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date of receipt
the required documents.

2025 -12- 18

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

2502687

2025.11.25 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-TYST/1342
	Date Received 收到日期	2025-12-18

1. 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。
2. 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。
3. 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Queen Million Investments Limited 賀亮投資有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	Lot 2611 S.A (Part) in D.D. 124 and adjoining Government Land, Tan Kwai Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,450 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,084 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)	..... 327 sq.m 平方米 <input type="checkbox"/> About 約

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
06/10/2025 - 20/10/2025 (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 _____ 14/11/2025 (DD/MM/YYYY)"&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

others (please specify)
其他 (請指明)

Note: May insert more than one '✓'.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen OZP No.: S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)", "Residential (Group B)1" and "Government, Institution or Community"
(f) Current use(s) 現時用途	<p>Warehouse</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)

6. Type(s) of Application 申請類別

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

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月	

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	..... 366	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1,084	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 1	.....
Proposed domestic floor area 擬議住用樓面面積	..... N/A	..... sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1,084	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1,084	..... sq.m	<input checked="" type="checkbox"/> About 約

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, RAIN SHELTER WASHROOM, FS CONTROL AND PUMP ROOM AND FS WATER TANK	1,084 m ² (ABOUT)	1,084 m ² (ABOUT)	NOT EXCEEDING 7.5 m (1-STOREY)
		TOTAL 1,084 m ² (ABOUT)	1,084 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN

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

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

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

Taxi Spaces 的士車位	..... N/A
Coach Spaces 旅遊巴車位	..... N/A
Light Goods Vehicle Spaces 輕型貨車車位	..... 1
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A
Others (Please Specify) 其他 (請列明)	.....

<p>Proposed operating hours 擬議營運時間 Mondays to Saturdays from 09:00 to 19:00. No operation on Sundays and public holidays.</p>		
<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	Yes 是	<input checked="" 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)) <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)
	No 否	<input type="checkbox"/>
<p>(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。)</p>		
<p>(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？</p>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	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)
	No 否	<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
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	On environment 對環境	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
Others (Please Specify) 其他 (請列明)	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" 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) 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>
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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/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____
(e) Approval conditions 附帶條件	Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

Please refer to the supplementary statement.

8. Declaration 聲明

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

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

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人

Michael WONG

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

..... R-riches Planning Limited 盈卓規劃有限公司



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

Date 日期

18/11/2025

(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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 2611 S.A (Part) in D.D. 124 and adjoining Government Land, Tan Kwai Tsuen, Yuen Long, New Territories
Site area 地盤面積	1,450 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 327 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen OZP No.: S/YL-TYST/14
Zoning 地帶	"Residential (Group D)", "Residential (Group B)1" and "Government, Institution or Community"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

(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	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,084	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		N/A
	Non-domestic 非住用		1
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	not exceeding 7.5	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		75	% <input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____		2 2 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____		1 N/A N/A 1 N/A N/A

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

	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plans showing location/zoning/land status of the Site; Swept path analysis; FSIs proposal; Accepted run-in/out and drainage proposals under the previous application No. A/YL-TYST/1242		
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。

Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years in "R(D)", "R(B)1" and "G/IC" Zones, Lot 2611 S.A (Part) in D.D. 124 and Adjoining G.L., Tan Kwai Tsuen, Yuen Long, New Territories

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to continue to use *Lot 2611 S.A (Part) in D.D. 124 and adjoining Government Land (GL), Tan Kwai Tsuen, New Territories* (the Site) for '**Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years**' (the development) (**Plan 1**).

- 1.2 The applicant is a business operator affected by the Yuen Long South New Development Area (YLS NDA) development. The affected business premises have been used as a warehouse since the early 1990s. However, as the original premises has already been resumed by the Government, the applicant has submitted a S.16 planning application for the same use at the current Site, and the application (No. A/YL-TYST/1242) was approved by the Board in 2024. Since then, the applicant has been operating the applied use at the Site.

- 1.3 The applicant intends to continue operating the Site as a warehouse for storage of miscellaneous goods, (i.e. from construction material to miscellaneous goods (including packaged food, apparel, footwear, electronic goods and furniture, etc.)). The applied use could support the local warehousing and storage industry within the local area and nearby workshops and open storage sites. In view of the above, the applicant would like to operate the applied use to support the local warehousing industry and the economy of Hong Kong.

2) Planning Context

- 2.1 The Site currently falls within areas zoned as "Residential (Group D)" ("R(D)", "Residential (Group B)1" ("R(B)1") and "Government, Institution or Community" ("G/IC") on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No.: S/YL-TYST/14 (**Plan 2**). According to the Notes of the OZP, 'warehouse' is neither a column one nor a column two use within "R(D)", "R(B)1" and "G/IC" zones, which requires planning permission from the Board.

- 2.2 Although the Site falls within "R(D)", "R(B)1" and "G/IC" zones, there is no known long term development at the Site. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "R(D)", "R(B)1" and "G/IC" zones and would better utilise precious land resources in the New Territories.

2.3 The Site is surrounded by sites occupied by construction works, scattered temporary structures, open storage yards, residential structures, etc., hence, the development with one low-rise temporary structure is considered not incompatible with the surroundings.

2.4 The Site is the subject of four previous S.16 planning applications, whilst the latest application (No. A/YL-TYST/1242) is for '*warehouse (excluding D.G.G.)*' use (i.e. submitted by a different applicant with the same use as the current application), which was approved by the Board in 2024. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the previous application (No. A/YL-TYST/1242), all development parameters (e.g. plot ratio, gross floor area, site coverage, etc.) remained the same.

2.5 The previous applicant has made effort to comply with approval conditions of the previous application (No. A/YL-TYST/1242), details are shown at **Table 2** below:

Table 2 - Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-TYST/1242		Date of Compliance
(e)	The provision of boundary fence	Not complied with
(f)	The submission of a run-in/out proposal	09.01.2025
(g)	The implementation of the run-in/out proposal	Not complied with
(h)	The submission of a drainage proposal	04.12.2024
(i)	The implementation of the drainage proposal	Not complied with
(k)	The submission of a fire service installations (FSIs) proposal	Not complied with
(l)	The implementation of the FSIs proposal	Not complied with

2.6 During the approval period of the previous application (No. A/YL-TYST/1242), the applicant has made efforts in complying with approval conditions in regard to drainage and traffic aspects. The applicant made submission for compliance with condition (f) on 20.06.2024 and the submission was considered acceptable by the Chief Highway Engineer/New Territories West, Highways Department and the Commissioner of Transport on 09.01.2025.

