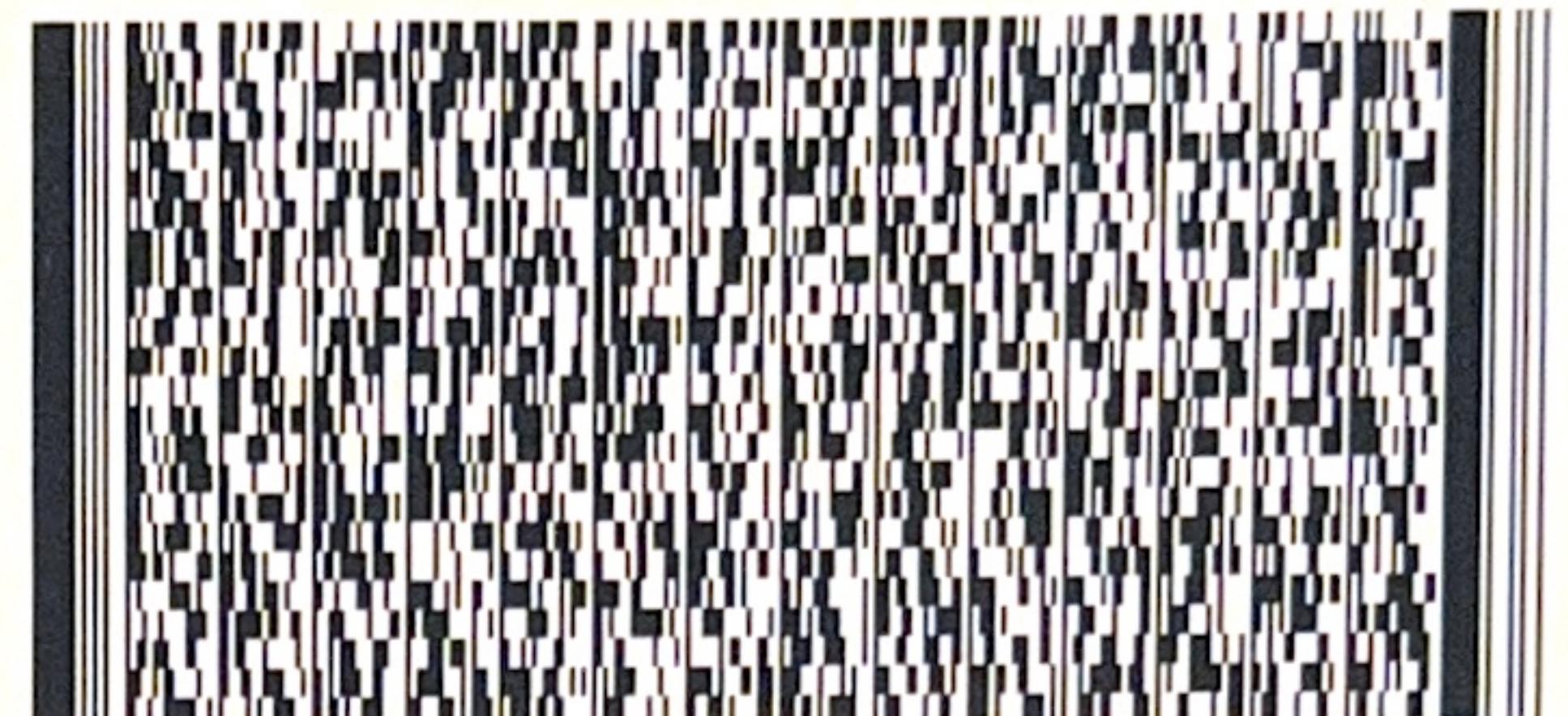
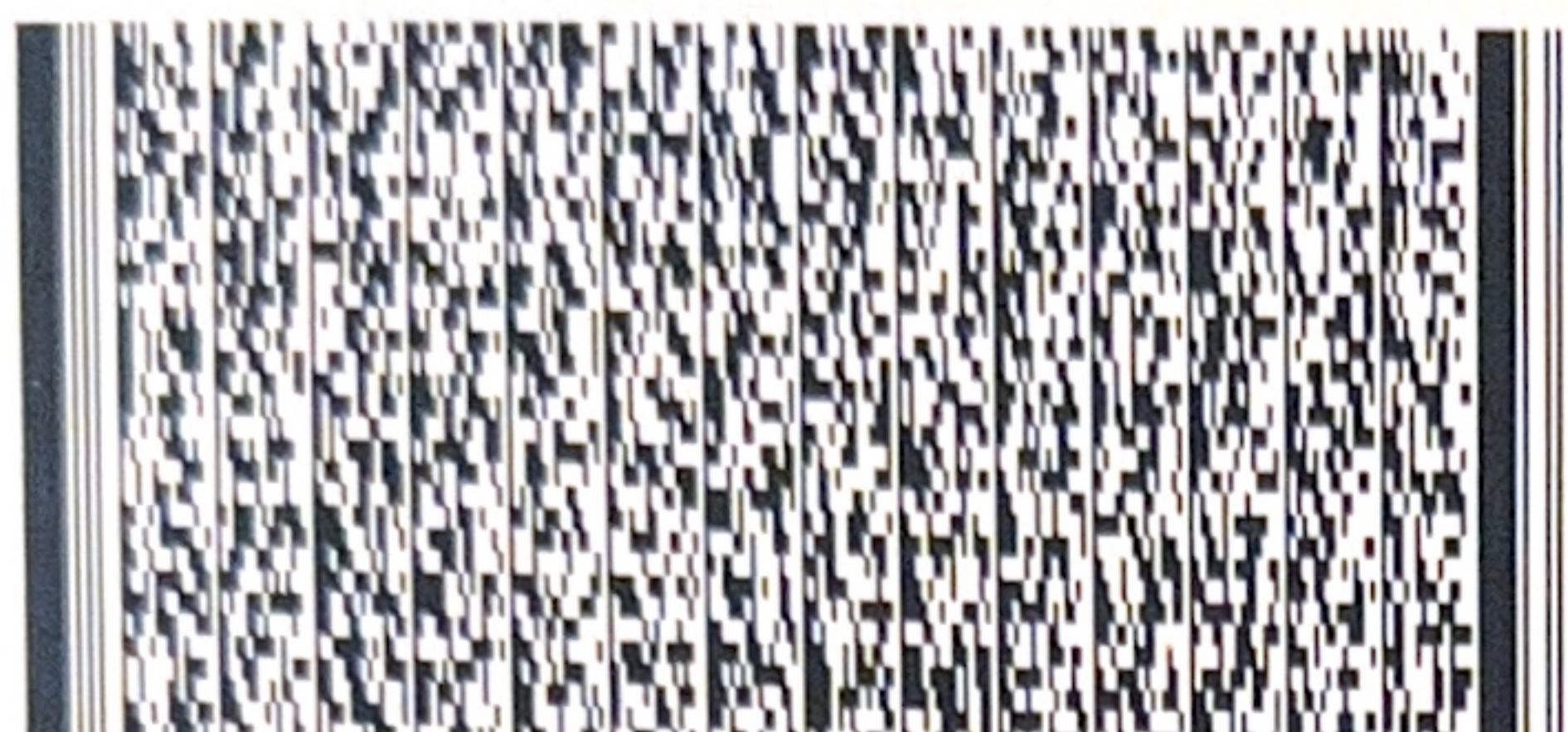


Serial Number

10477220369

Name of Client 顧客姓名

Yau Fook Holding Development Limited



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條(1)款)

Serial Number

30260240501

HK FULLY

FSD Ref.: 消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

Yau Fook Holding Development Limited

Address 地址

新界元朗八鄉 第409號A分段 (部份) 413号 丈量約份第110約地段

Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團Part 1 Annual Maintenance
ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	5kgCO ₂ 滅火筒X11	工場 / 寫字樓/泵房	符合消防處規定	08/05/2025	07/05/2026
	NIL				

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
	NIL				
	NIL				

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	NIL			
	NIL			

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或
處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 01/2012)

33df-cf14-b596-c10d-acc2-ebce-4f9e-a914

Authorized
Signature:
受權人簽署Name:
姓名

陳志成

FSD/RC No.:
消防處註冊號碼

RC 3 / 0260

RC /

Company Name:
公司名稱

CHAN Chi-shing

Telephone:
聯絡電話

[Redacted]

Date:
日期

15/05/2025

For FSD
use only

Inspected

Key-in

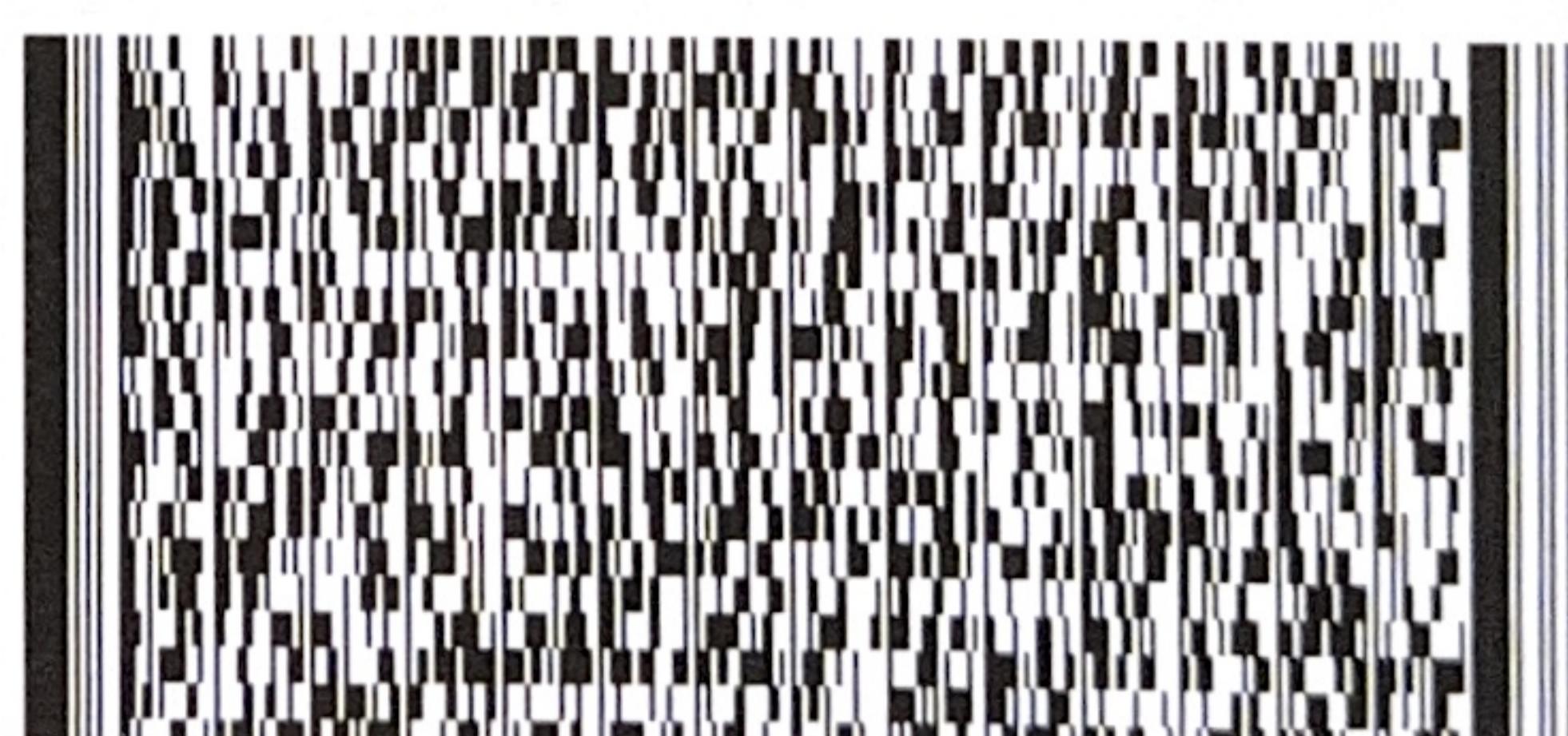
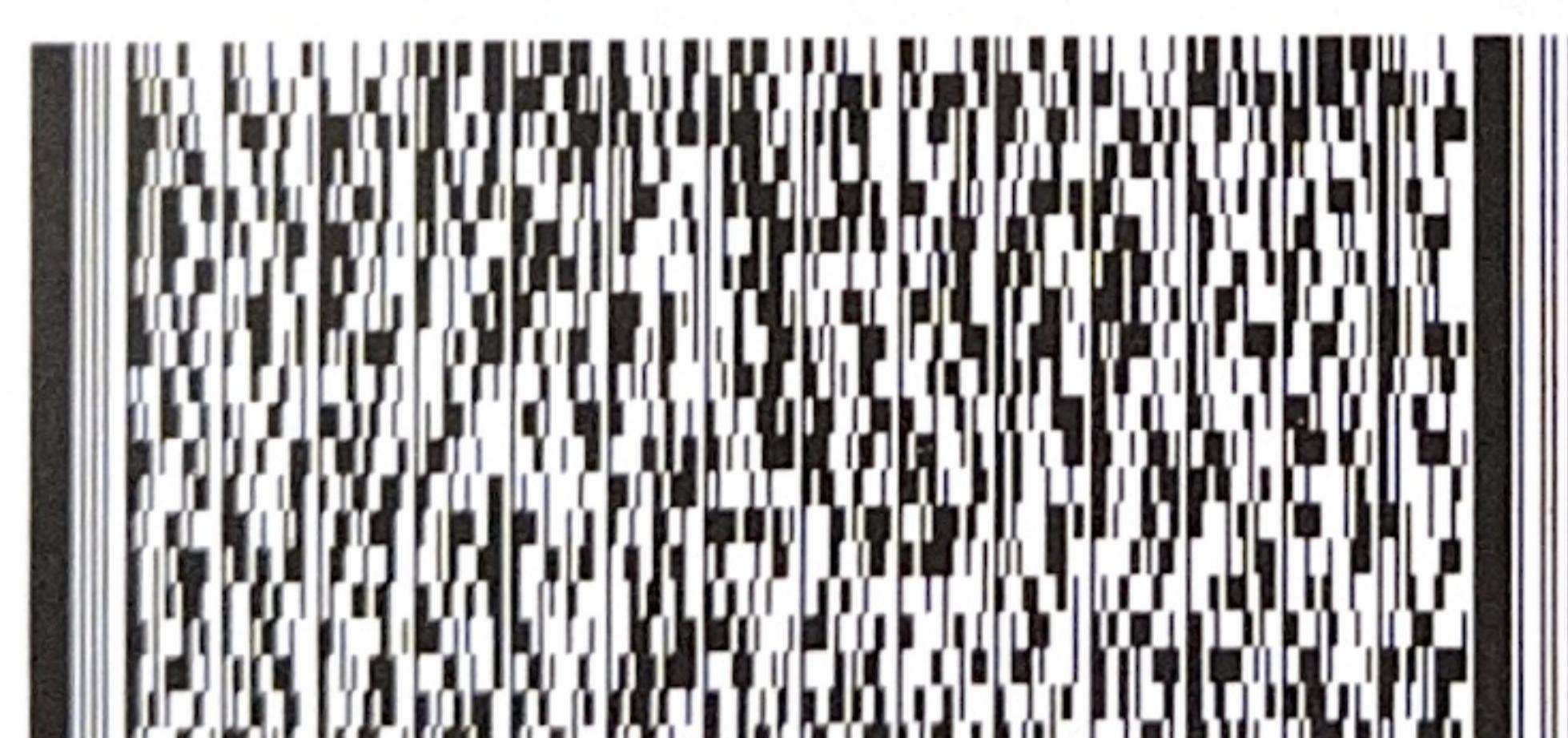
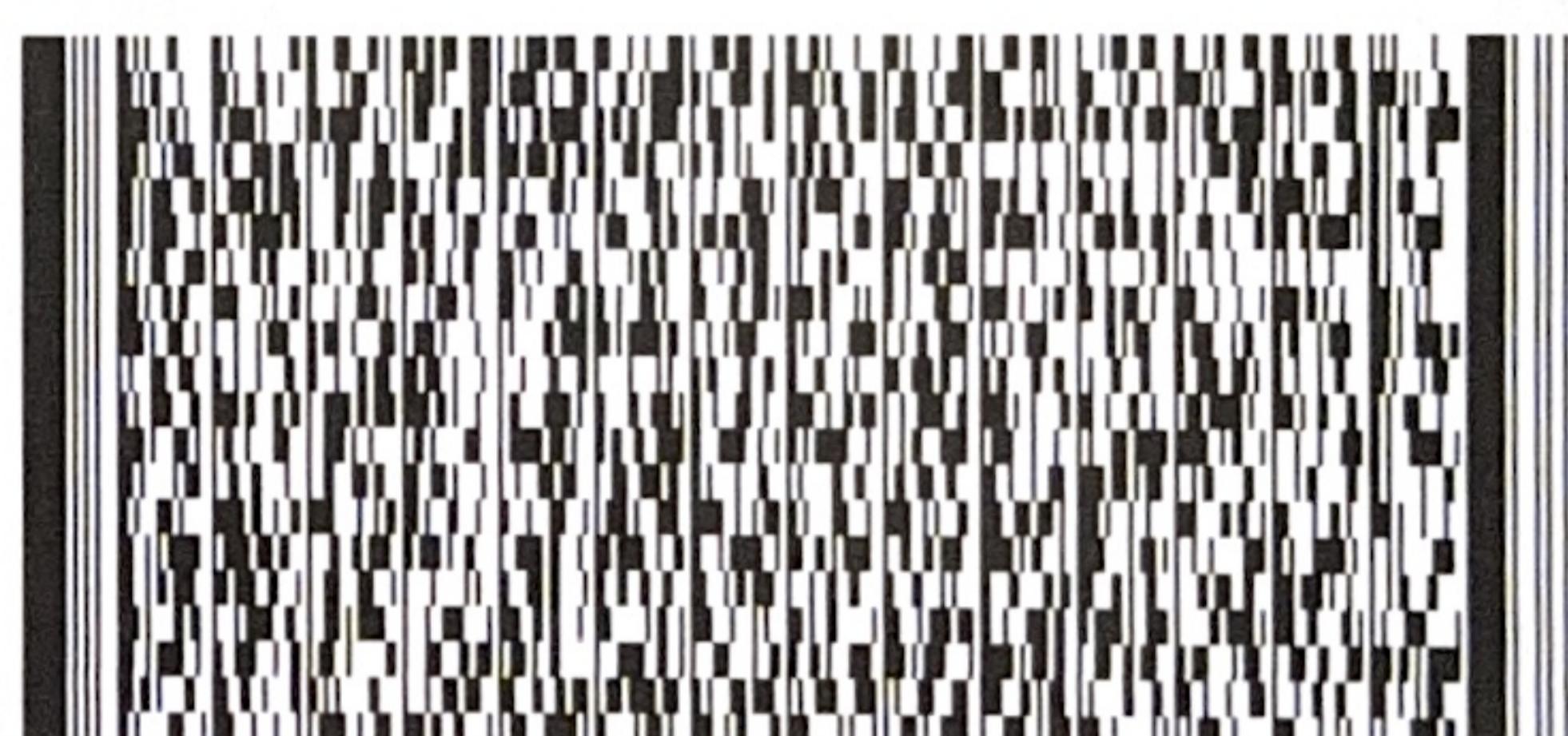
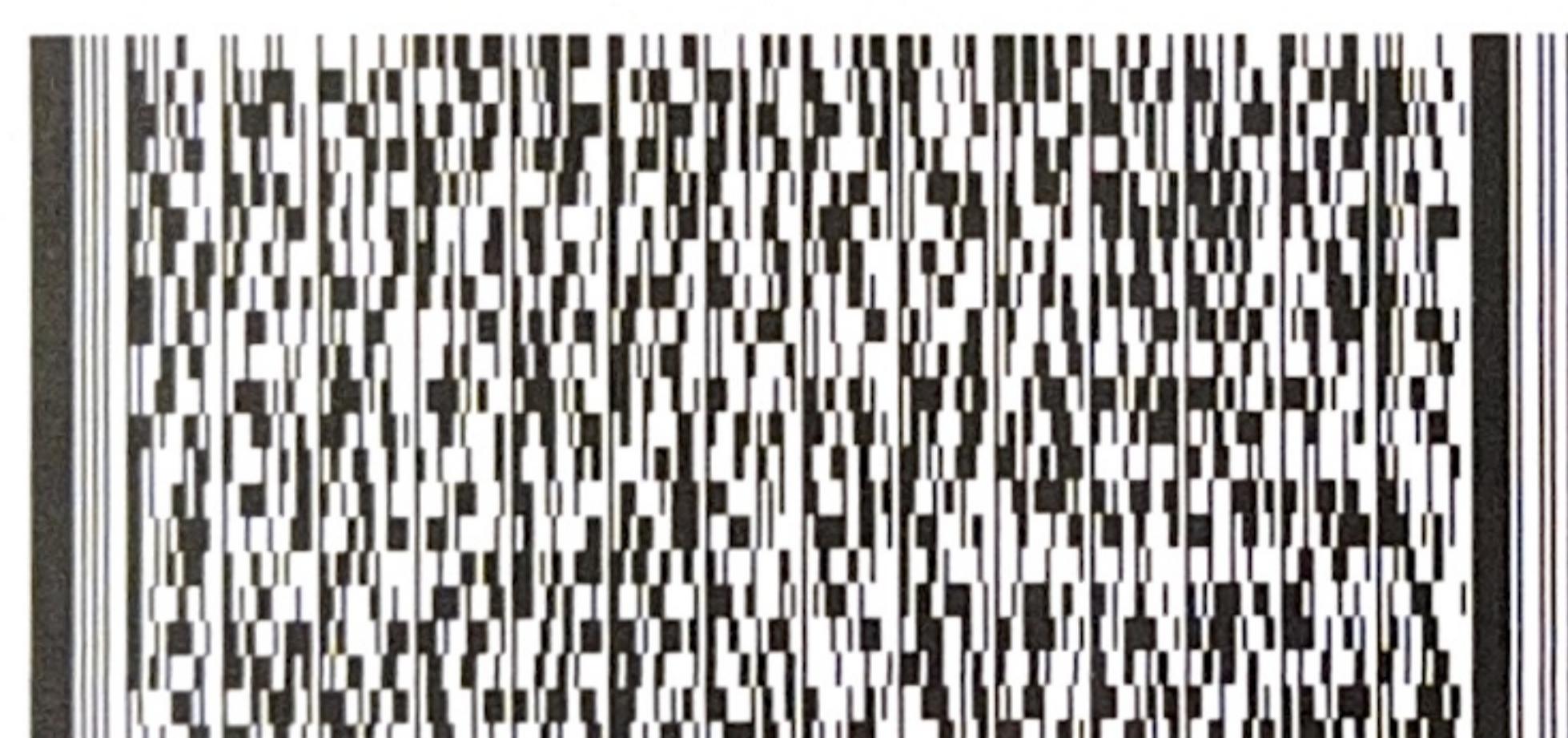
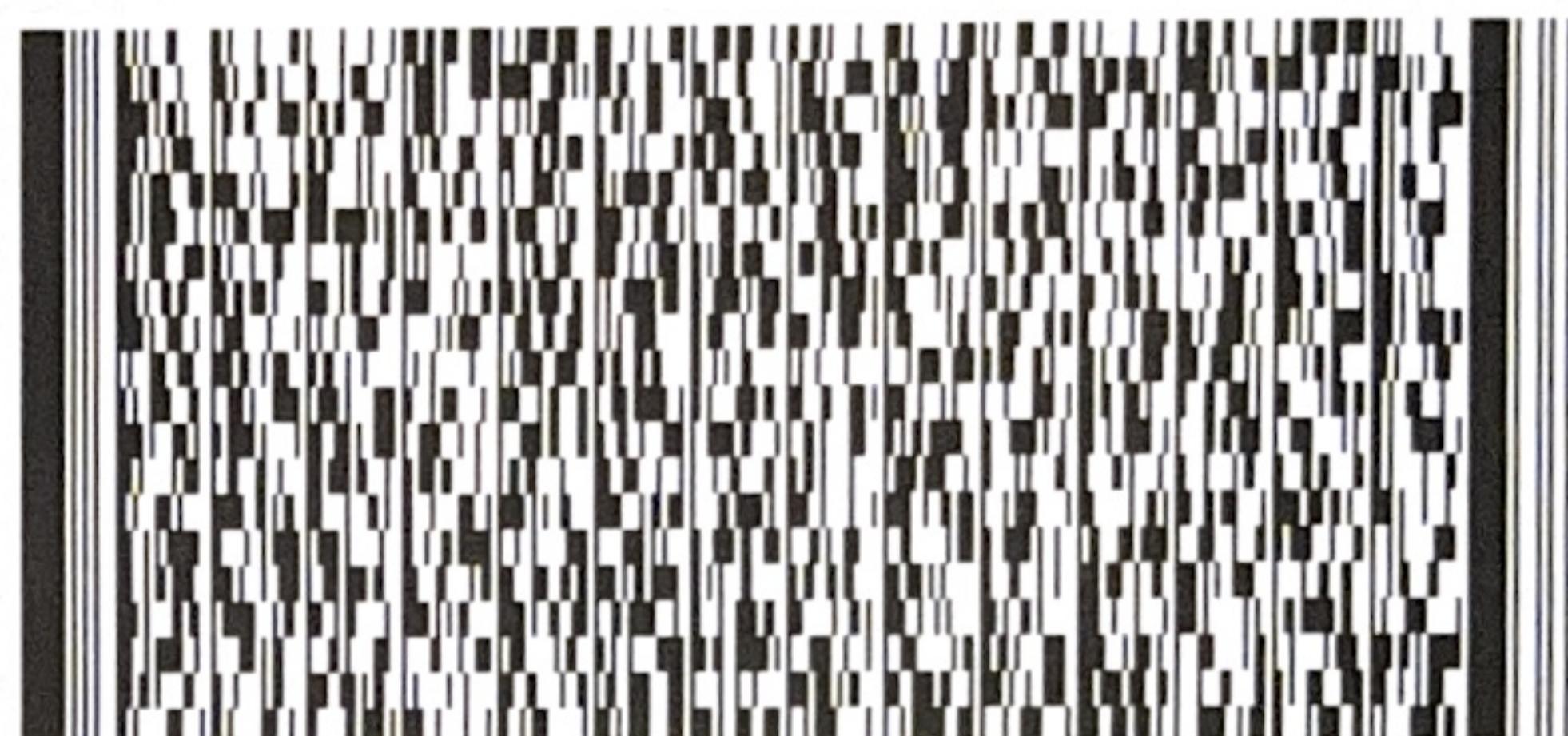
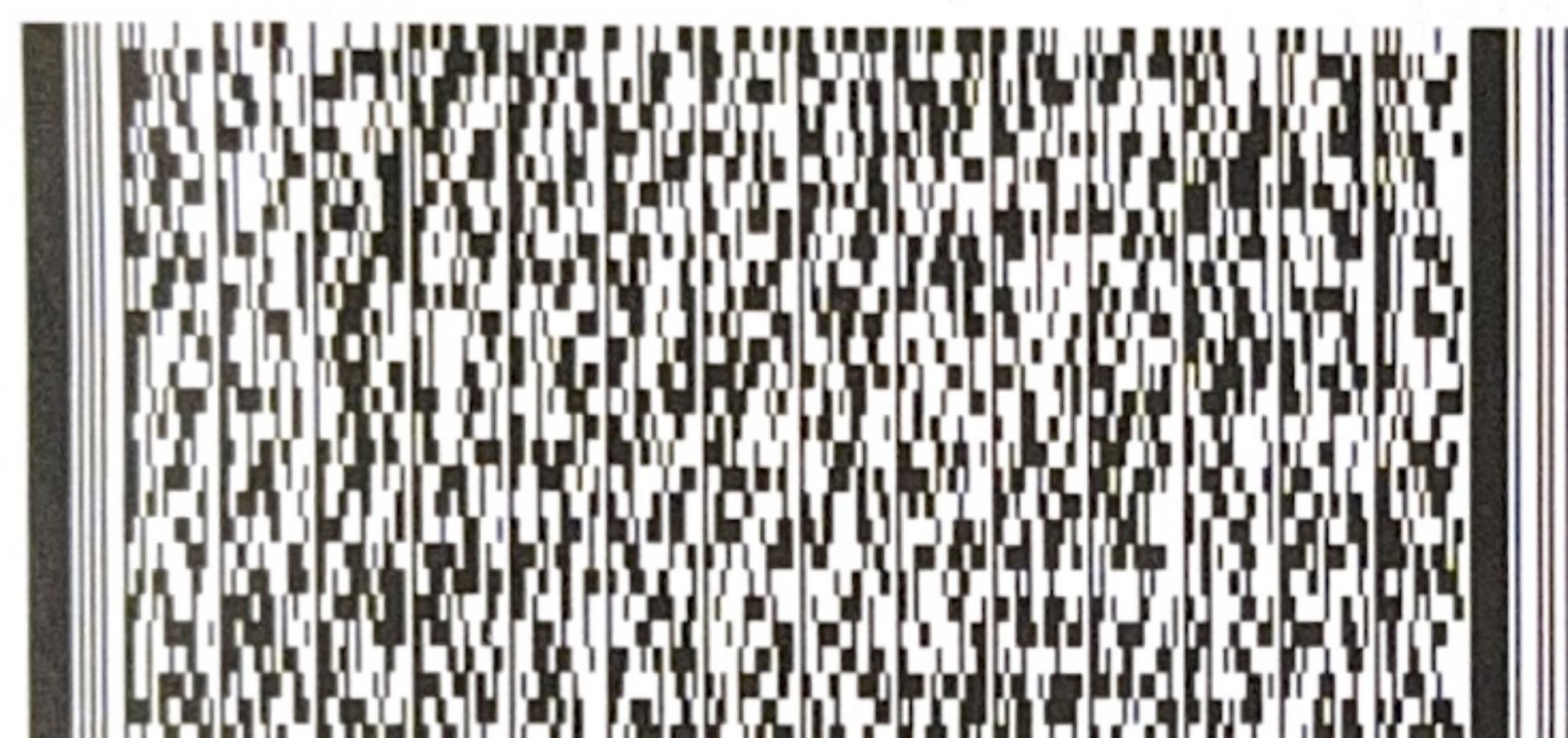
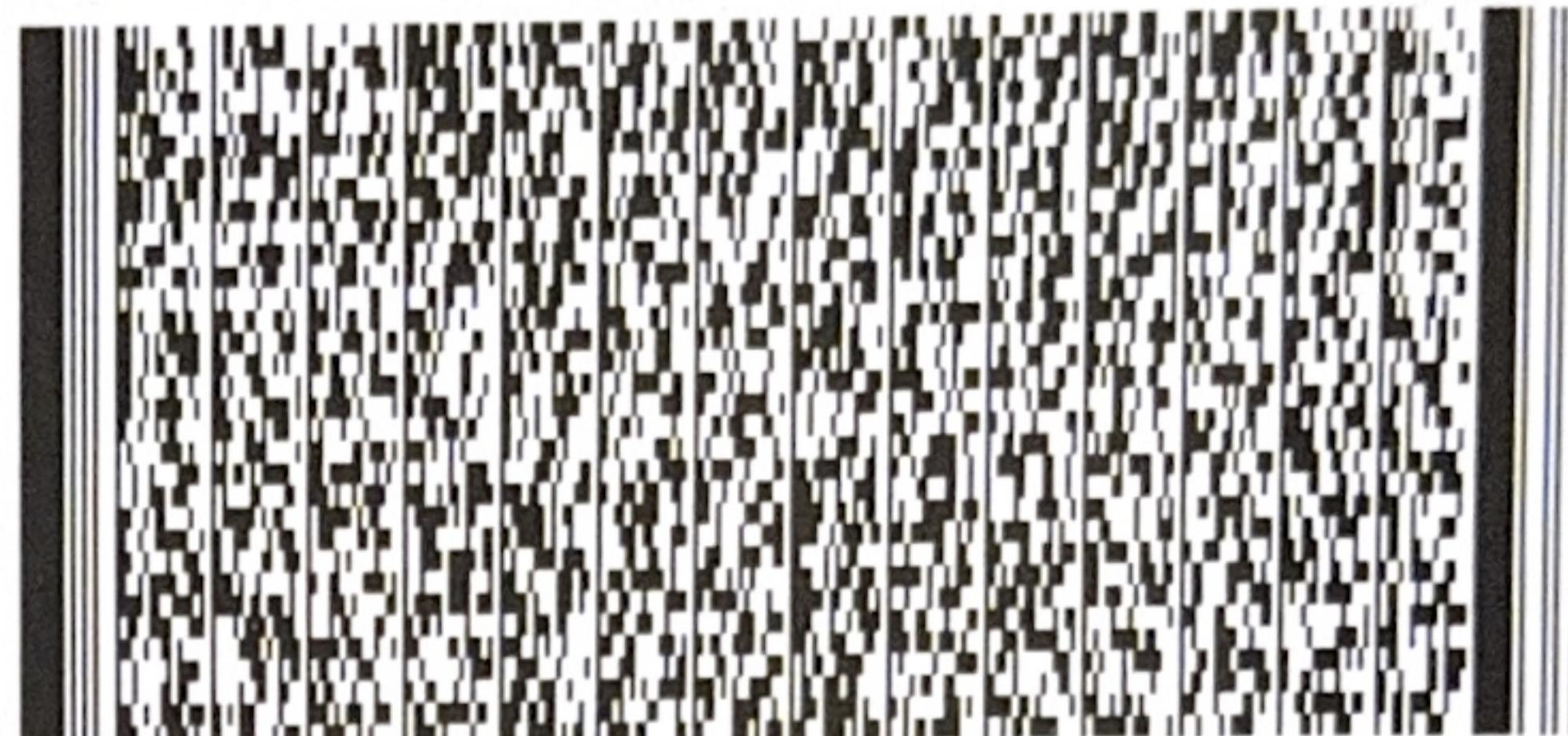
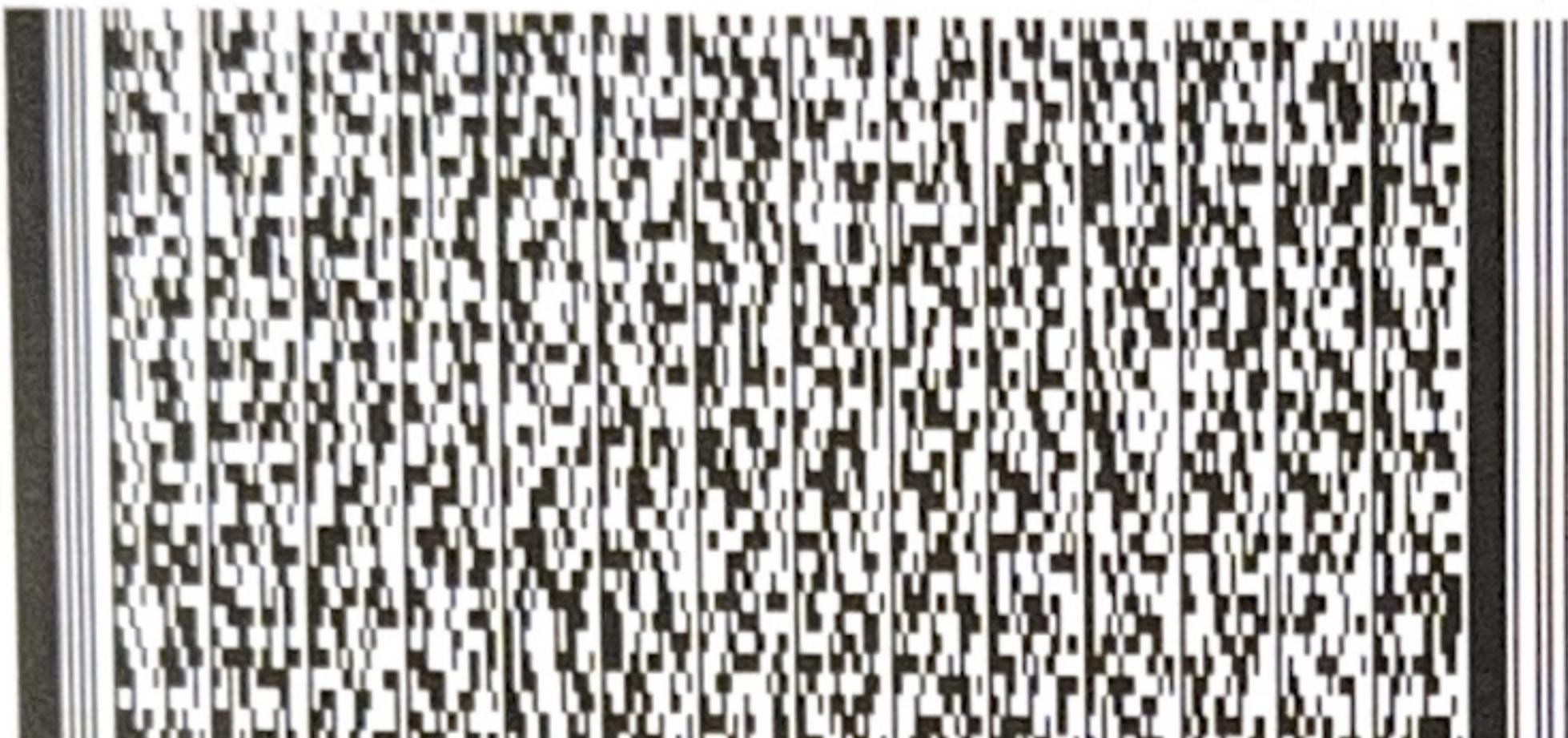
Verified