2.7 The applicant made submission for compliance with condition (h) on 20.06.2024 and the submission was considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department on 04.12.2024. The applicant had been sourcing contractors to

implement the accepted drainage and run-in/out proposal. However, no suitable contractor was selected at the end, which led to the revocation of the previous application on 11.11.2025.

2.8 To support the application, the applicant has submitted the previously accepted drainage and run-in/out proposal and a FSIS proposal for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to III**).

3) Development Proposal

3.1 The Site occupies an area of 1,450 m² (about), including 327 m² (about) of GL (**Plans 1 and 3**). 1 structure is provided at the Site for warehouse (excluding D.G.G.), site office, rain shelter, washroom, fire service (FS) control and pump room, FS water tank and covered loading/unloading (L/UL) area with the total GFA of 1,084 m² (**Plan 4**). Other parts of the Site are proposed for circulation space. Ancillary facilities, including site office, rain shelter, washroom and FS provisions are intended to support the daily operation of the Site, and to ensure fire safety within the Site. It is estimated that the site would accommodate 8 nos. of staff. As the Site is for warehouse use with no storefront, no visitor is anticipated at the Site.

Details of development parameters are shown at **Table 3** below:

Table 3 - Major Development Parameters

Application Site Area	1,450 m ² (about), including 327 m ² of GL (about)
Covered Area	1,084 m ² (about)
Uncovered Area	366 m ² (about)
Plot Ratio	0.75 (about)
Site Coverage	75 % (about)
Number of Structure(s)	1
Total GFA	1,084 m ² (about)
- <i>Domestic GFA</i>	<i>Not applicable</i>
- <i>Non-Domestic GFA</i>	1,084 m ² (about)
Building Height	Not exceeding 7.5 m
No. of Storey	1

3.2 The Site is accessible from Tan Kwai Tsuen Road via Shui Fu Road (**Plan 1**). The operation hours of the development are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. A total of 3 parking and loading/unloading (L/UL)

spaces will be provided at the Site, details of parking and L/UL spaces provision are shown at **Table 4** below:

Table 4 - Parking Provision

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	2
Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)	1

3.4 No vehicles other than PCs and LGVs are allowed to enter/exit the site during the planning approval period. No queuing and/or waiting for motor vehicles from the Site onto Tan Kwai Tsuen Road via Shui Fu Road; and no motor vehicles will be permitted to reverse into and out of the Site onto Tan Kwai Tsuen Road via Shui Fu Road. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 5** below), adverse traffic impacts arising from the development should not be anticipated.

Table 5 - Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:00 - 08:00)	2	0	1	0	3
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	2	0	1	3
Traffic trip per hour (average)	0	0	1	1	2

3.5 No dangerous goods will be stored within the Site. All items would be stored within the fully enclosed structure. No open storage and workshop activities (including dismantling, maintenance, repairing, cleansing, paint spraying) will be carried out at the Site at any time during the planning approval period. PCs and LGVs would only be parked within the designated parking and L/UL spaces during the planning approval period.

3.6 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of previously accepted drainage and run-in/out proposals and a FSIs proposal, to mitigate any adverse impact arising from the development after the planning application approved by the Board (**Appendices I to III**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**'.

R-riches Planning Limited

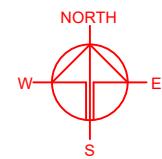
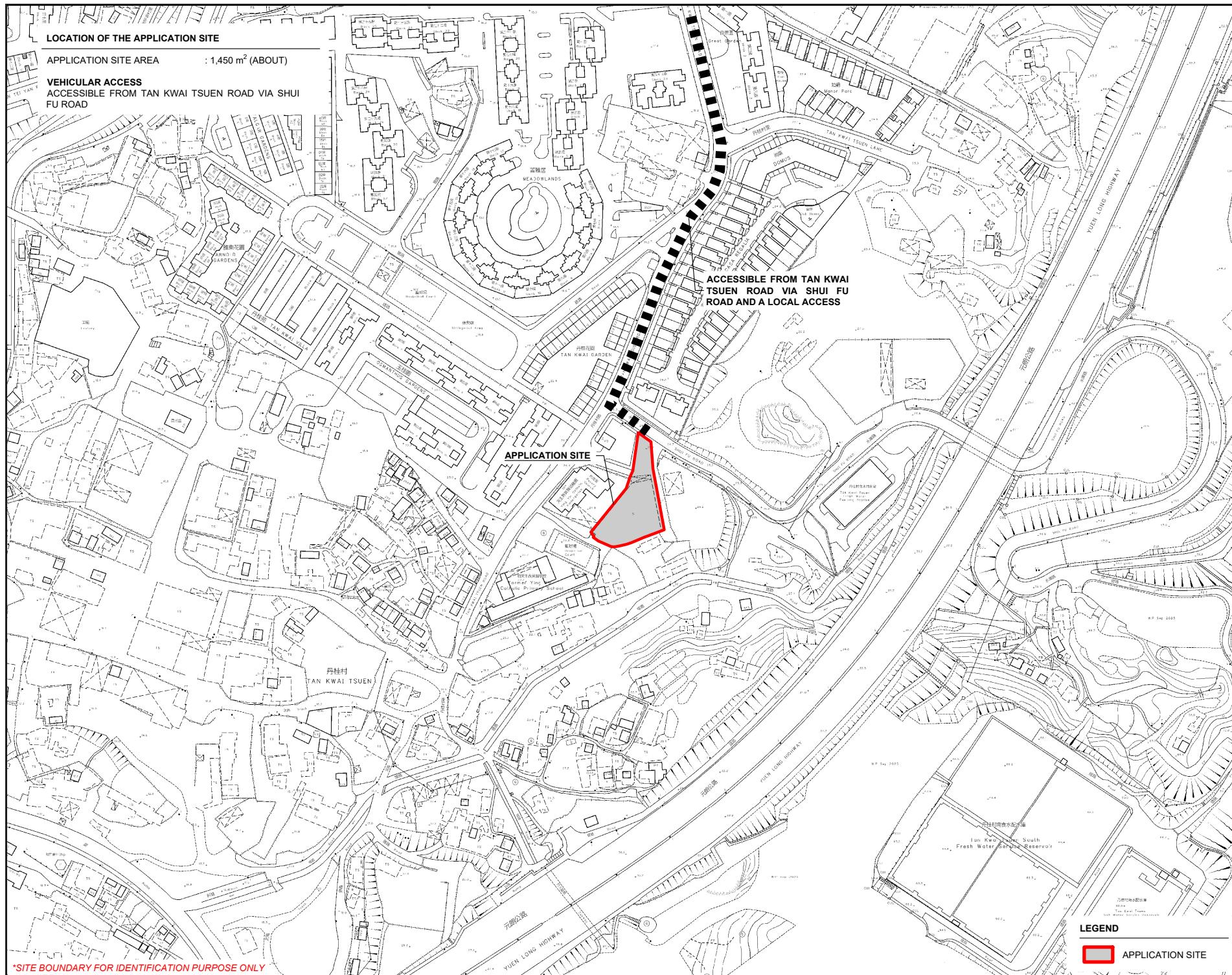
November 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