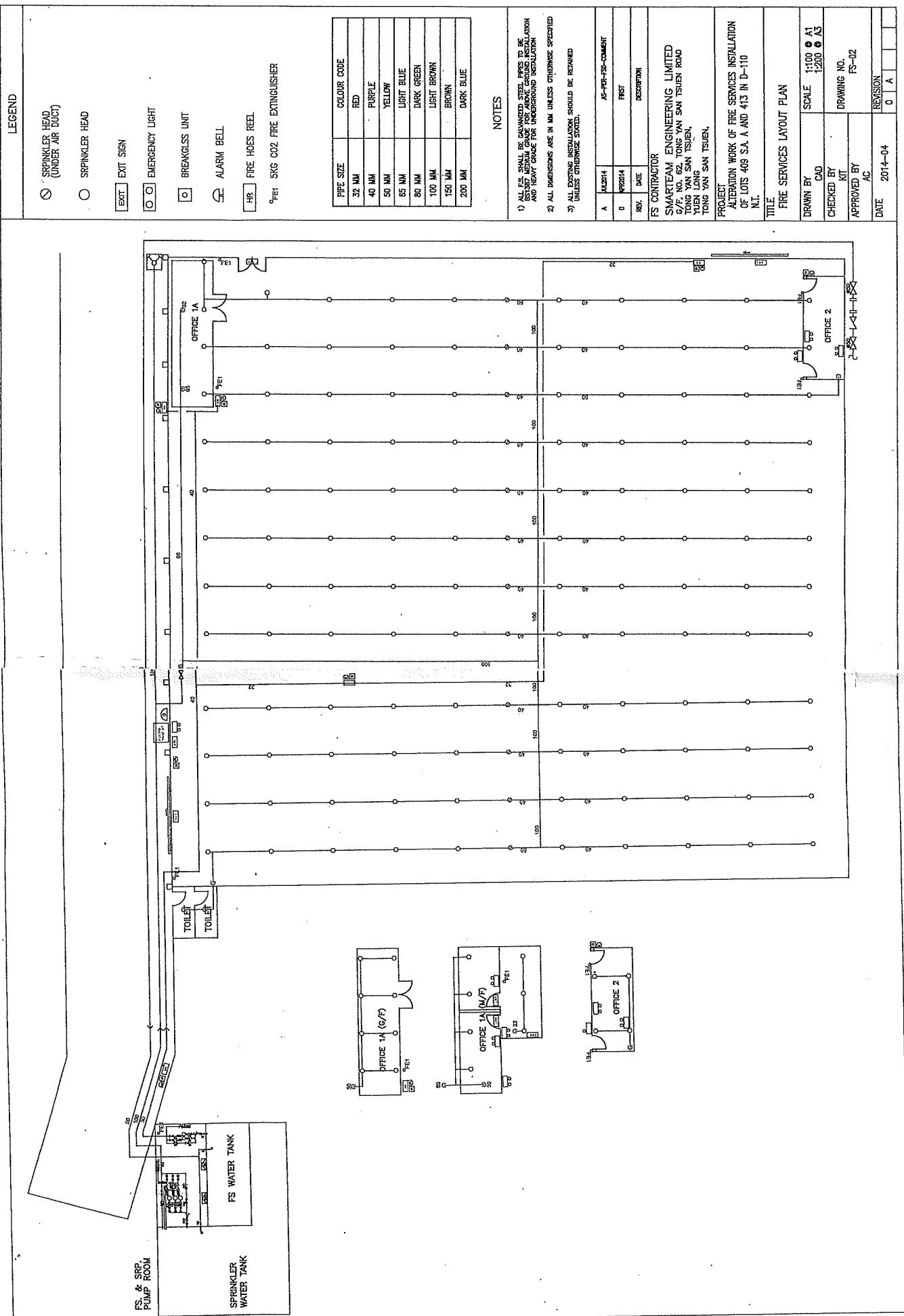
Serial Number

HK FU LY
30260 240501

Name of Client 顧客姓名

Yau Fook Holding Development Limited





LEGEND

FIRE SERVICES NOTES:

1. **SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING;**
 2. **EMERGENCY POWER AND EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BUREAU OF FIRE STANDARDS;**
 3. **FREE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BUREAU OF FIRE STANDARDS;** THE SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BUREAU OF FIRE STANDARDS AND SHALL BE LOCATED AT EACH HIGH RISK POINT. THIS ACTING SYSTEM SHALL INCLUDE PROVISION FOR FREEZING, DEFROSTING, AND PROTECTION AGAINST OVERHEATING;
 4. **A MODIFIED NEED SYSTEM SUPPLIED BY A 2" x 2" F.S. WATER TUBE SHALL BE PROVIDED, WHERE THERE IS A NEED FOR A MODIFIED SYSTEM, IN ACCORDANCE WITH BUREAU OF FIRE STANDARDS AND SHALL BE LOCATED IN ACCORDANCE WITH BUREAU OF FIRE STANDARDS;** THE SYSTEM SHALL BE PROVIDED BY A 1" x 1" F.S. WATER TUBE, WHICH SHALL BE LOCATED IN ACCORDANCE WITH BUREAU OF FIRE STANDARDS;
 5. **THE 2" x 2" F.S. WATER TUBE AND AUTO. REFL. VALVE SHALL BE PROVIDED AND CONNECTED TO SPILLER/WATER**
 6. **AN AUTOMATIC SPILLER/WATER SYSTEM SHALL BE PROVIDED FOR THE ENTIRE AREA FROM WHICH SPILLERS MAY OCCUR AND WHICH IS NOT COVERED BY THE SPILLER/WATER SYSTEM;** THE SPILLER/WATER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BUREAU OF FIRE STANDARDS AND SHALL BE LOCATED IN ACCORDANCE WITH BUREAU OF FIRE STANDARDS;
 7. **MOIST, EXISTING POWER SUPPLY AND MACHINERY, A MODIFIED POWER CHASE OVER CHASE, OR CHASE, WHICH IS LOCATED IN ACCORDANCE WITH BUREAU OF FIRE STANDARDS;**
 8. **FOUNDRY FREE FIREPROOF APPLIANCES TO BE PROVIDED AT POSITIONS AS RECOMMENDED OF PLANE,**

FIRE INSTALLATION ALARMING AND LOGGING LIST							
ALARM NO.	AL. NO.	AL. NO.	AL. NO.	AL. NO.	AL. NO.	AL. NO.	AL. NO.
WIRELESS 1 & 2	7	7	7	7	7	7	7
WIRELESS 3 & 4	1	2	1	2	1	2	1
WIRELESS 5 & 6	5	6	5	6	5	6	5
WIRELESS 7 & 8	9	10	9	10	9	10	9
WIRELESS 9	1	2	1	2	1	2	1
WIRELESS 10	3	4	3	4	3	4	3
WIRELESS 11 & 12	11	12	11	12	11	12	11
WIRELESS 13 & 14	13	14	13	14	13	14	13
WIRELESS 15 & 16	15	16	15	16	15	16	15
WIRELESS 17 & 18	17	18	17	18	17	18	17
WIRELESS 19 & 20	19	20	19	20	19	20	19
WIRELESS 21 & 22	21	22	21	22	21	22	21
WIRELESS 23 & 24	23	24	23	24	23	24	23
WIRELESS 25 & 26	25	26	25	26	25	26	25
WIRELESS 27 & 28	27	28	27	28	27	28	27
WIRELESS 29 & 30	29	30	29	30	29	30	29
WIRELESS 31 & 32	31	32	31	32	31	32	31
WIRELESS 33 & 34	33	34	33	34	33	34	33
WIRELESS 35 & 36	35	36	35	36	35	36	35
WIRELESS 37 & 38	37	38	37	38	37	38	37
WIRELESS 39 & 40	39	40	39	40	39	40	39
WIRELESS 41 & 42	41	42	41	42	41	42	41
WIRELESS 43 & 44	43	44	43	44	43	44	43
WIRELESS 45 & 46	45	46	45	46	45	46	45
WIRELESS 47 & 48	47	48	47	48	47	48	47
WIRELESS 49 & 50	49	50	49	50	49	50	49
WIRELESS 51 & 52	51	52	51	52	51	52	51
WIRELESS 53 & 54	53	54	53	54	53	54	53
WIRELESS 55 & 56	55	56	55	56	55	56	55
WIRELESS 57 & 58	57	58	57	58	57	58	57
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WIRELESS 61 & 62	61	62	61	62	61	62	61
WIRELESS 63 & 64	63	64	63	64	63	64	63
WIRELESS 65 & 66	65	66	65	66	65	66	65
WIRELESS 67 & 68	67	68	67	68	67	68	67
WIRELESS 69 & 70	69	70	69	70	69	70	69
WIRELESS 71 & 72	71	72	71	72	71	72	71
WIRELESS 73 & 74	73	74	73	74	73	74	73
WIRELESS 75 & 76	75	76	75	76	75	76	75
WIRELESS 77 & 78	77	78	77	78	77	78	77
WIRELESS 79 & 80	79	80	79	80	79	80	79
WIRELESS 81 & 82	81	82	81	82	81	82	81
WIRELESS 83 & 84	83	84	83	84	83	84	83
WIRELESS 85 & 86	85	86	85	86	85	86	85
WIRELESS 87 & 88	87	88	87	88	87	88	87
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WIRELESS 233 & 234	233	234	233	234	233	234	233
WIRELESS 235 & 236	235	236	235	236	235	236	235
WIRELESS 237 & 238	237	238	237	238	237	238	237
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WIRELESS 279 & 280	279	280	279	280	279	280	279
WIRELESS 281 & 282	281	282	281	282	281	282	281
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WIRELESS 285 & 286	285	286	285	286	285	286	285
WIRELESS 287 & 288	287	288	287	288	287	288	287
WIRELESS 289 & 290	289	290	289	290	289	290	289
WIRELESS 291 & 292	291	292	291	292	291	292	291
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WIRELESS 311 & 312	311	312	311	312	311	312	311
WIRELESS 313 & 314	313						

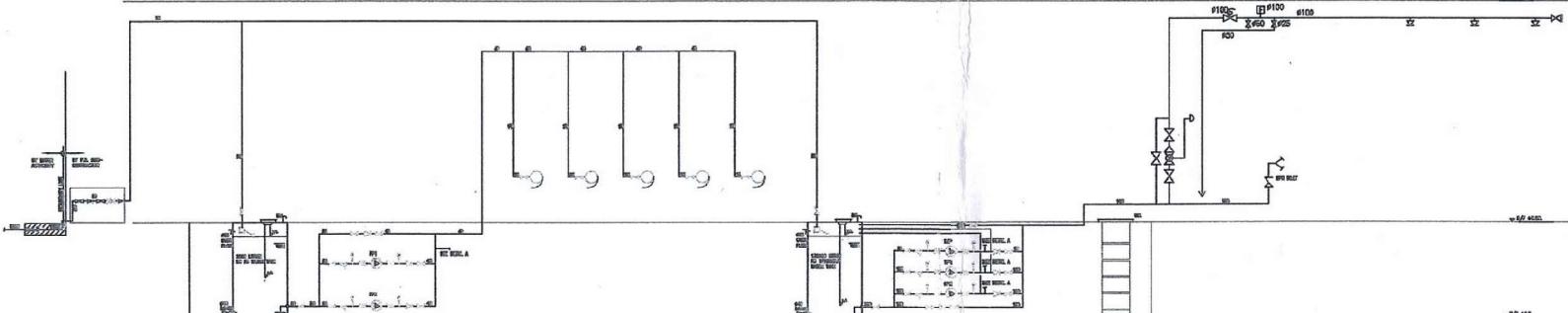
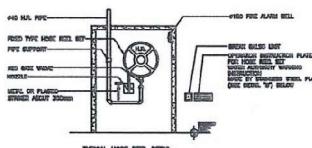
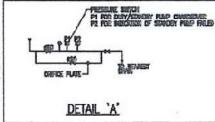
PIPEWORK FOR H.R. & SPRINKLER SYSTEM

1. PIPES SHALL BE MEDIUM GRADE GL TUBE CONFORMING TO BS 1387 STEEL TUBE AND TUBULARS FOR SCHRADING TO BE 21 PIPE THICKNESS (PIPE SIZE 160MM DIA AND BELOW).
 2. ALL PIPEWORK AND FITTING SHALL BE HYDRAULICALLY TESTED TO ENSURE WATER TIGHTNESS TO A WATER PRESSURE 1.5 TIME OF THE MAXIMUM WORKING PRESSURE OF THE PIPE SYSTEM CONCERNED.
 3. THE SIZE OF ALL SPRINKLER MAINS PIPE SHALL BE 32MM DIA UNLESS STATED.
 4. PIPEWORK ABOVE 160MM DIA TO BE OF DUCTILE IRON PIPE TO BS 4772, CLASS K12.

PUMP SCHEDULE				MOTOR	
PUMP	PRESSURE (PSI)	FLOW (GPM)	TYPE	SPEED (RPM)	AMPS (A)
FIXED FLOW PUMP PPF-1 & PPF-2	85	80	VERTICAL MULTI-STAGE	2500	2.2

DESIGNATION	FLOW	HEAD
WP1 & WP2	90 L / SEC	4.5 BAR
WP3 & WP4	1200/ 1300/ 1500 L / SEC	4.7/ 4.4/ 3.0 BAR
WP	80 L/SEC	3.0 BAR

SPRINKLER HEAD	CHAMFERED HEAD SPRINKLER SPRINKLER IS CHAMFERED TYPE
SIZE	1500
X. PATTERN	50 & 60
SPRINKLER SIZE	1500



PIPE SIZE	COLOUR CODE
32 MM	RED
40 MM	PURPLE
50 MM	YELLOW
65 MM	LIGHT BLUE
80 MM	DARK GREEN
100 MM	LIGHT BROWN
150 MM	BROWN
200 MM	DARK BLUE

NOTES

- 1) ALL F.S. SHALL BE GALVANIZED STEEL PIPES TO BE BS1387 MEDIUM GRADE FOR ABOVE GROUND INSTALLATION AND HEAVY GRADE FOR UNDERGROUND INSTALLATION
 - 2) ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED
 - 3) ALL EXISTING INSTALLATION SHOULD BE RETAINED UNLESS OTHERWISE STATED.

A	JUL2014	AS-PER-FSD-COMMENT
O	APR2014	FIRST
REV.	DATE	DESCRIPTION

FS CONTRACTOR

SMARTTEAM ENGINEERING LIMITED
G/F, NO. 62, TONG YAN SAN TSUEN ROAD
TONG YAN SAN TSUEN,
YUEN LONG
TONG YAN SAN TSUEN,

PROJECT
ALTERATION WORK OF FIRE SERVICES INSTALLATION
OF LOTS 409 S.A AND 413 IN D-110
N.T.

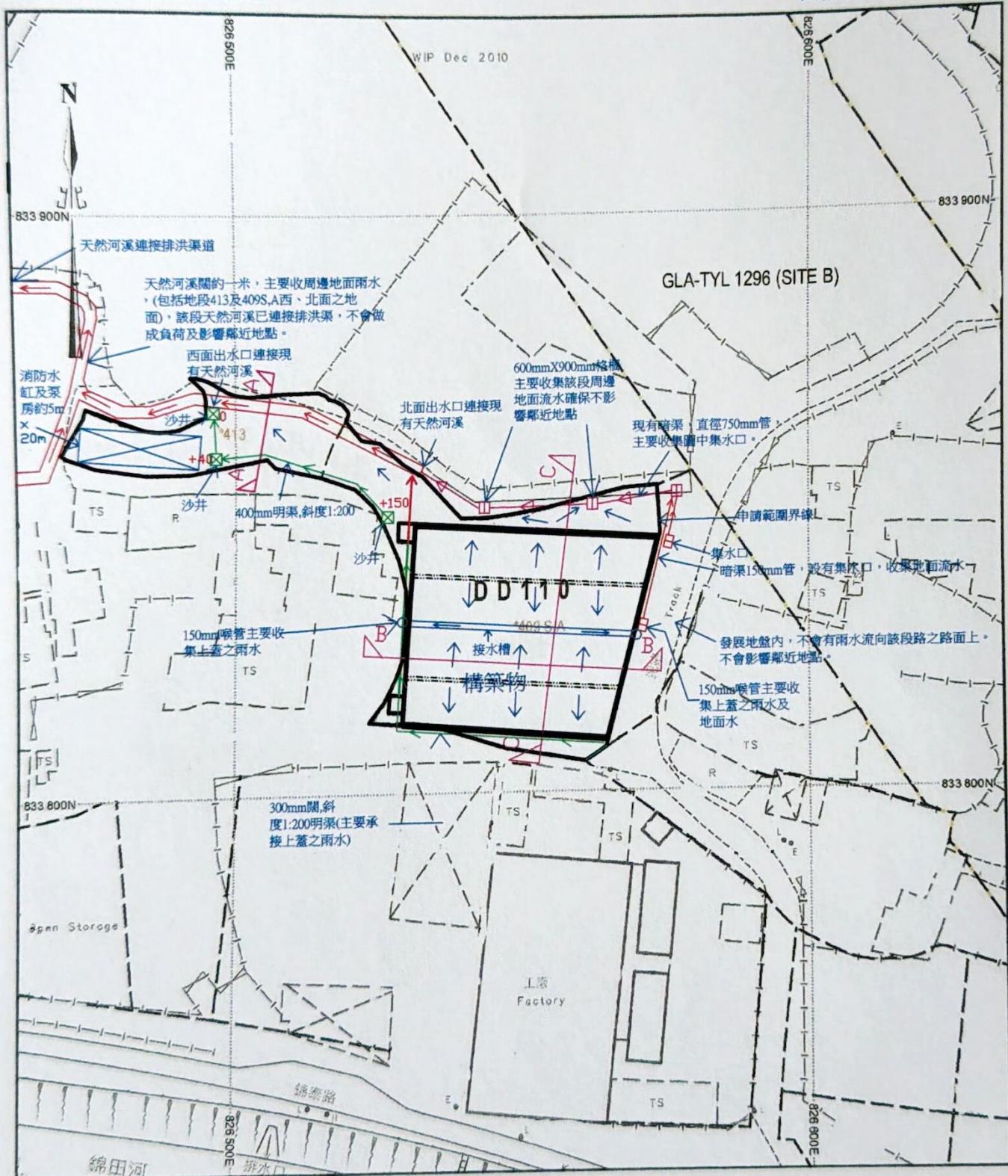
TITLE
SYSTEM SCHEMATIC DIAGRAM, FS NOTES, LEGEND,
DETAILS AND PUMPS DATA

DRAWN BY CAD	SCALE N.T.S.
CHECKED BY KIT	DRAWING NO. FS-01
APPROVED BY AC	
DATE 2014-04	REVISION O A

發展地盤排水渠平面圖

Ref:TPB/A/YL-KTN/872

日期: 13-6-2023



圖例
原有天然河溪
現有暗渠直徑750mm
現有暗渠
沙井
地面流水方向
構築物
集水口
400mm明渠流水方向

附注：

- (1)申請位置北面之中轉屋興建地盤已展開工程，並於地盤內建造新的排水管道，以承接北至東方之雨水及地面水，而能夠減輕現有的排水設施負荷。
- (2)以上工程發展不會阻礙地面的水流、天然河流、鄉村渠道、溝渠及鄰近地點。
- (3)申請人承諾以上有關渠務設施，將不時清理及定期保養維修。

寄件者: George Lee <[REDACTED]>
寄件日期: 2025年12月04日星期四 15:31
收件者: tpbpd/PLAND
副本:
主旨: Re: F.I. to Application for Renewal of Planning Permission (Ref. No. A/YL-KTN/1188)
附件: Drainage Record with Photos_AYL-KTN1188_04-12-2025.pdf

Dear [REDACTED],

Please find attached the drainage record with photos from the last submission for your reference. Thank you for your attention.

Best regards,
George Lee
BMI Appraisals Limited



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掃描微信二維碼，歡迎關注邦盟匯駿集團微信

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The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of,

13-6-2023

保魚 已寄

申請名稱 : YAU FOOK HOLDING DEVELOPMENT LIMITED

申請編號 : TPB/A/YL-KTN/872

申請地址 : Lots 409S.A(Part) and 413 in D.D.110, Pat Heung,
Yuen Long, N.T.

規劃許可續期附帶條件 : 項目 (h) 渠道報告.

補充文件 : 渠道平面圖, 渠道相片及相片位置圖.

邓

聯絡人: 鄧鈞德

聯絡電話: 電郵地址:

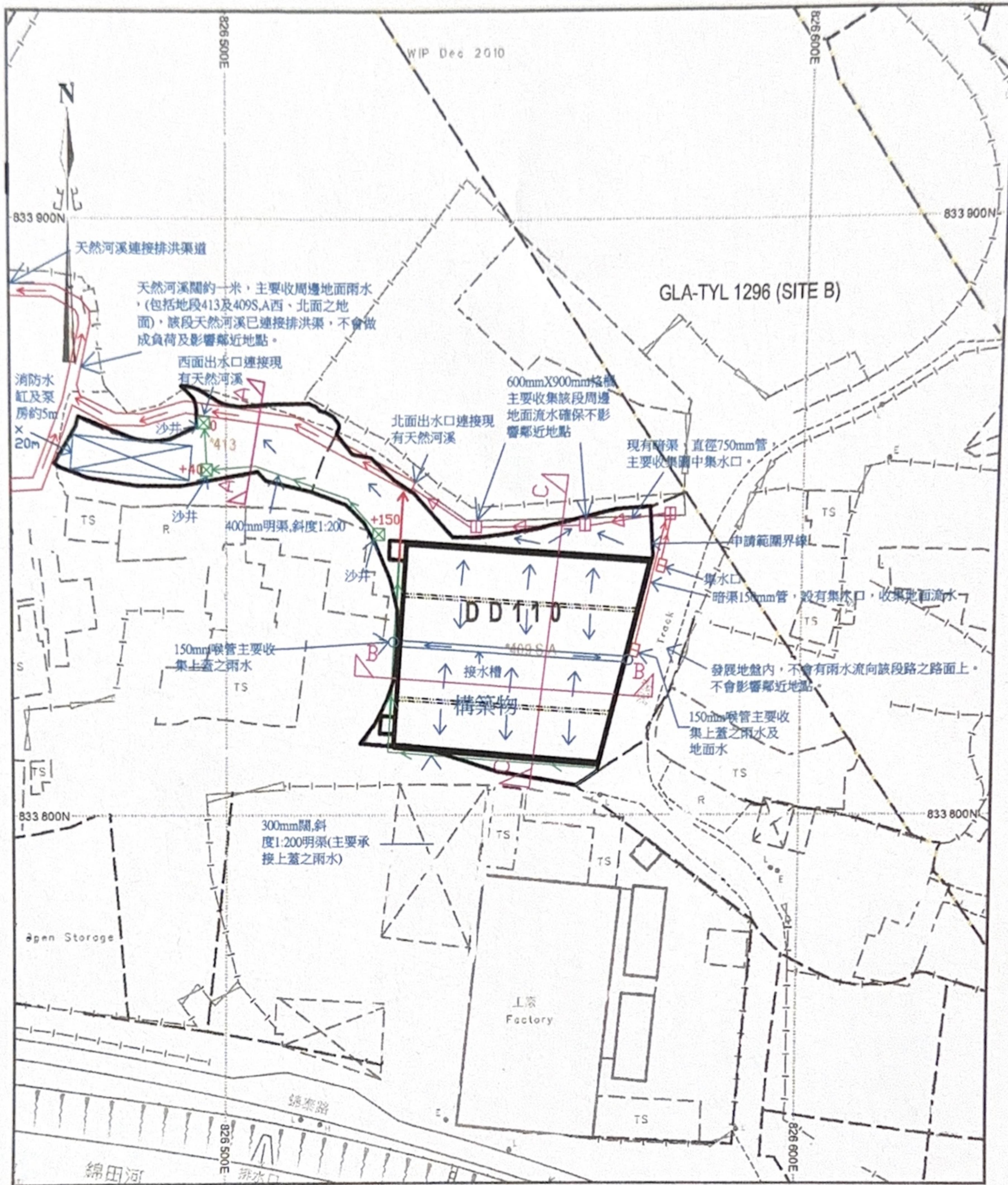
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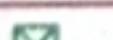
日期: 2023年6月13日

發展地盤排水渠平面圖

Ref:TPB/A/YL-KTN/872

日期: 13-6-2023



圖例	
	原有天然河溪
	現有暗渠直徑750mm
	現有暗渠
	沙井
	地面流水方向
	構築物
	集水口
	400mm明渠流水方向

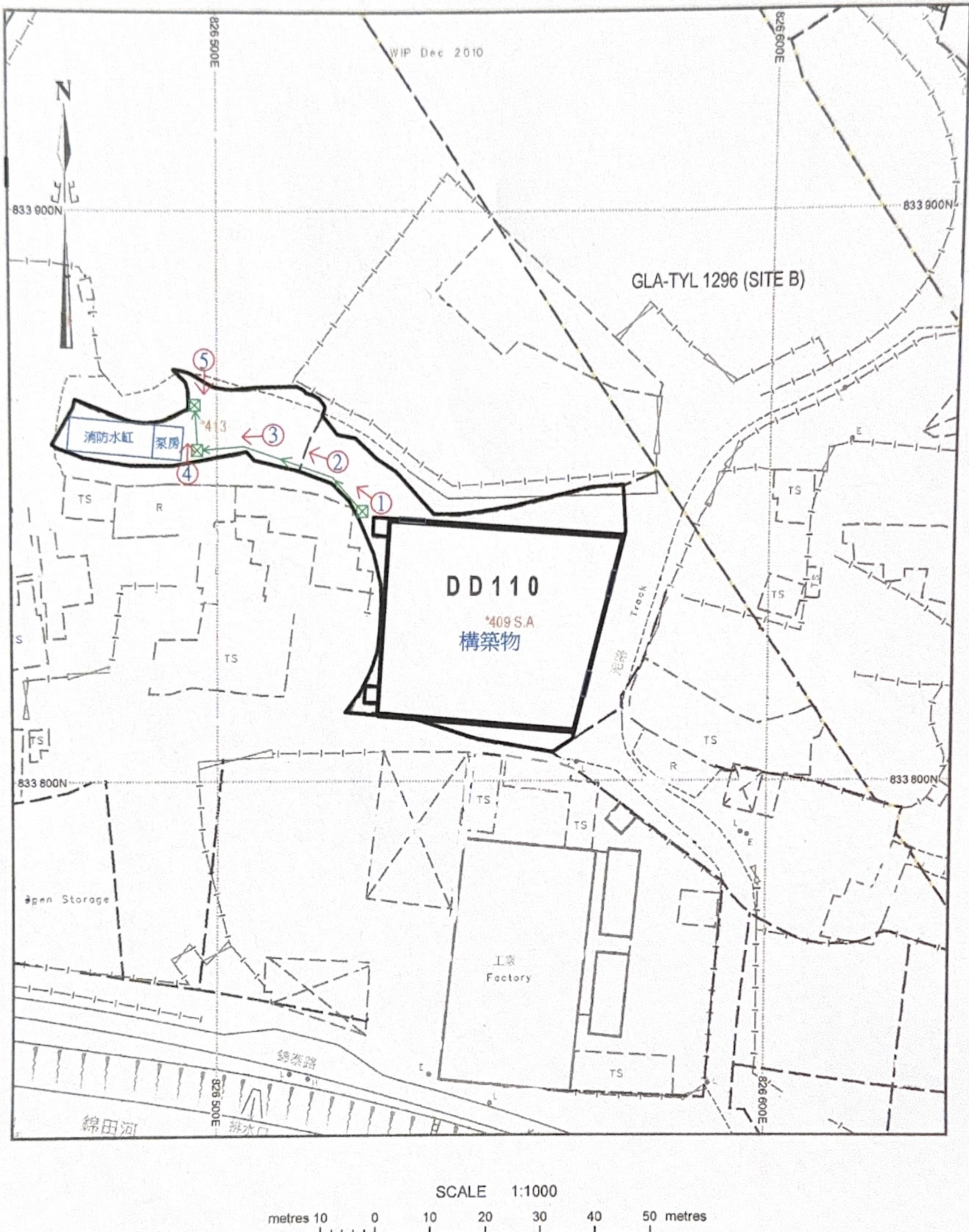
附注：

- (1)申請位置北面之中轉屋興建地盤已展開工程，並於地盤內建造新的排水管道，以承接北至東方之雨水及地面水，而能夠減輕現有的排水設施負荷。
 - (2)以上工程發展不會阻礙地面的水流、天然河流、鄉村渠道、溝渠及鄰近地點。
 - (3)申請人承諾以上有關渠務設施，將不時清理及定期保養維修。

拍照相片位置圖

Ref:TPB/A/YL-KTN/872

日期: 13-6-2023



1a.



1b.



2a.



2b.



3a.



3b.



4a.



4b.



5.



寄件者: George Lee [REDACTED]
寄件日期: 2026年01月20日星期二 18:11
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: Submission of Further Information for the S.16 Renewal Case No. A/YL-KTN/1188
(Supersedes earlier email at 17:52 on 20/1/2026)
附件: Further Information_AYL-KTN1188.pdf; FS251_AYL-KTN1188_1.pdf; FS251_AYL-KTN1188_2.pdf
類別: Internet Email

Dear Sir/Madam,

This email supersedes the one sent earlier today (20/1/2026) at 17:52. Thank you for your attention.

Best regards,
George Lee
BMI Appraisals Limited
[REDACTED]

Re: Application No. A/YL-KTN/1188

(Further Information in Response to Departmental Comments)

Environmental Protection Department:

- (i) Majority of the logistics products & goods are referred to as electronic parts, food products, etc.
- (ii) The proposed use would not involve storage of dusty materials.

Fire Services Department:

- (i) Please find attached the full set of F.S. 251 for your reference.
- (ii) We hereby undertake that there is **no change** in the layout and proposed uses as compared with the previous application.