Appendix I	Accepted Drainage Proposal under the previous application No. A/YL-TYST/1242
Appendix II	Accepted Run-in/out Proposal under the previous application No. A/YL-TYST/1242
Appendix III	Fire Service Installations Proposal



PLANNING CONSULTANT
 R-RICHES
PLANNING LIMITED

PROJECT
TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS

SITE LOCATION
LOT 2611 S.A (PART) IN D.D. 124
AND ADJOINING GOVERNMENT
LAND, TAN KWAI TSUEN, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY
MN DATE
11.11.2025

REVISED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LOCATION PLAN

DWG. NO.
PLAN 1 VER.
001

 APPLICATION SITE

LEGEND

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,450 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED TONG YAN SAN TSUEN OZP
 OZP PLAN NO. : SYL-TYST/14
 ZONING OF THE SITE : "RESIDENTIAL (GROUP D)",
 "RESIDENTIAL (GROUP B)1"
 "GOVERNMENT, INSTITUTION OR COMMUNITY"

("R(D)")
 ("R(B)1")
 ("GIC")

青雅居
Meadowlands

R(B)1

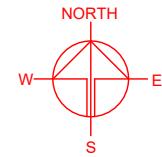
GIC

GIC

丹桂村
Tan Kwai Tsuen

R(D)

丹桂村南
食水配水庫
Tan Kwai Tsuen
South Fresh Water
Service Reservoir



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
 TEMPORARY WAREHOUSE
 (EXCLUDING DANGEROUS
 GOODS GODOWN) WITH
 ANCILLARY FACILITIES FOR A
 PERIOD OF 3 YEARS

SITE LOCATION
 LOT 2611 S.A (PART) IN D.D. 124
 AND ADJOINING GOVERNMENT
 LAND, TAN KWAI TSUEN, YUEN
 LONG, NEW TERRITORIES

SCALE
 1 : 3000 @ A4

DRAWN BY DATE
 MN 11.11.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
 ZONING OF THE SITE

DWG. NO. VER.
 PLAN 2 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,450 m ²	(ABOUT)
COVERED AREA	: 1,084 m ²	(ABOUT)
UNCOVERED AREA	: 366 m ²	(ABOUT)
PLOT RATIO	: 0.75	(ABOUT)
SITE COVERAGE	: 75 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,084 m ²	(ABOUT)
TOTAL GFA	: 1,084 m ²	(ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 7.5 m	
NO. OF STOREY	: 1	

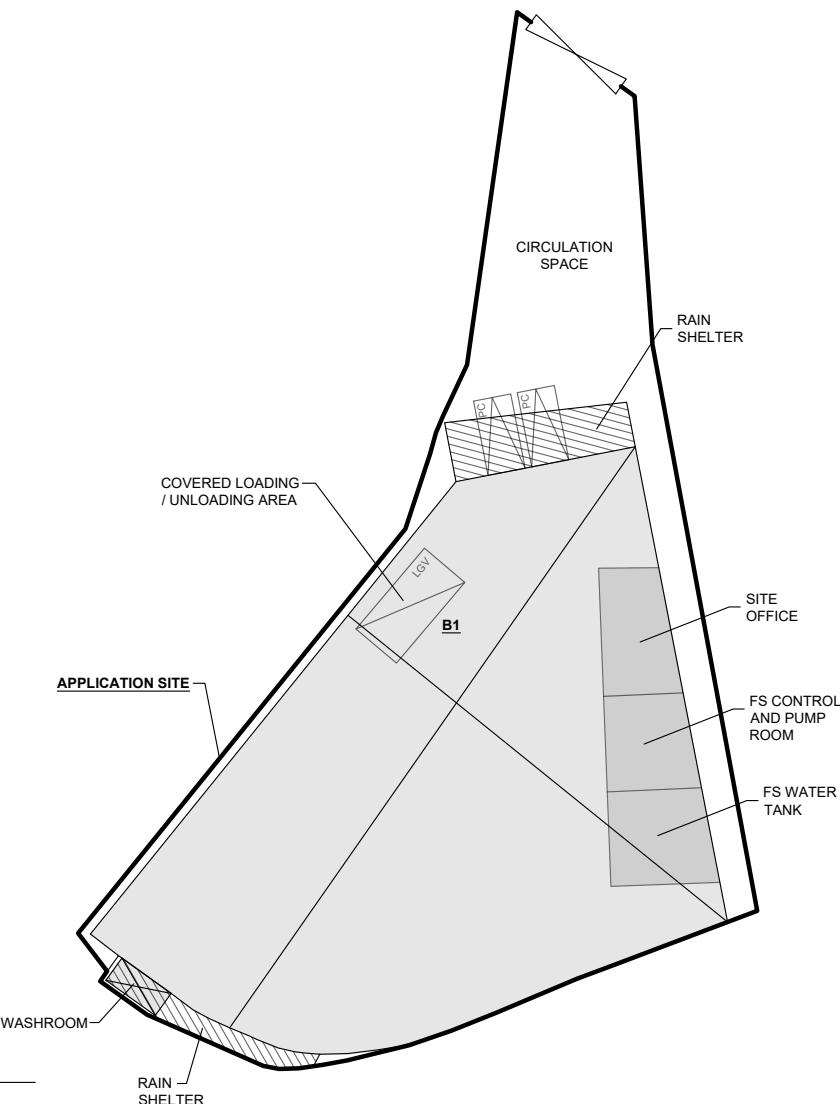
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, RAIN SHELTER WASHROOM, FS CONTROL AND PUMP ROOM AND FS WATER TANK	1,084 m ² (ABOUT)	1,084 m ² (ABOUT)	NOT EXCEEDING 7.5 m (1-STORY)
		TOTAL	1,084 m² (ABOUT)	1,084 m² (ABOUT)