Transport Department:

Trip Generation and Traffic Impact to Kam Tai Road:

As advised by the Applicant, the operation and transportation arrangement stay the same as the last application (**A/YL-KTN/872**). The trips generated are as follows:-

Private Vehicles: Only around 2 per day; and

Medium Goods Vehicles: Only around 2 per 2 days;

As a result, the traffic impact of the Application Site to the local access and roads, Yau Fook Road and Kam Tai Road is minimal.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Serial Number

10477220369

FSD Ref.: 消防處檔號

Name of Client 顧客姓名

Yau Fook Holding Development Limited

Address 地址

元朗八鄉第409號A分段 (部份) 413号丈量約份第110約地段

Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團Part 1 Annual Maintenance
ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
23	消防轆系統X5	工場 / 寫字樓及外圍	符合消防處規定	15/05/2025	14/05/2026
13	消防拎手x 3	工場 / 寫字樓	符合消防處規定	15/05/2025	14/05/2026

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
	NIL				
	NIL				

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	NIL			
	NIL			

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
受權人簽署

Name:
姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

RC1 / 0477 RC2 / 0649

港消集團有限公司

15/05/2025

For FSD
use only

Inspected

Key-in

Verified



Serial Number

10477 220369

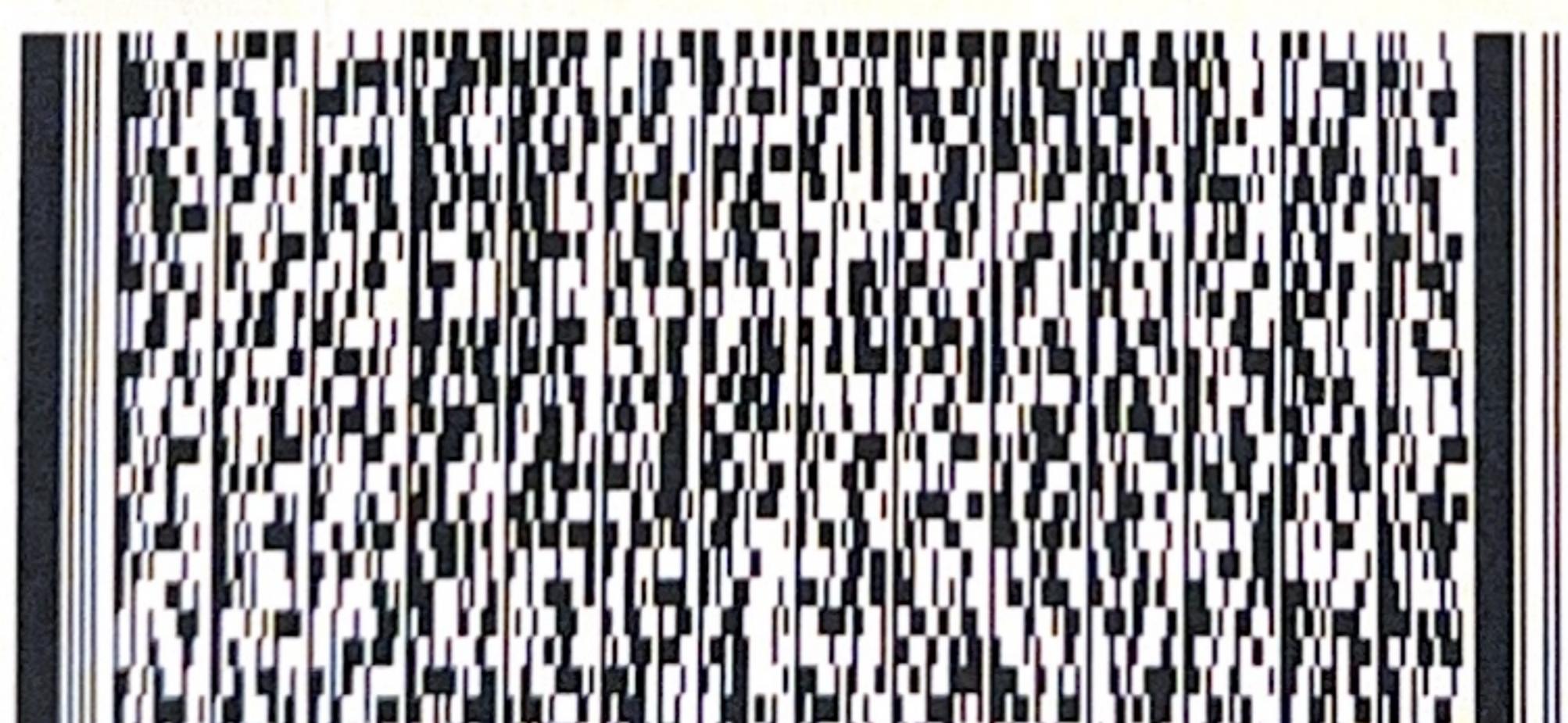
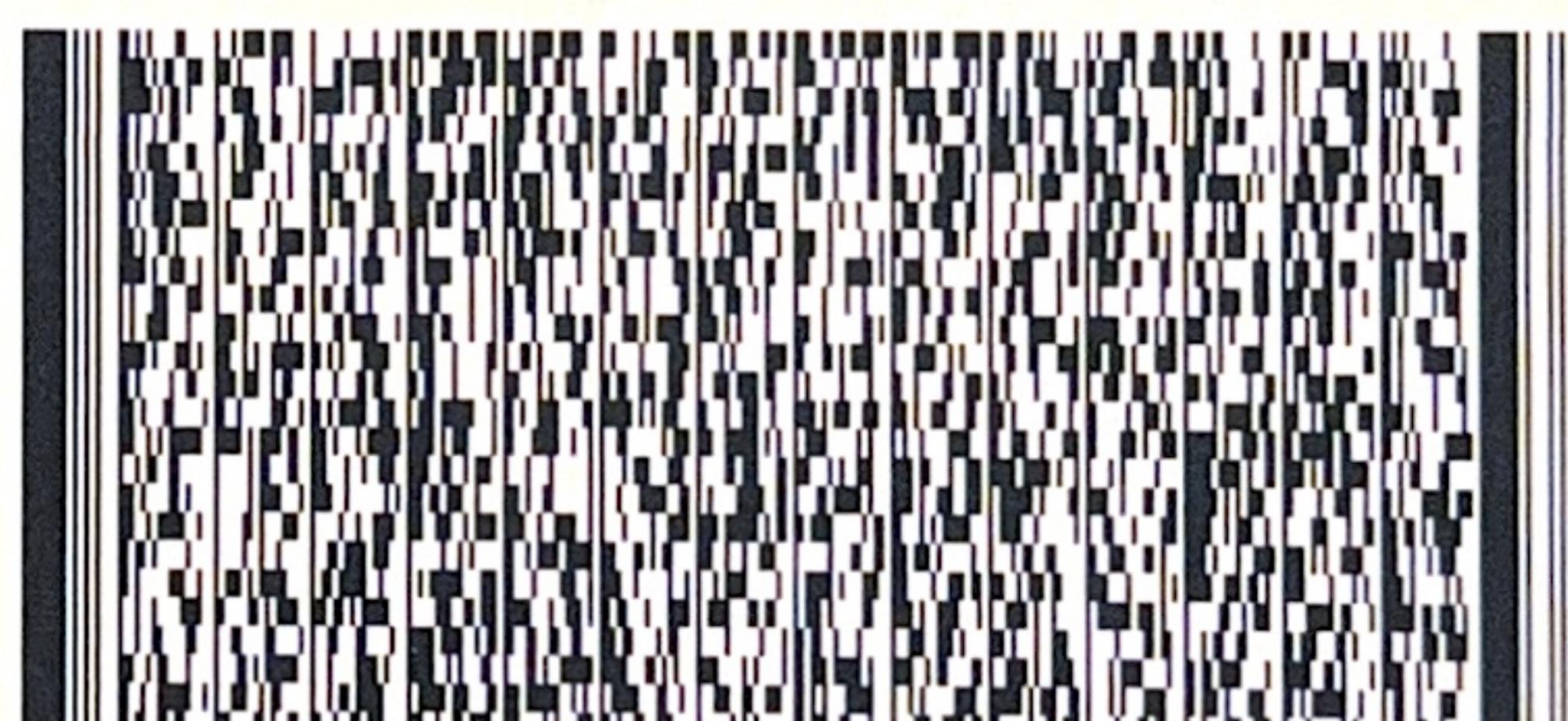
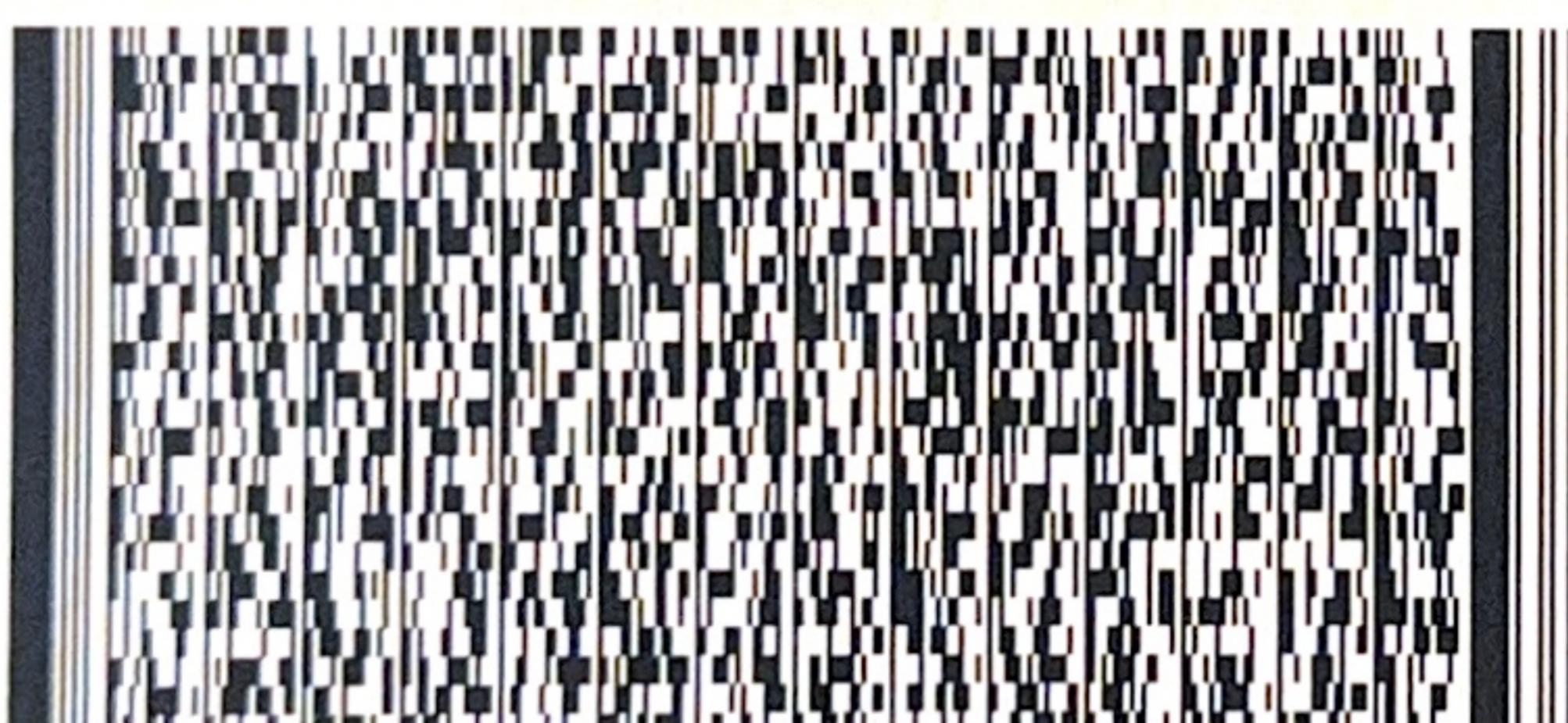
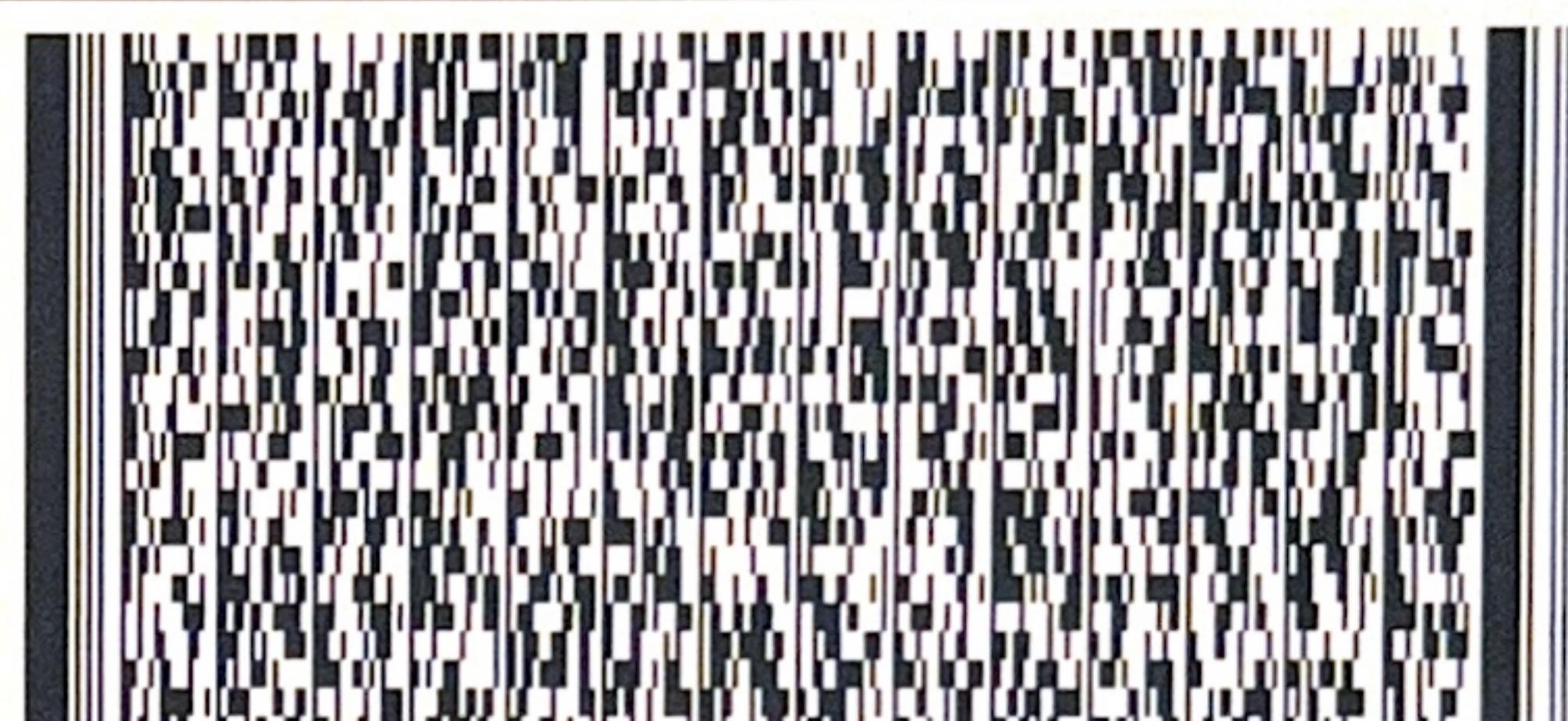
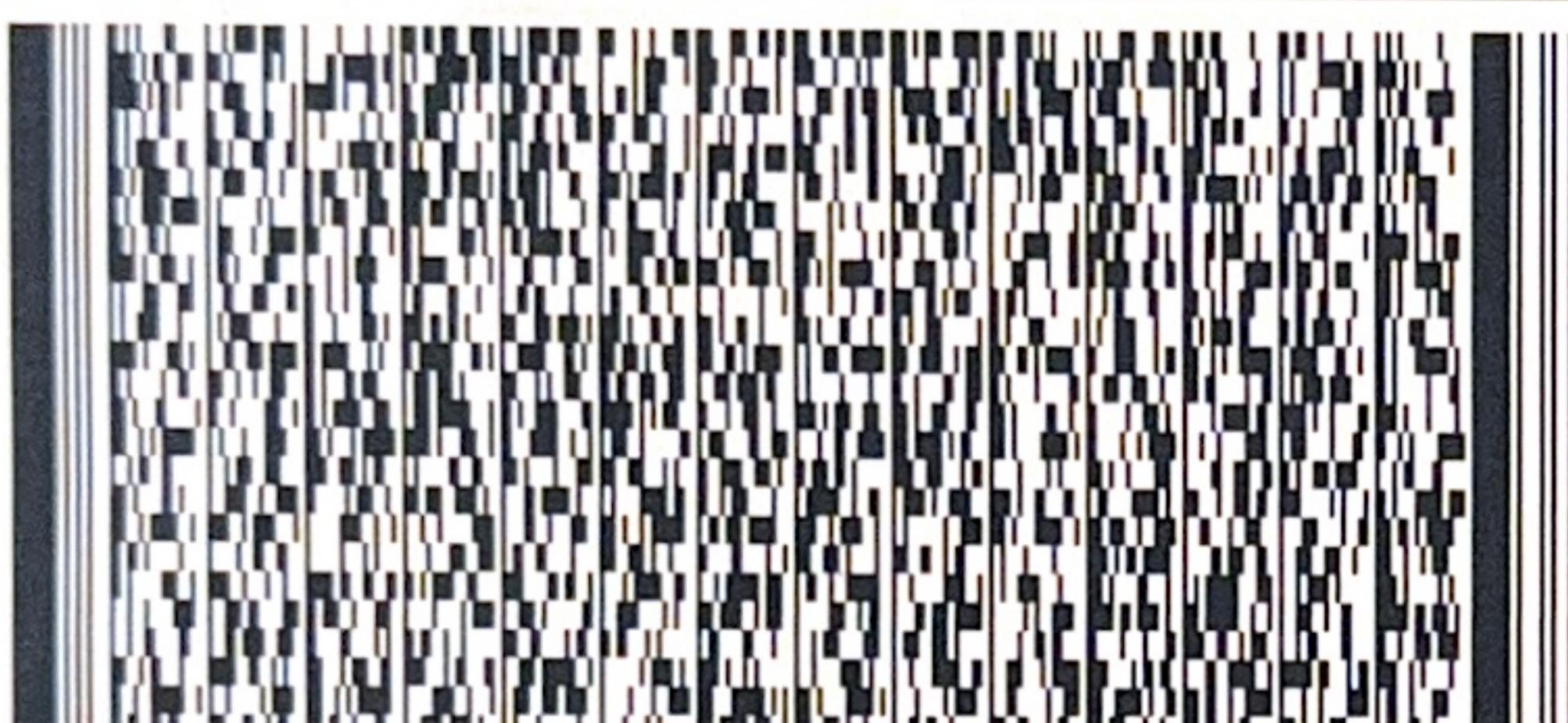
Name of Client 顧客姓名

Yau Fook Holding Development Limited

**Part 1 Annual Maintenance
ONLY**
第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	消防警鐘X3	工場 / 寫字樓	符合消防處規定	15/05/2025	14/05/2026
13	消防防水洗手x2	外圍通道	符合消防處規定	15/05/2025	14/05/2026
13	消防防水警鐘x2	外圍通道	符合消防處規定	15/05/2025	14/05/2026
13	消防洗手 x 3	工場出口位	符合消防處規定	15/05/2025	14/05/2026
13	消防警鐘x 3	工場出口位	符合消防處規定	15/05/2025	14/05/2026



Serial Number

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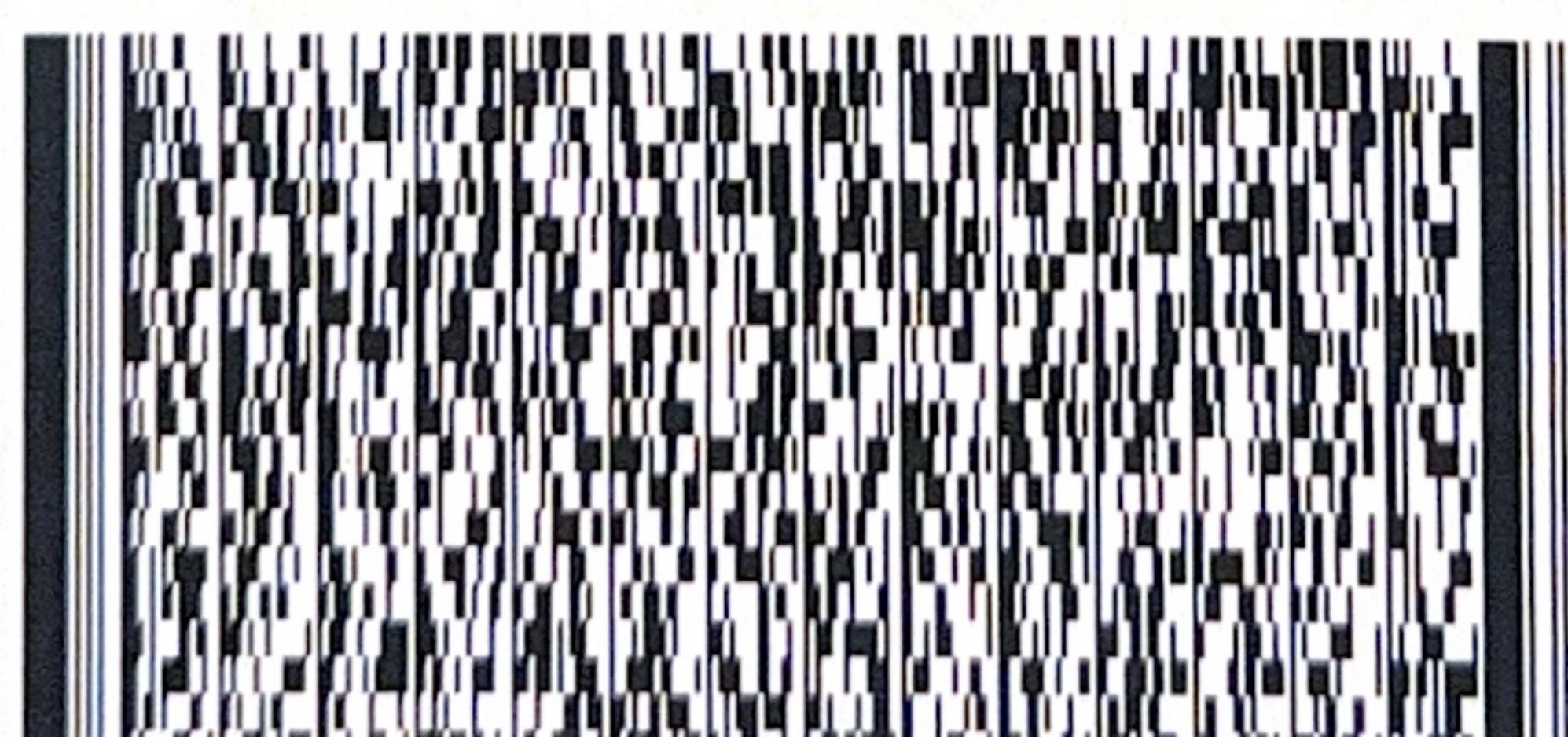
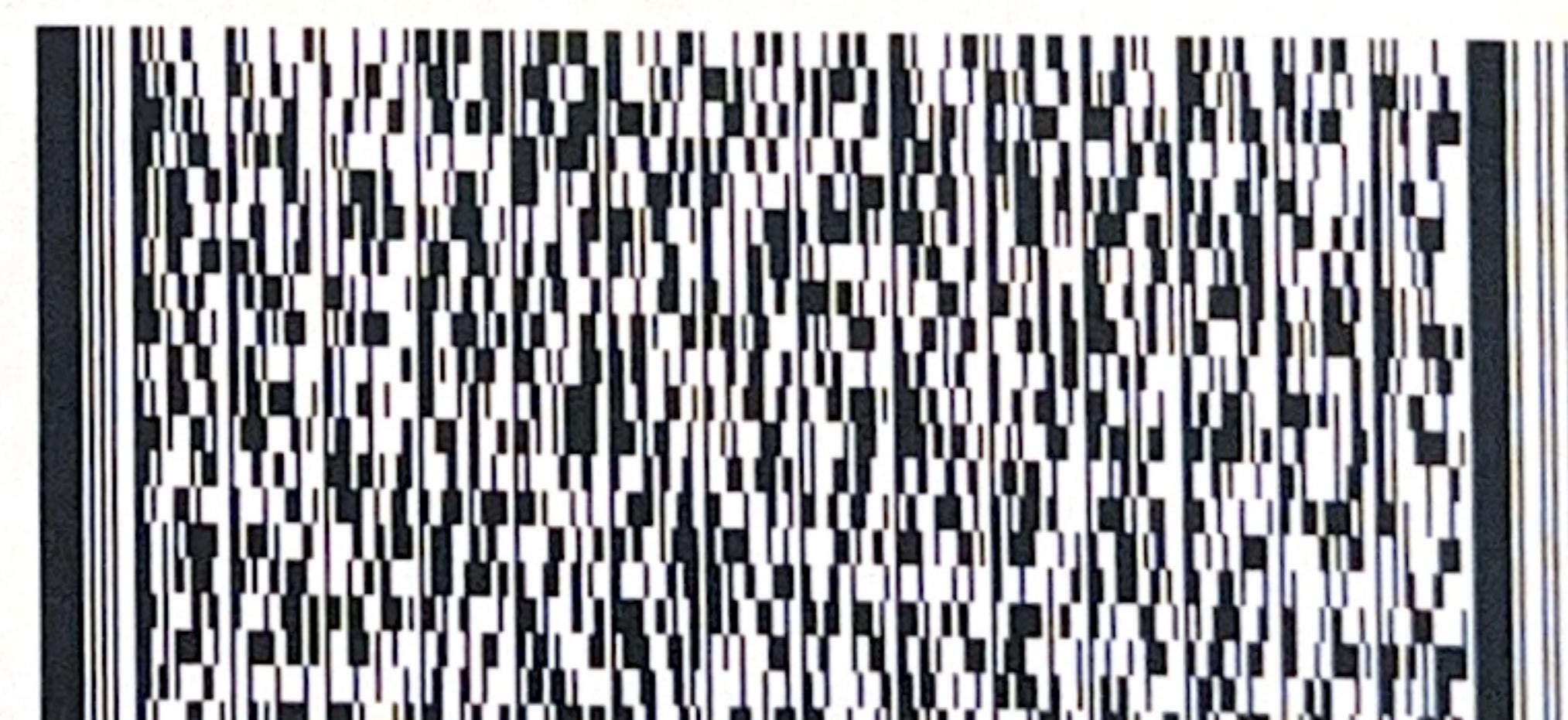
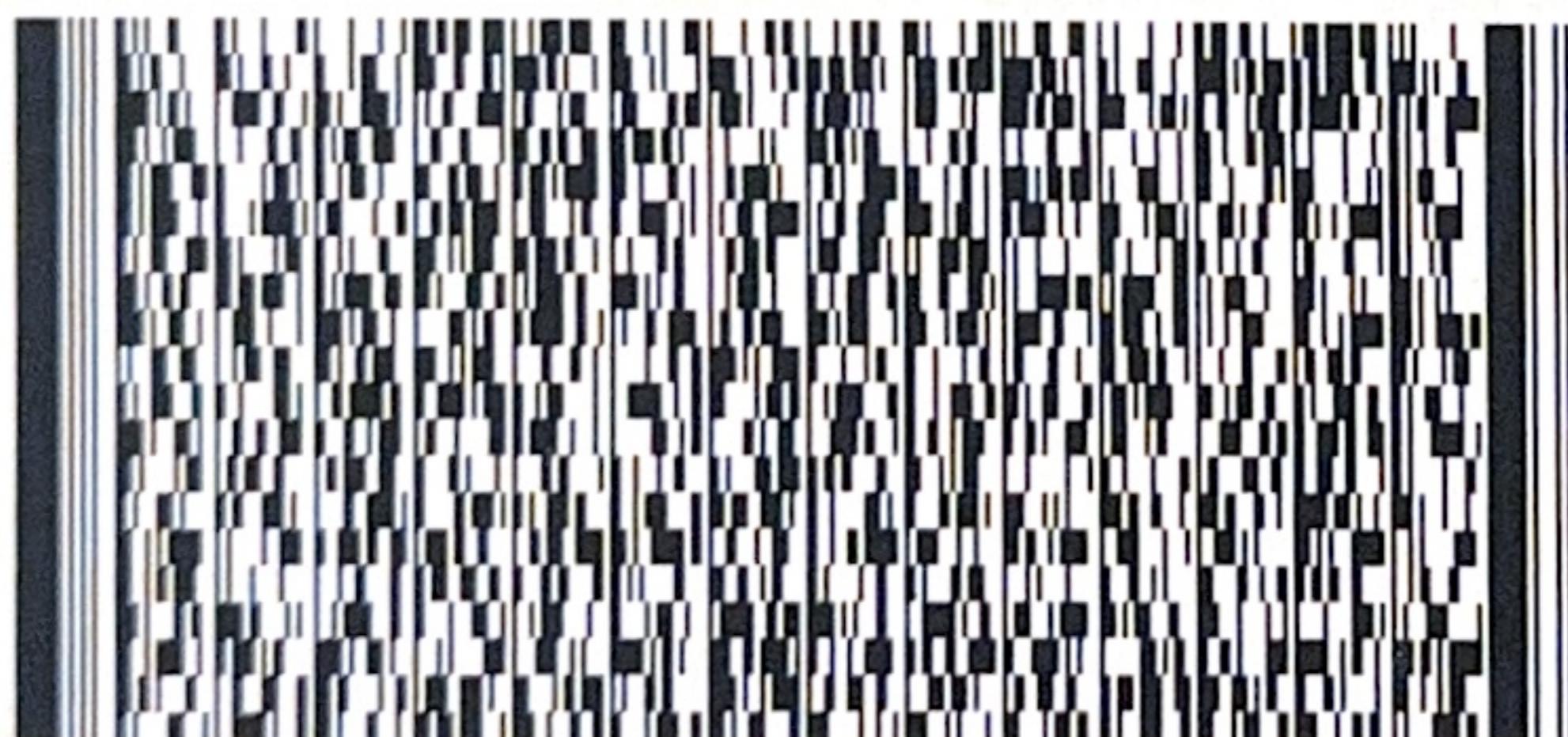
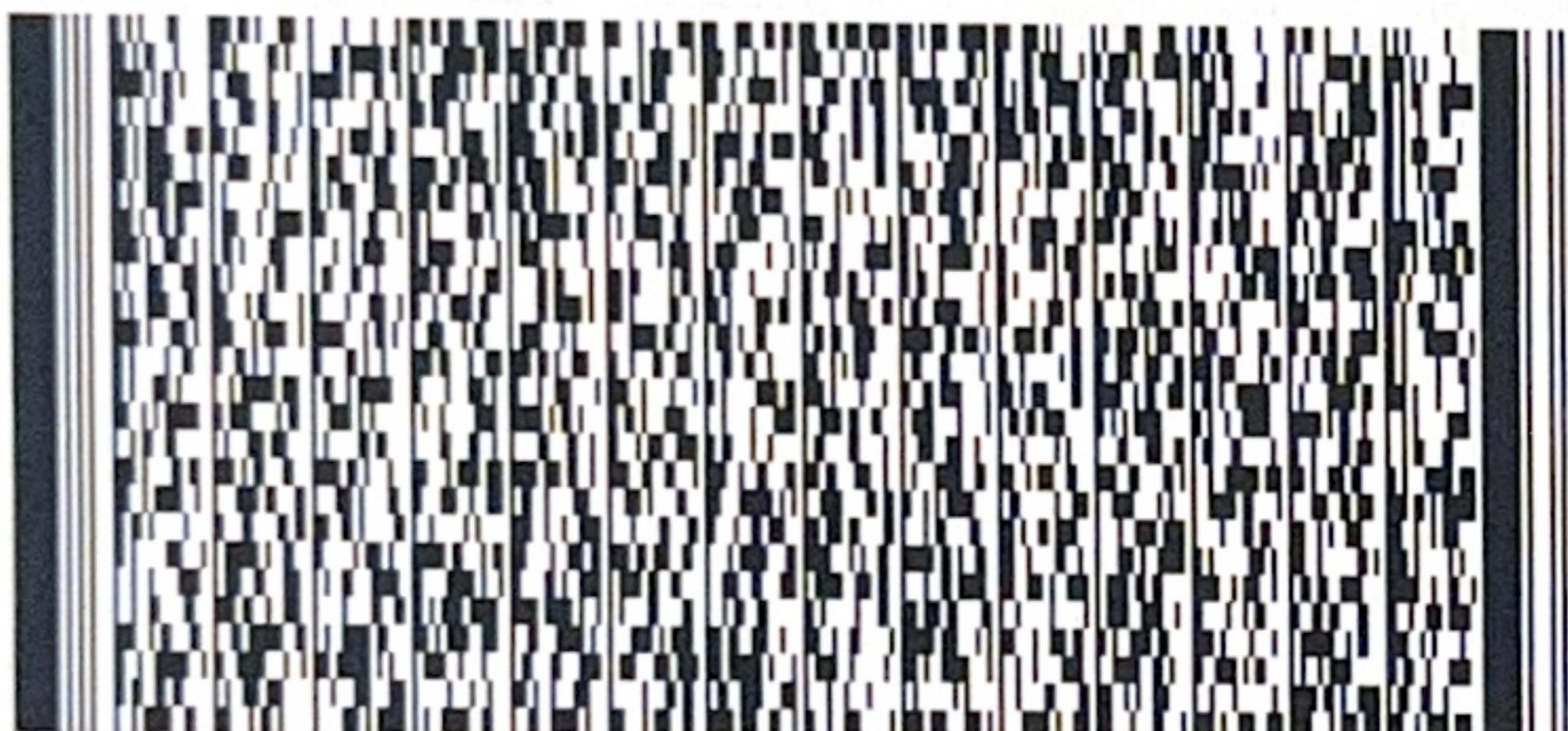
Name of Client 顧客姓名

Yau Fook Holding Development Limited

**Part 1 Annual Maintenance
ONLY**
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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	消防應急照明燈X17	工場 / 寫字樓	符合消防處規定	15/05/2025	14/05/2026
28	花灑系統	工場 / 寫字樓	符合消防處規定	15/05/2025	14/05/2026
	NIL				
	NIL				
	NIL				