*D.D.G. - DANGEROUS GOODS GODOWN

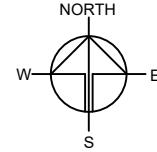
PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY


LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS


PLANNING CONSULTANT

PROJECT

TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY **MN** DATE **11.11.2025**

REVISED BY _____ DATE _____

APPROVED BY _____ DATE _____

DWG. TITLE

LAYOUT PLAN

DWG NO. **PLAN 4** VER. **001**

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輜路一號
沙田政府合署 14 樓



By Post & Fax (2323 3662)

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference DD124 Lot2611 S.A & GL
本署檔號 Our Reference () in TPB/A/YL-TYST/1242
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

4 December 2024

R-riches Property Consultants Limited
Block D, The Richfield
236 Kat Hing Wai
Kam Tin, New Territories
(Attn.: Mr. Louis TSE)

Dear Sir,

**Compliance with Approval Condition (h)
Planning Application No. A/YL-TYST/1242**

I refer to your submission dated 20.6.2024 for compliance with the captioned approval condition on the submission of a drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

Acceptable. The captioned condition has been complied with. Please find detailed advisory departmental comments at APPENDIX.

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

Not acceptable. The captioned condition has not been complied with.

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

Yours faithfully,

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

c.c.

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

Internal

CTP/TPB (2)

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

- i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- iii) The existing 300mm u-channel, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant shall resolve any conflict/disagreement arisen for discharging the runoff from the application site to the proposed discharge point(s). In the case that it is a local village drains, District Officer (Yuen Long), Home Affairs Department should be consulted. Moreover, the applicant should ensure that this drainage system and the existing downstream drains/channelsstreams have adequate capacity to convey the additional runoff from the application site. Regular maintenance should be carried out by the applicant to avoid blockage of the system.
- iv) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- v) The applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from the District Lands Officer/Yuen Long, Lands Department for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the application site.

Our Ref. : DD124 Lot2611 S.A & GL
Your Ref. : TPB/A/YL-TYST/1242

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

By Email

20 June 2024

Dear Sir,

Compliance with Approval Condition (h)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)”,
“Residential (Group B) 1” and “Government, Institution or Community” Zones,
Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land,
Tan Kwai Tsuen, Yuen Long, New territories**

(S.16 Planning Application No. A/YL-TYST/1242)

We are writing to submit the accepted drainage proposal of the previously approved S.16 planning application No. A/YL-TYST/1050 for compliance with approval condition (h) of the subject application, i.e. *the submission of a drainage proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Kevin LAM at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

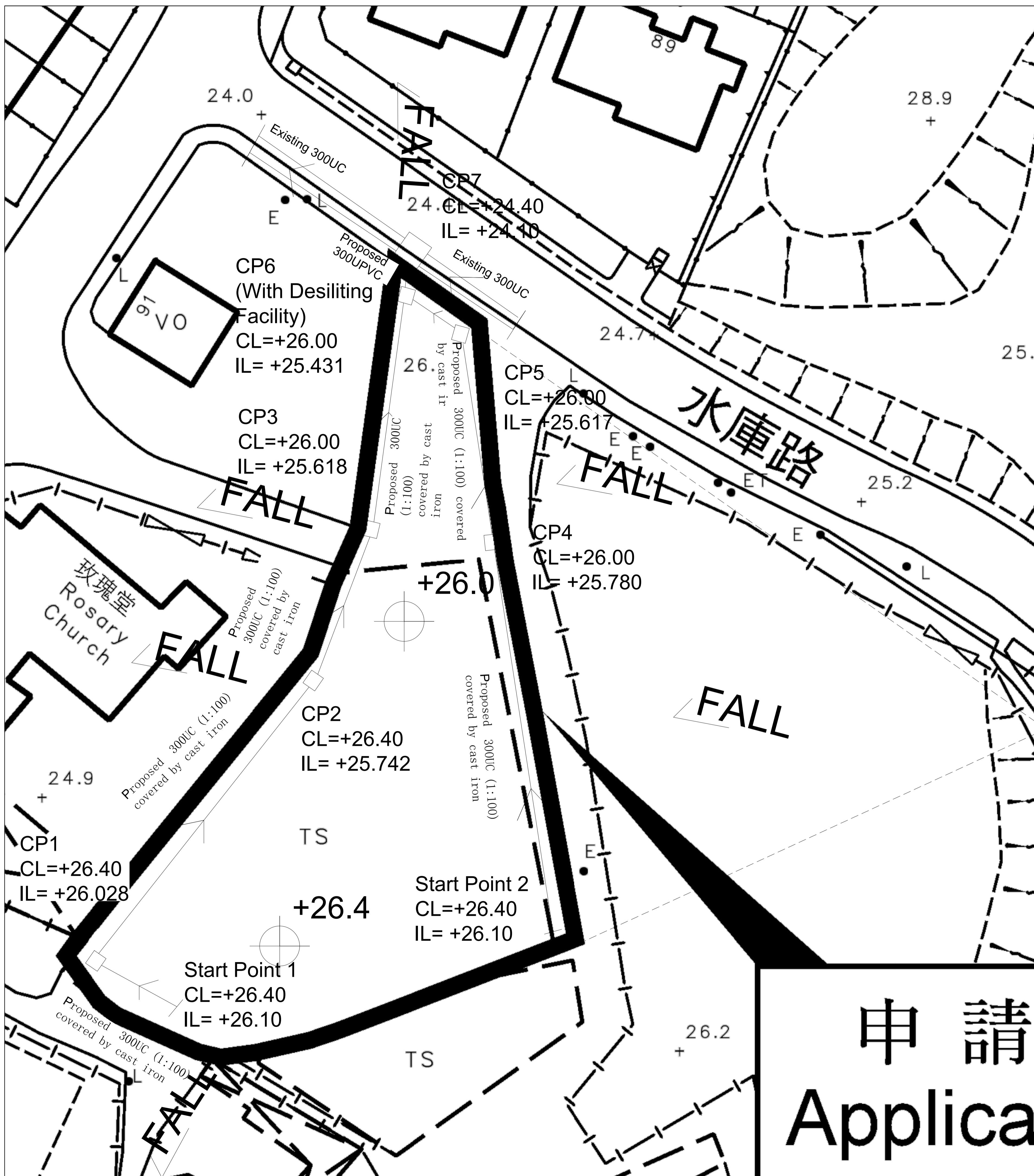
Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



PROPERTY CONSULTANTS
盈卓物業顧問有限公司
R-RICHES

Louis TSE
Town Planner



Not

1. No solid fence wall to be erected.
2. Catchpit (CP6) with desilting facility shall follow CEDD standard drawing No. C2406I.
3. U-Channel and Catchpit follows Typical Details of Geotechnical Manual for Slope Fig. 8.11 and Fig.8.10 respectively.
4. The site is currently concrete paving, there is no change in paving condition for the proposed development. There is no extra runoff generated to the existing 450UC.

Legend:

Proposed UC (1:100) with cast iron cover/UPVC

Proposed Catchp

0.50 Existing Level

恒協工程有限公司
HANDSHIP
ENGINEERING CO.
LTD

PROJECT:
**Proposed
Temporary Place of
Recreation, Sports
or Culture (Indoor
Recreation Centre)
at Lot 2611 S.A
(Part) in D.D. 124
and Adjoining
Government Land,
Tan Kwai Tsuen**

TITLE:

Drainage Proposal

File:	DWG NO.
Scale:	DD124-
Rev.	Lot2611
Date: 05-03-2021	D1

Company: Handship Engineering Co. Ltd
Project : Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre)
Date: at Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen
 5/3/2021

Calculation for channels:

Catchment Area of site

$$\begin{aligned}
 \text{Site Catchment Area} &= 1445 \text{ m}^2 \\
 &= 0.001445 \text{ km}^2
 \end{aligned}$$

$$\begin{aligned}
 \text{Peak runoff in m}^3/\text{s} &= 0.278 \times 0.95 \times 250 \text{ mm/hr} \times 0.001445 \text{ km}^2 \\
 &= 0.095406 \text{ m}^3/\text{s} \\
 &= 5724 \text{ liter/min}
 \end{aligned}$$

$$\begin{aligned}
 \text{Outside Catchment Area} &= 1074 \text{ m}^2 \\
 &= 0.001074 \text{ km}^2
 \end{aligned}$$

$$\begin{aligned}
 \text{Peak runoff in m}^3/\text{s} &= 0.278 \times 0.25 \times 250 \text{ mm/hr} \times 0.001074 \text{ km}^2 \\
 &= 0.018661 \text{ m}^3/\text{s} \\
 &= 1120 \text{ liter/min}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total peak runoff in m}^3/\text{s} &= 0.095406 \text{ m}^3/\text{s} + 0.019 \text{ m}^3/\text{s} \\
 &= 6844 \text{ liter/min}
 \end{aligned}$$

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
 For gradient 1:100, 300UC will be suitable.

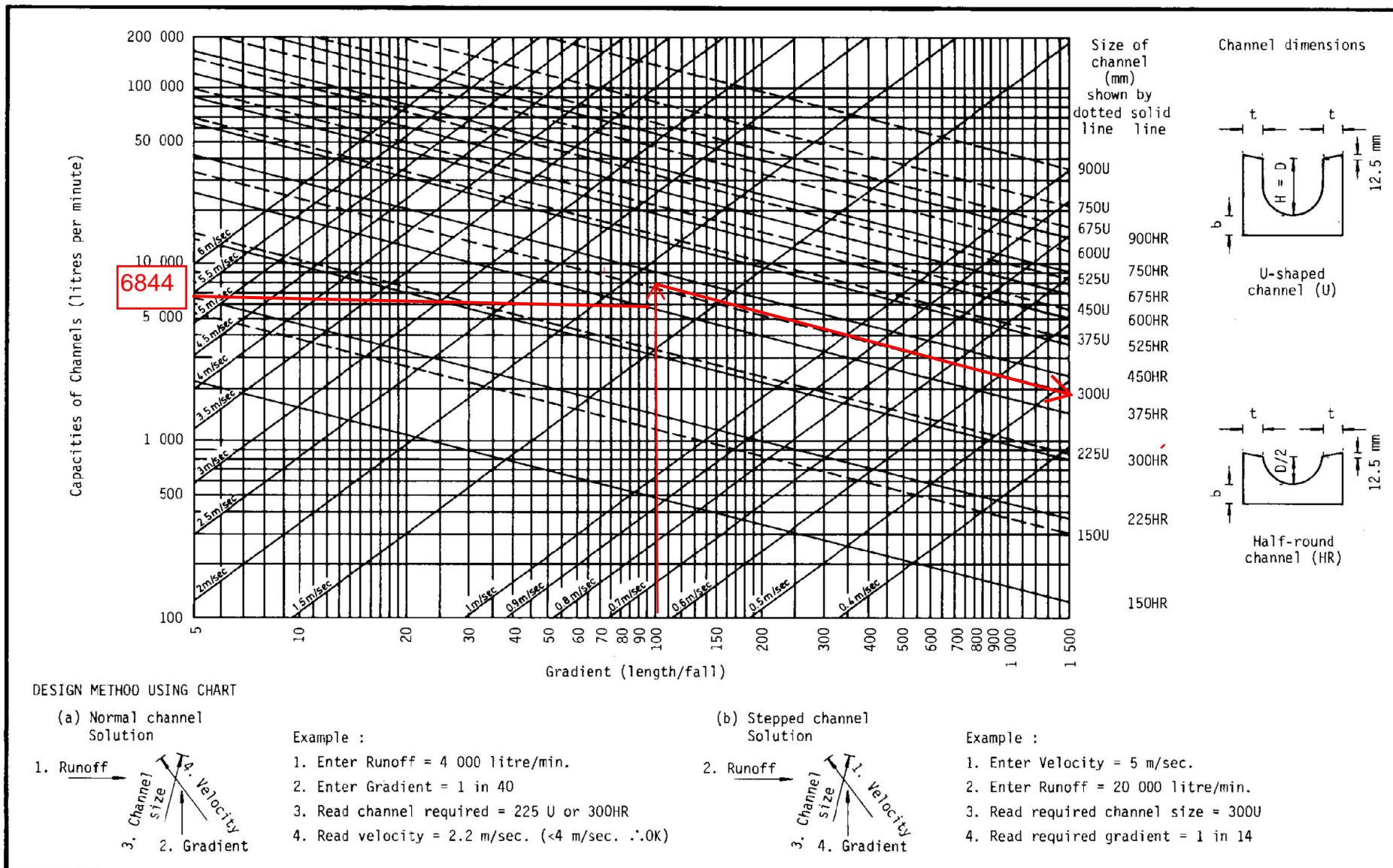
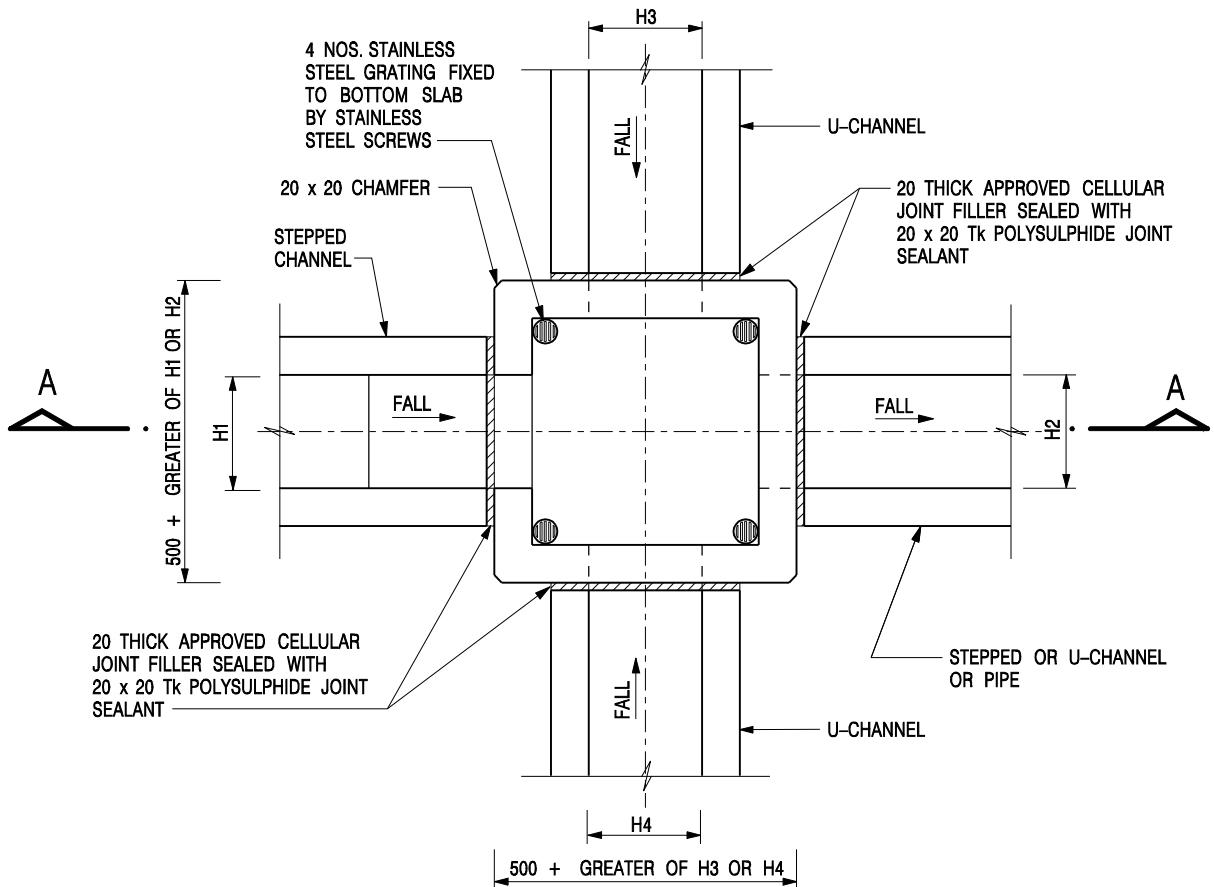
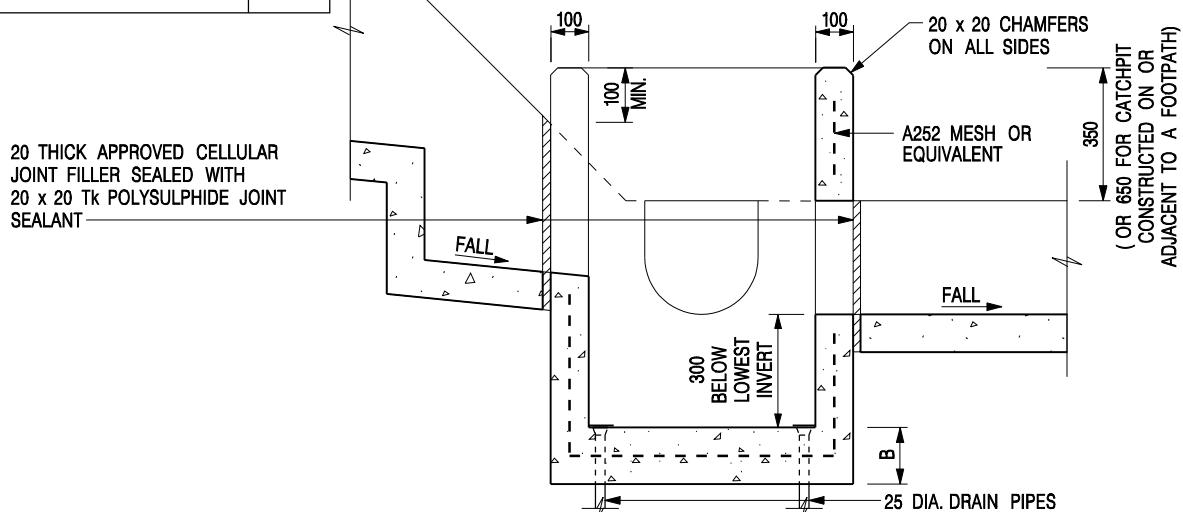


Figure 8.7 - Chart for the Rapid Design of Channels



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

PLAN



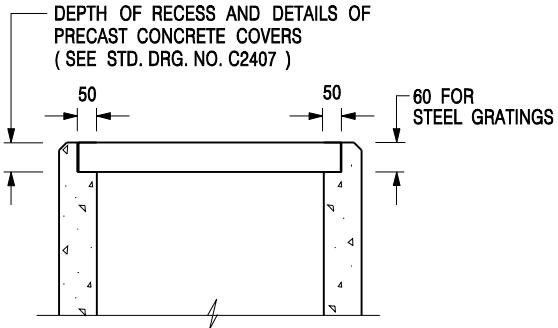
SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1:20		DRAWING NO.	
DATE JAN 1991			C2406 /1



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

REF.	FORMER DRG. NO. C2406J. REVISION	Original Signed SIGNATURE	03.2015 DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1:20		DRAWING NO. C2406 /2	
DATE JAN 1991			

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**

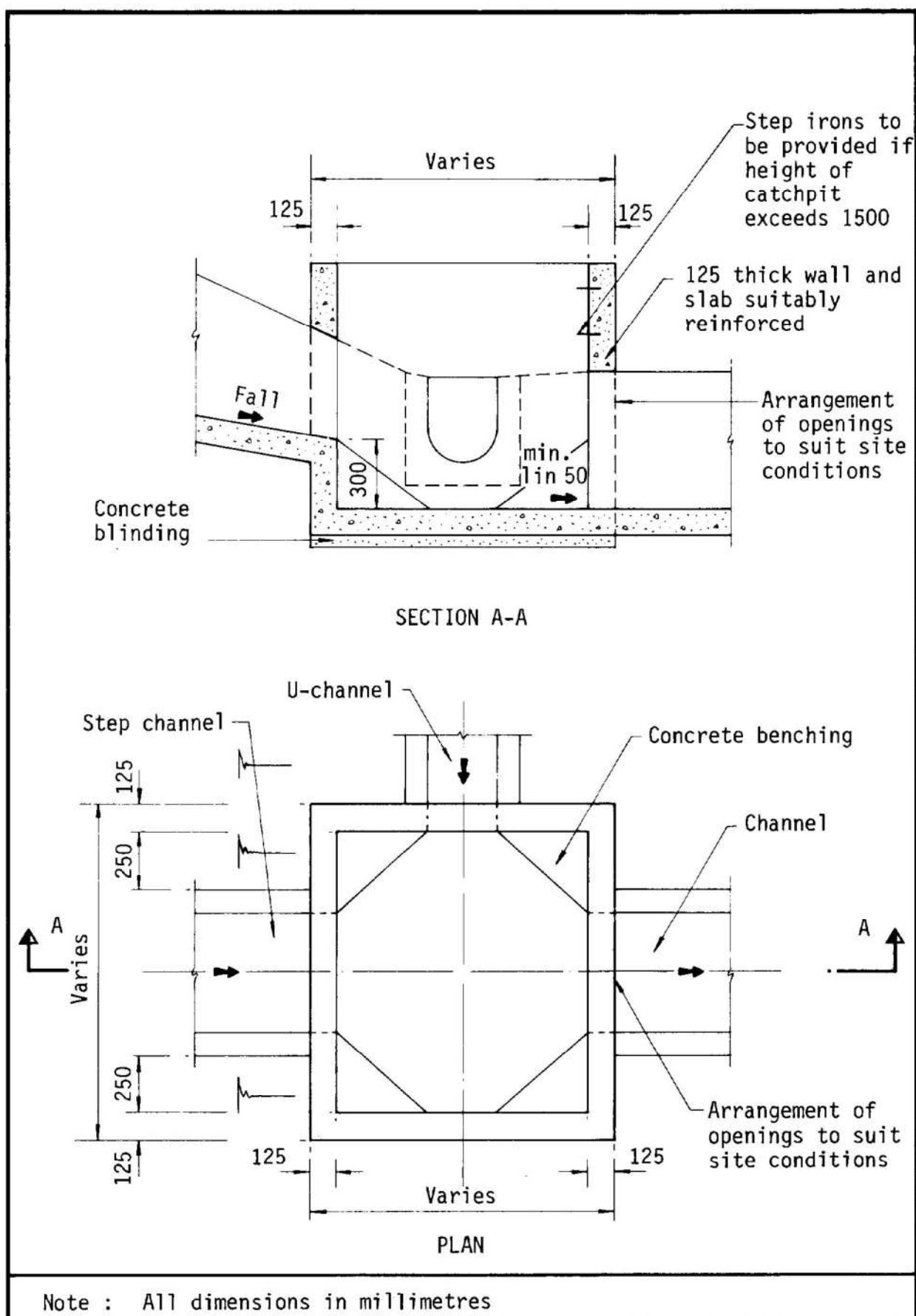
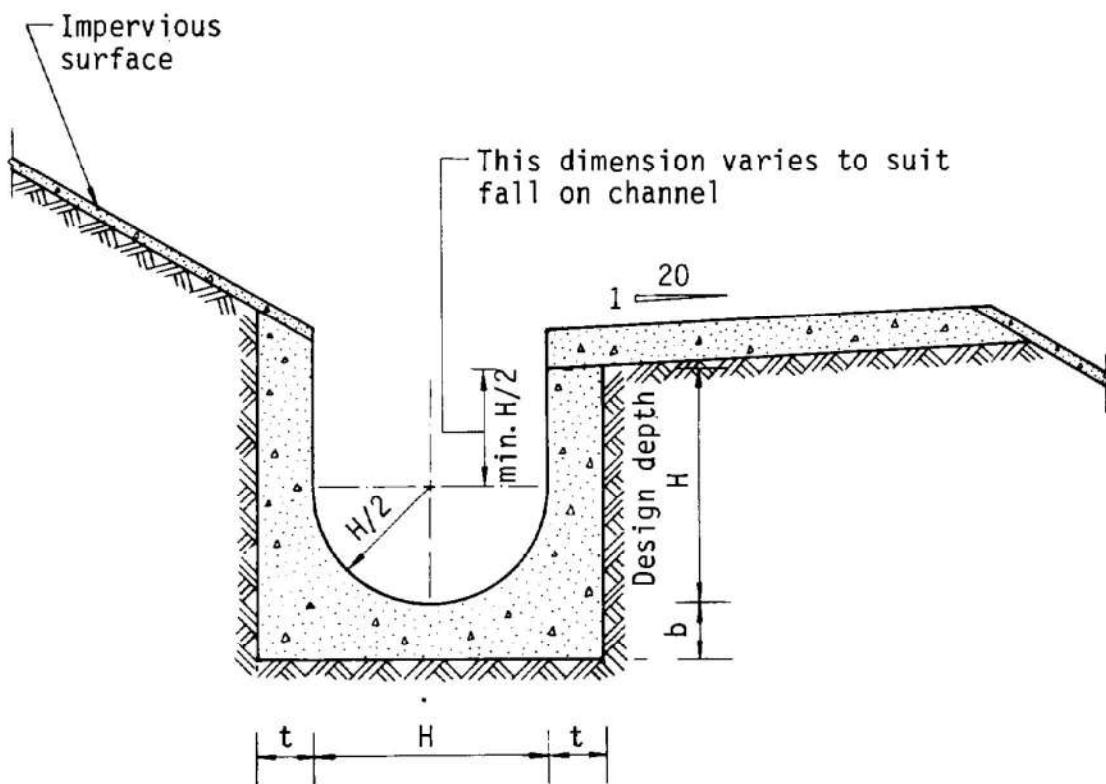


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

規劃署

屯門及元朗西規劃處
香港新界沙田上禾輜路11號
沙田政府合署14樓



By Post & Fax (2323 3662)

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference DD124 Lot2611 S.A & GL

本署檔號 Our Reference () in TPB/A/YL-TYST/1242

電話號碼 Tel. No. : 2158 6296

傳真機號碼 Fax No. : 2489 9711

9 January 2025

R-riches Property Consultants Limited
Block D, The Richfield
236 Kat Hing Wai
Kam Tin, New Territories
(Attn.: Mr. Louis TSE)

Dear Sir,

Compliance with Approval Condition (f)
Planning Application No. A/YL-TYST/1242

I refer to your submission dated 20.6.2024 for compliance with the captioned approval condition on the submission of a run-in/out proposal. The Highways Department (HyD) and Transport Department (TD) have been consulted on your submission. Your submission is considered:

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

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

Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. Jimmy CHU (Tel: 2762 4965) of HyD or Mr. Forrest NG (Tel: 2399 2422) of TD.

Yours faithfully,

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

c.c.

CHE/NTW, HyD (Attn.: Mr. CHENG Wun Chee/Mr. Jimmy KF CHU)
AC for T/NT, TD (Attn.: Mr. Forrest NG)

Internal

CTP/TPB (2)

APPENDIX**Comments of the Chief Engineer/New Territories West, Highways Department (CHE/NTW, HyD)**

- i) Adequate drainage measures shall be provided to prevent surfacc water running from the application site to the nearby public roads and drains;
- ii) "C ↑ D" marks should be engraved on both sides of the run-in/out indicating the alignment of cross-road ducts;
- iii) Please be reminded to take and maintain photo record of hidden works (e.g. depth and number of cross-road ducts, concrete surround, etc.) for arranging handing over inspection with HyD;
- iv) Please be reminded to maintain record of construction materials (e.g. strength of concrete used, etc.) for arranging handing over inspection with HyD; and
- v) Please note that HyD shall not be responsible for the maintenance of any access connecting between the application site and Shui Fu Road.

Our Ref. : DD124 Lot2611 S.A & GL
Your Ref. : TPB/A/YL-TYST/1242

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

By Email

20 June 2024

Dear Sir,

Compliance with Approval Condition (f)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)”,
“Residential (Group B) 1” and “Government, Institution or Community” Zones,
Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land,
Tan Kwai Tsuen, Yuen Long, New territories**

(S.16 Planning Application No. A/YL-TYST/1242)

We are writing to submit the accepted run-in/out proposal of the previously approved S.16 planning application No. A/YL-TYST/1050 for compliance with approval condition (f) of the subject application, i.e. *the submission of a run-in/out proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Kevin LAM at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



PROPERTY CONSULTANTS LTD.
盈卓物業顧問有限公司

Louis TSE
Town Planner

**Compliance with Approval Condition (e) -
Submission of a Run-in/out Proposal
Proposed Temporary Place of Recreation, Sports or
Culture (Indoor Recreation
Centre) for a Period of 3 Years at
Lot 2611 S.A (Part) in D.D. 124 and Adjoining
Government Land, Tan Kwai Tsuen,
Yuen Long, New Territories
(Application No. A/YL-TYST/1050)**

Date: 1st June 2021

1. Introduction

Planning Application (No. A/YL-TYST/1050) for Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre for a Period of 3 years at Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long, New Territories was received by the Town Planning Board on 14.09.2020. The purpose of this submission of a run-in/out proposal is to comply with approval condition (e): “Submission of a modification work proposal if the existing public footpath and associated street furniture at the proposed entrance of the Site “.

1.1 The objective of this proposal are as follows:

- To review the existing run-in/out conditions
- To suggest the design of the run-in/out with reference to Highways Standard Drawings
- To demonstrate the procedures of construction in accordance with requirements of relevant Government guidelines/practices

2. Location of the Application Site and Existing Conditions of the Run In/Out

2.1 The Application Site is situated on the west side of TAN KWAI TSUEN ROAD and north of SHUI FU ROAD (**Appendix 1** shows the location of the Application Site).

2.2 The existing situation of the location of the proposed run-in/out is located at the northern side of the Application Site, about 8metres wide and is hard paved with concrete. It is approximately 1600mm higher than the level of SHUI FU ROAD (Site Plan and Photos of the existing run-in/out in **Appendices 2 and 3** respectively).

3. The Proposal

3.1 The run-in/out will be constructed with concrete (Building Department's Practice Note for Authorized Persons and Registered Structural Engineers No. APP-144 ("the Practice Notes"): "Design and Construction of Run-in and Run-out on Public Road" specified that "*where the adjoining footpath is constructed of concrete, the run-in and run-out should also be constructed with concrete*"). The design of the run-in/out proposal will be in accordance with the latest version of Highway Standard Drawing No. 1113C and 1114B (**Appendices 4 and 5**). Care will be taken to ensure that the design and construction are appropriate in terms of safety and convenience to vehicular and pedestrian traffic.

3.2 To avoid damage of the adjoining pavement, saw-cut method will be adopted for the construction of the run-in/out and any damage to pavement by the construction activities outside the construction area will be re-instated and made good. As regards to the procedures for construction of run-in/out, the guidelines of the Practice Notes will be adopted as appropriate.

4. Construction Procedures

The following construction procedures will be adopted:



(1) Checking with relevant authorities for the utilities services underneath the proposed run-in/out.

(2) Excavation of the run-in/out after making arrangements for any utilities division.



(3) Laying of Spare PVC Duck



(4) Concrete paving



(5) Concrete paving