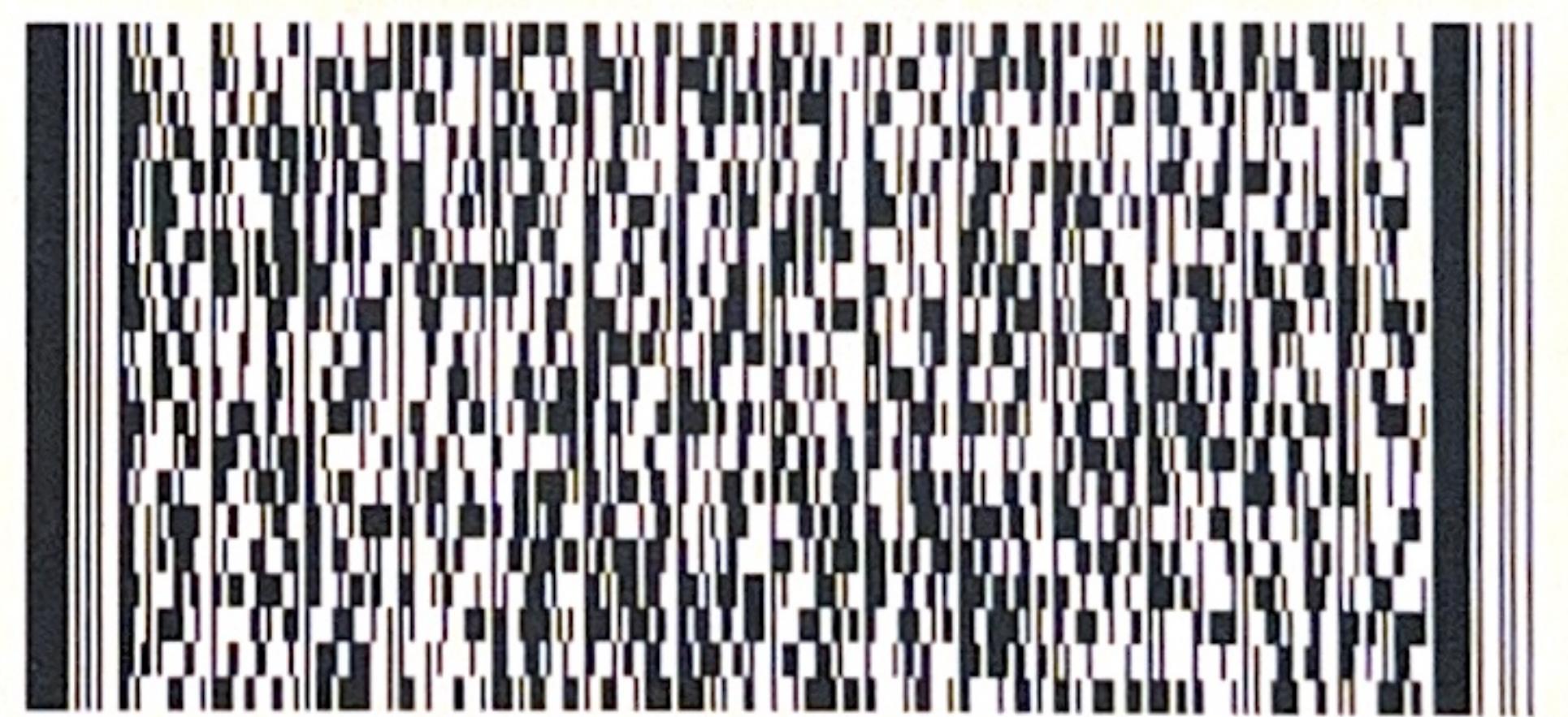
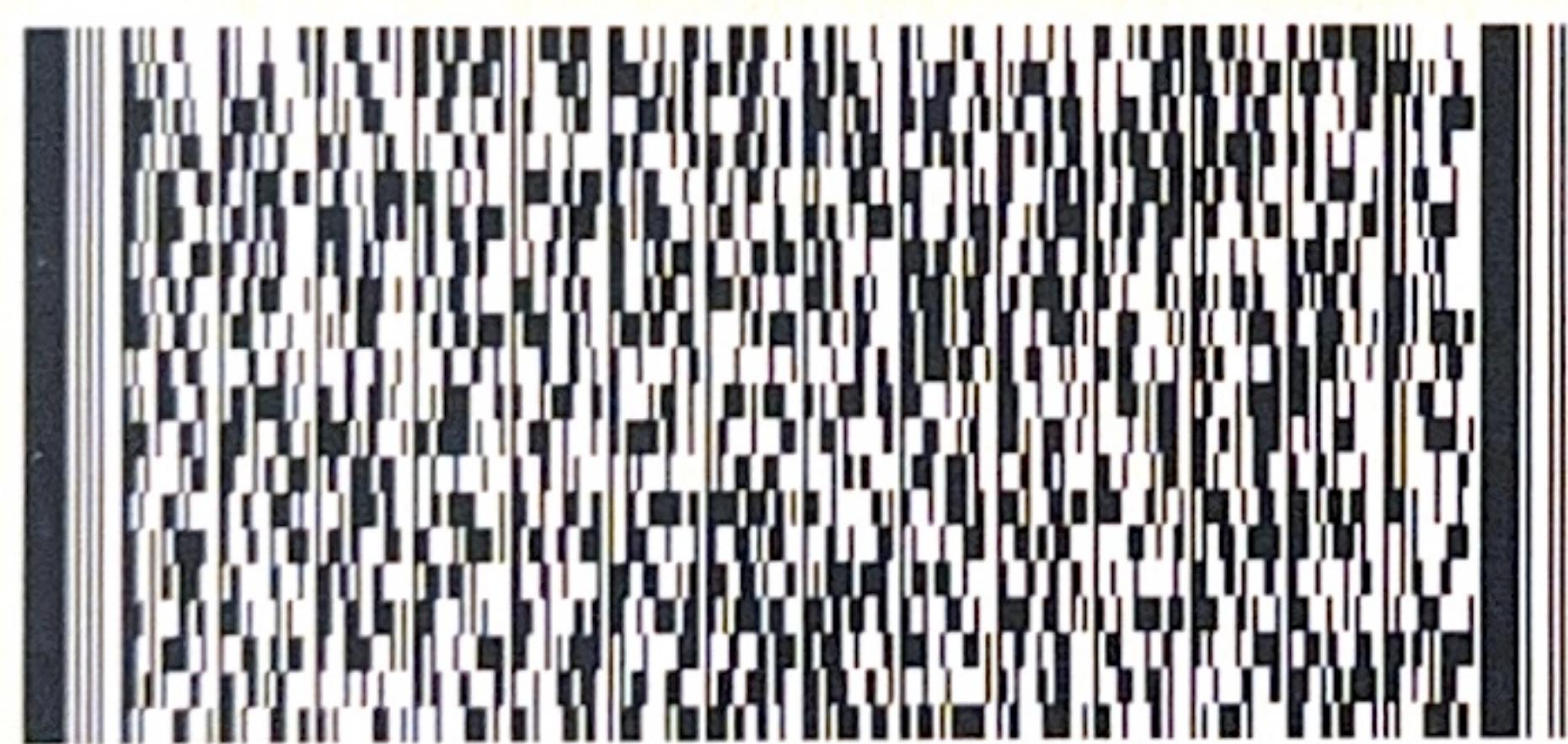
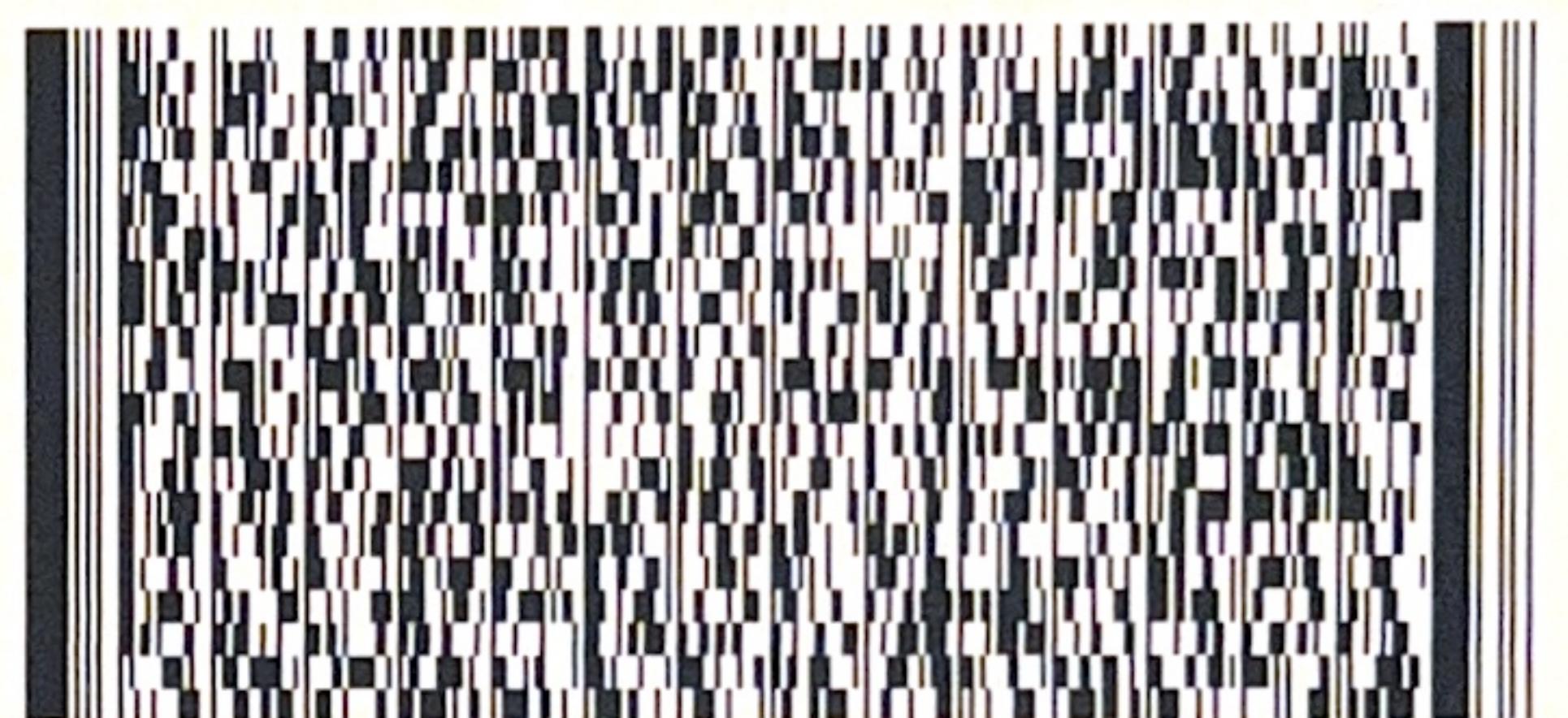
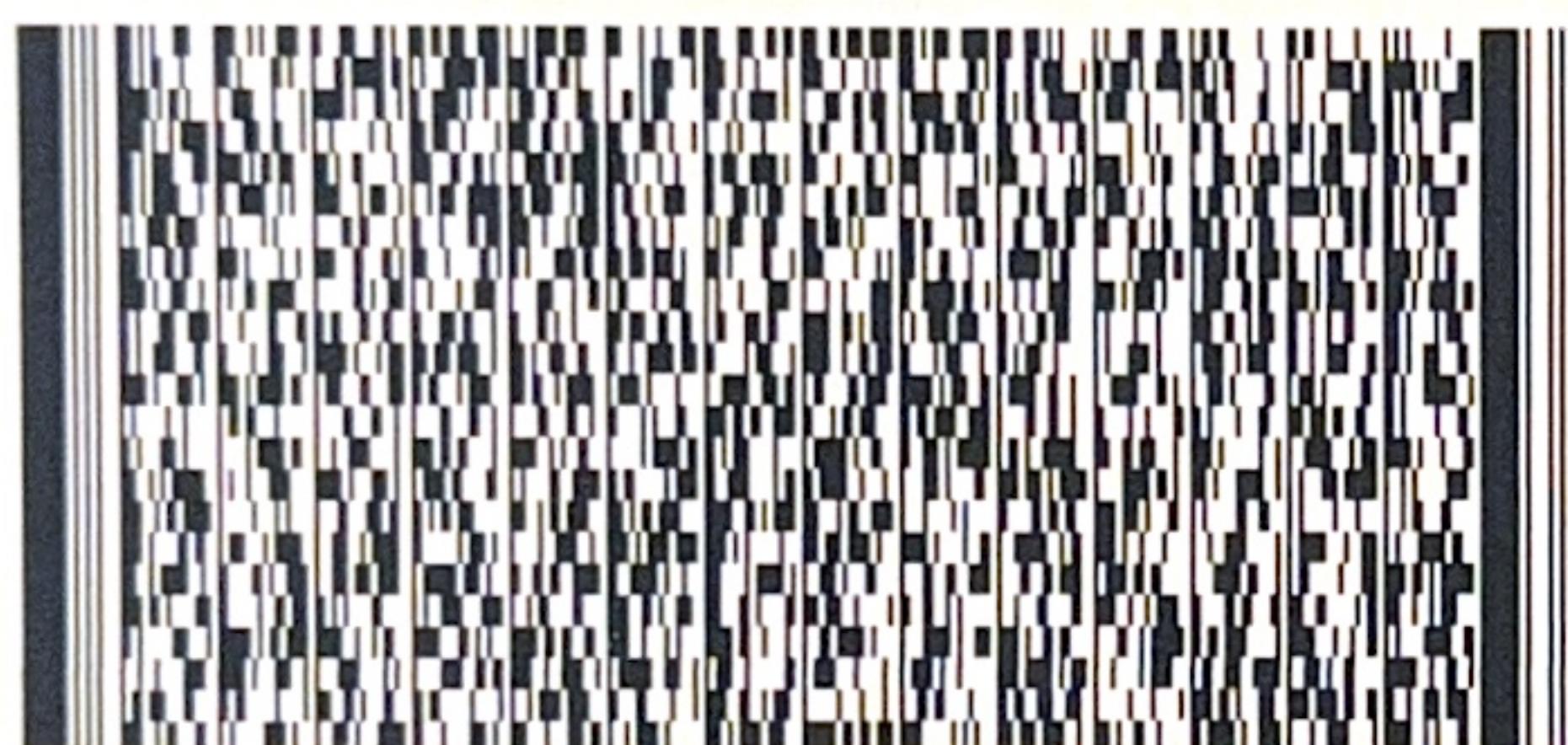
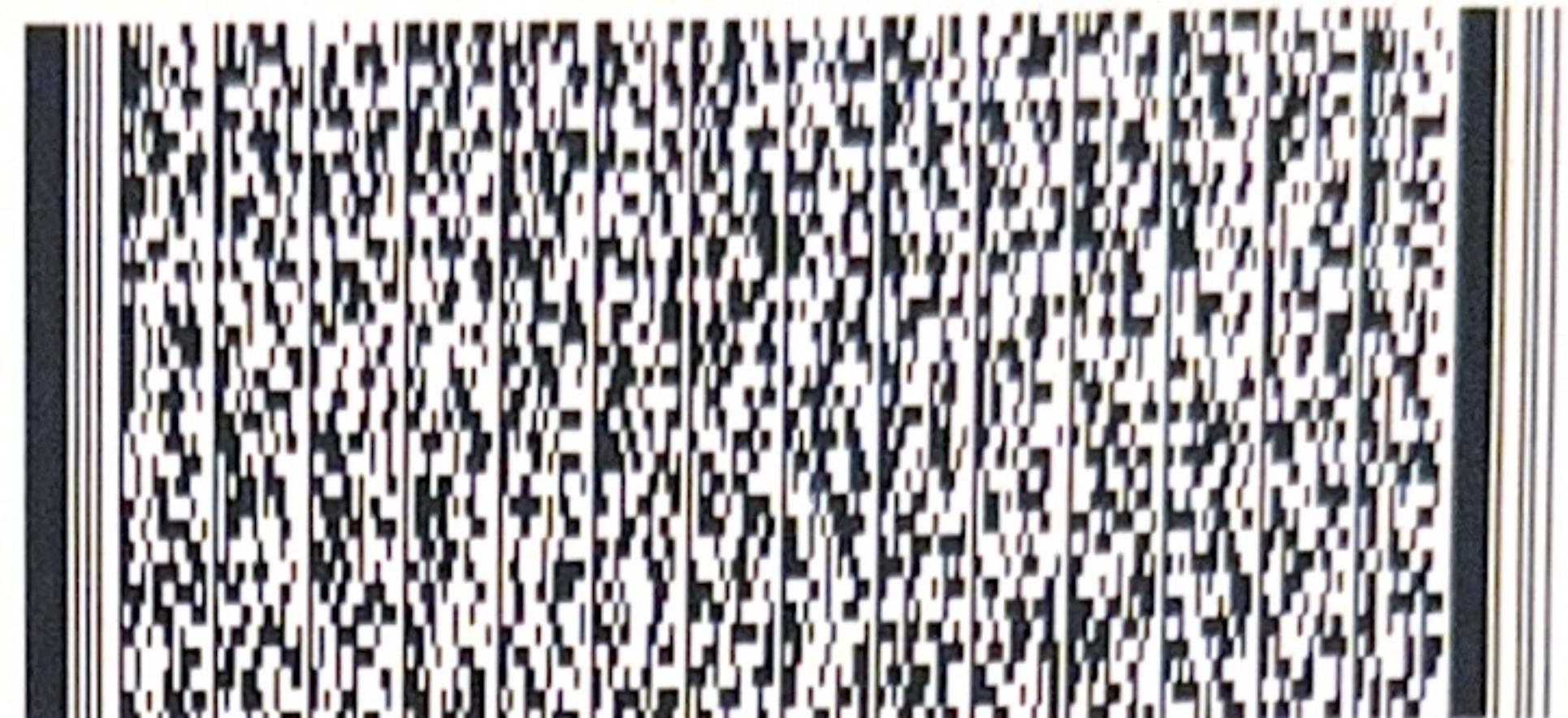
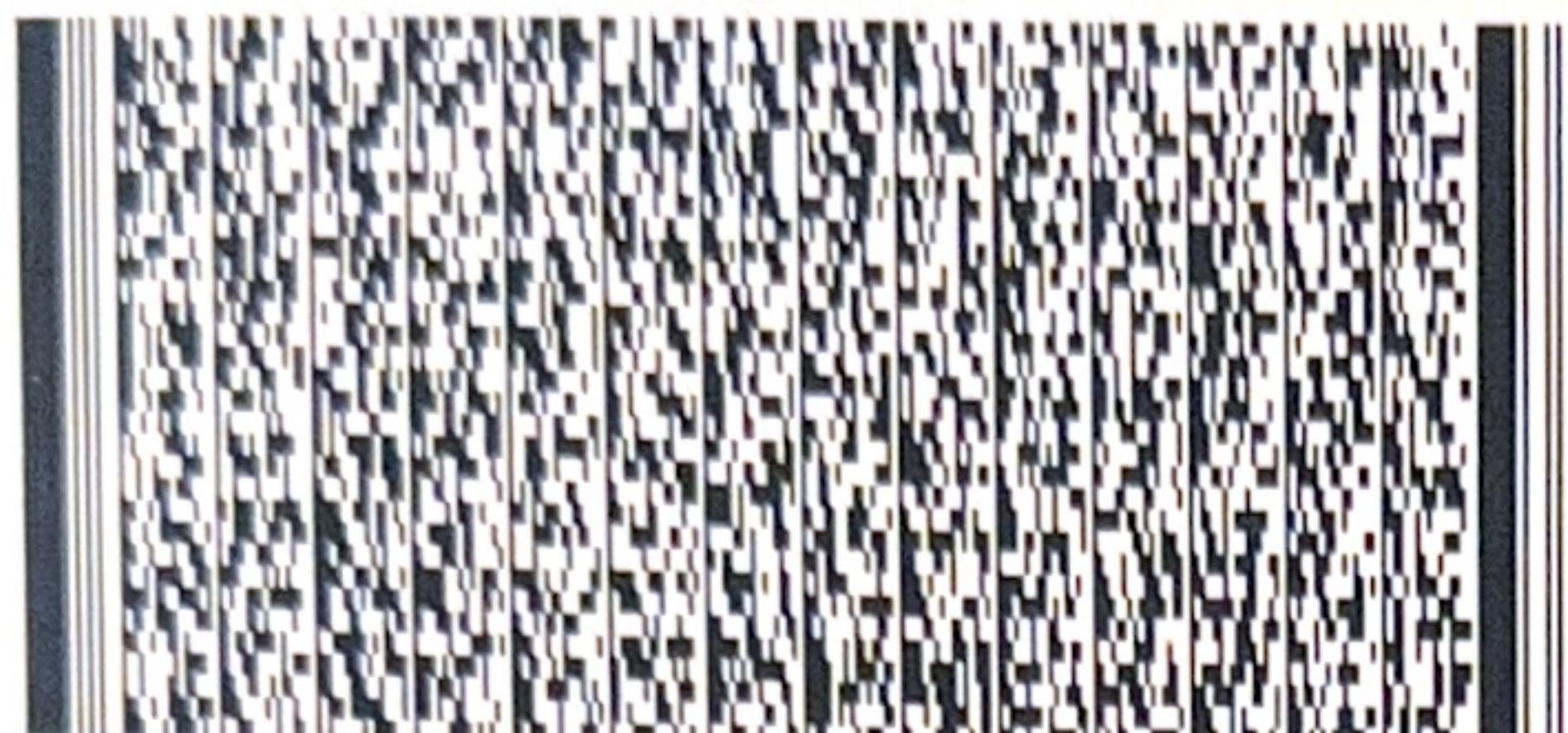


Serial Number

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Name of Client 顧客姓名

Yau Fook Holding Development Limited



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: 消防處檔號

Serial Number

10477 220369

Name of Client 顧客姓名

Yau Fook Holding Development Limited

Address 地址

元朗八鄉 第409號A分段 (部份) 413號 丈量約份第110約地段

Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

Part 1 Annual Maintenance

ONLY

第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
23	消防轆系統X5	工場 / 寫字樓及外圍	符合消防處規定	15/05/2025	14/05/2026
13	消防拎手x 3	工場 / 寫字樓	符合消防處規定	15/05/2025	14/05/2026

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

取代: 10477250500取代10477220369



I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或
處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 01/2012)

c155-cd4a-d244-d891-21a9-30ef-a55c-5ba4

Authorized
Signature:
受權人簽署Name:
姓名FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

RC1 / 0477 RC2 / 0649

港消集團有限公司

15/05/2025

For FSD
use only

Inspected

Key-in

Verified

Serial Number

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Name of Client 顧客姓名

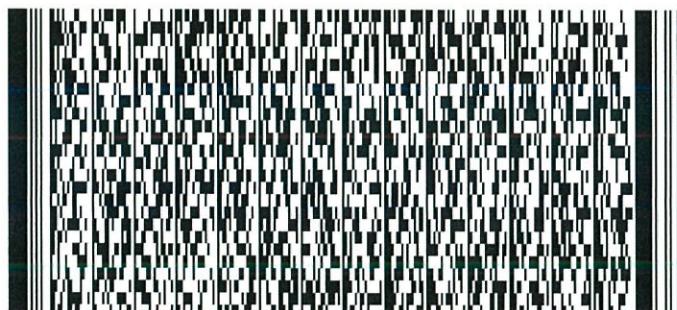
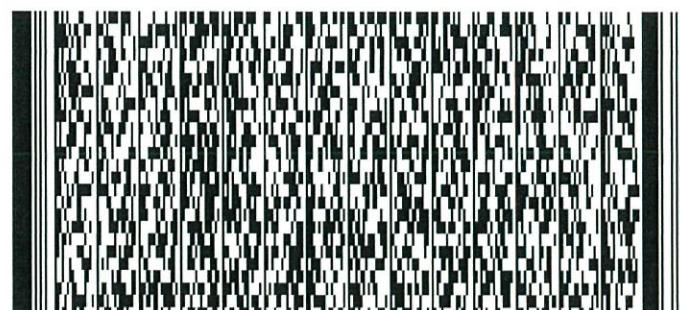
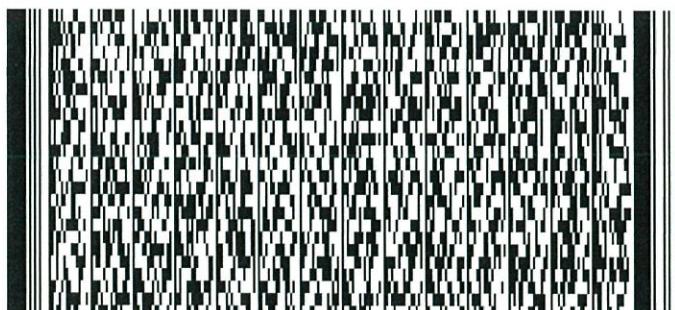
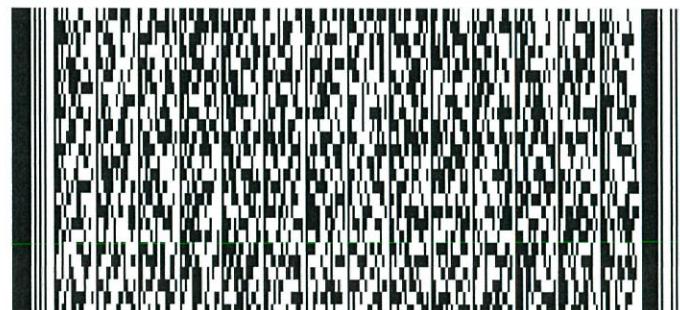
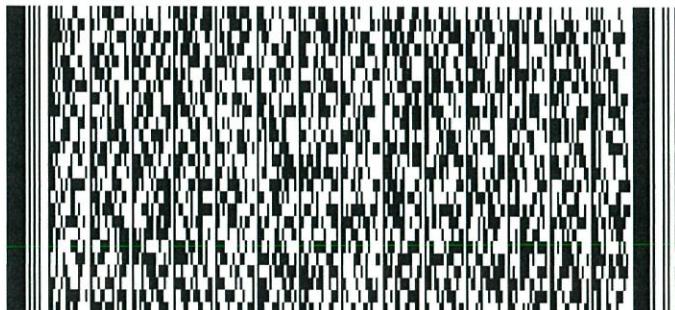
Yau Fook Holding Development Limited

**Part 1 Annual Maintenance
ONLY**

第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	消防警鐘x3	工場 / 寫字樓	符合消防處規定	15/05/2025	14/05/2026
13	消防防水拎手x2	外圍通道	符合消防處規定	15/05/2025	14/05/2026
13	消防防水警鐘x2	外圍通道	符合消防處規定	15/05/2025	14/05/2026
13	消防拎手 x 3	工場出口位	符合消防處規定	15/05/2025	14/05/2026
13	消防警鐘x 3	工場出口位	符合消防處規定	15/05/2025	14/05/2026



Serial Number

10477 220369

Name of Client 顧客姓名

Yau Fook Holding Development Limited

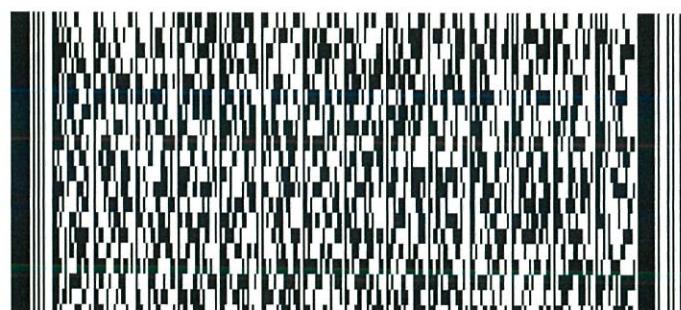
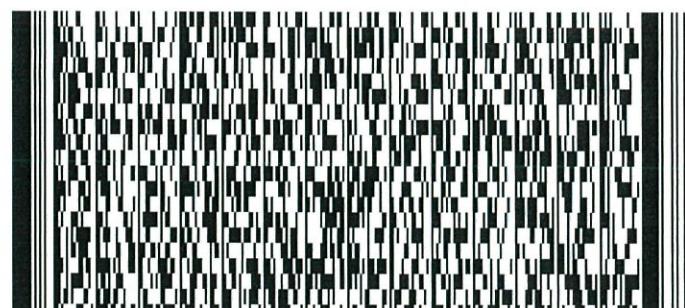
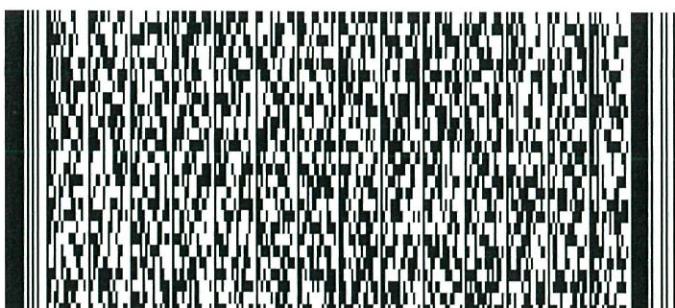
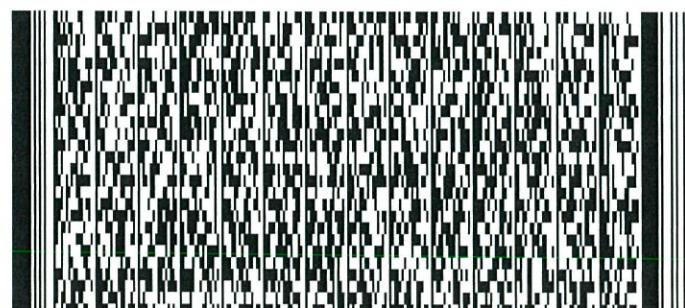
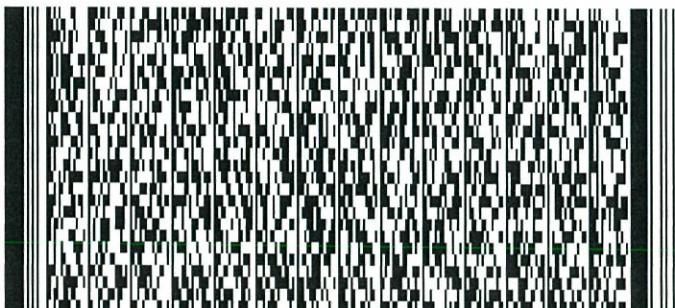
Part 1 Annual Maintenance

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	消防應急照明燈X17	工場 / 寫字樓	符合消防處規定	15/05/2025	14/05/2026
28	花灑系統	工場 / 寫字樓	符合消防處規定	15/05/2025	14/05/2026
12	出口指示燈X8	工場 / 寫字樓	符合消防處規定	15/05/2025	14/05/2026

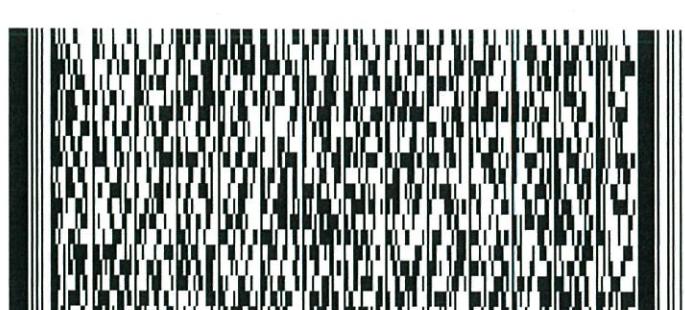
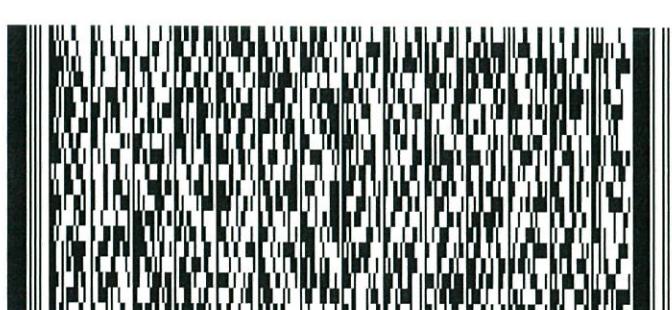
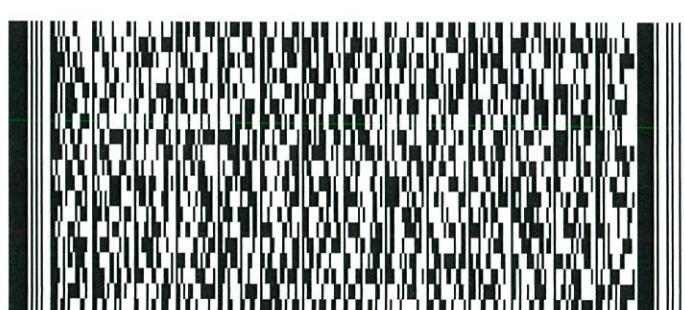
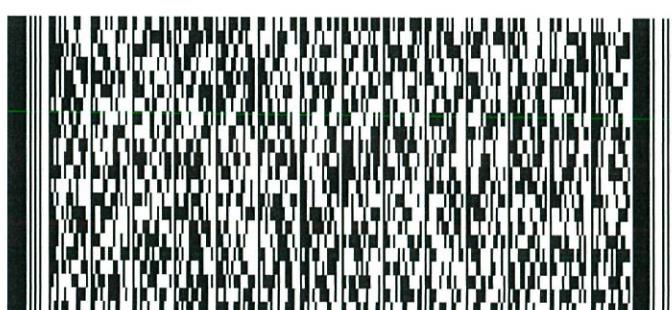
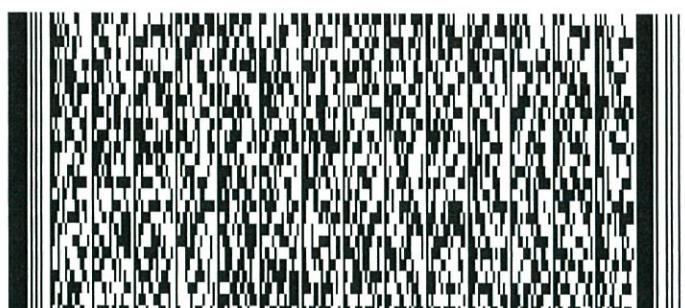
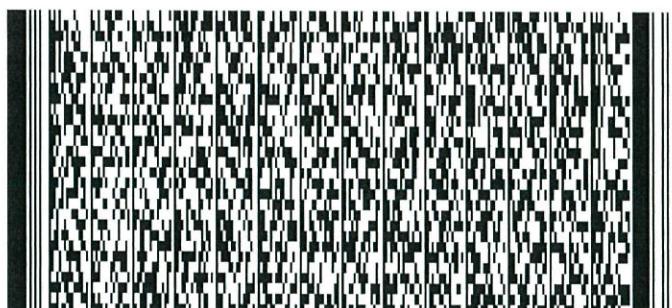
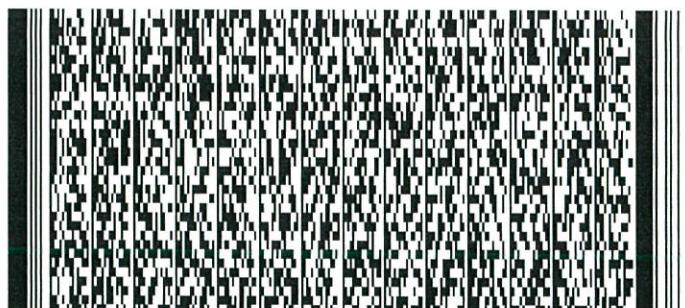
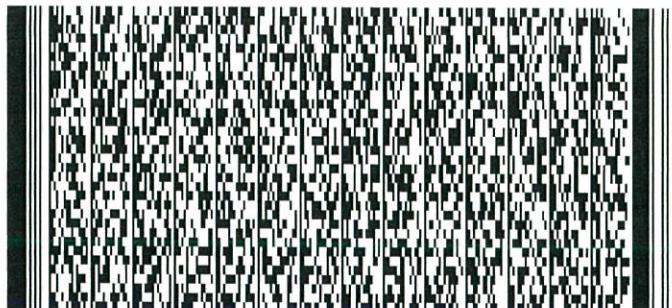


Serial Number

10477 220369

Name of Client 顧客姓名

Yau Fook Holding Development Limited



Government Departments with No Objection / No Adverse Comment

The following government departments have no objection to or no adverse comment on the application:

- (a) District Lands Officer/Yuen Long, Lands Department;
- (b) Commissioner for Transport;
- (c) Chief Highway Engineer/New Territories West, Highways Department;
- (d) Chief Engineer/Mainland North, Drainage Service Department;
- (e) Director of Fire Services;
- (f) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (g) Director of Agriculture, Fisheries and Conservation;
- (h) Project Manager (West), Civil Engineering and Development Department;
- (i) Chief Engineer/Construction, Water Supplies Department;
- (j) Director of Electrical and Mechanical Services;
- (k) Chief Building Surveyor/New Territories West, Buildings Department; and
- (l) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

(a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;

(b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:

(i) the following private lot is covered by Short Term Waiver (STW):

STW No.	Lot No. (in D.D. 110)	Purposes
3580	409 S.A	Temporary Storage of Logistics Products and Goods with Ancillary Office

(ii) the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate, and the lot owner(s) without STW shall apply to his office for STWs to permit the structure(s) erected within the private lot(s) covered by the application. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;

(c) to note the comments of the Commissioner for Transport that:

(i) the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;

(ii) sufficient manoeuvring space shall be provided within the Site; and

(iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

(d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:

(i) HyD shall not be responsible for the maintenance of the proposed access connecting between the Site and Kam Tai Road, including any local tracks; and

(ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (e) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the detailed comments on the record of the existing drainage facilities previously provided to the applicant shall be taken into account in the revised record of the existing drainage facilities;
- (g) to note the comments of the Director of Fire Services that the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) if the existing structure is erected on leased land without approval of BD (not being New Territories Exempted Houses), it is unauthorized under BO and should not be designated for any applied use under the captioned application;
 - (ii) before any new building works (including storage shed and office as temporary buildings) are to be carried out on Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's 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;
 - (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; and
 - (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage.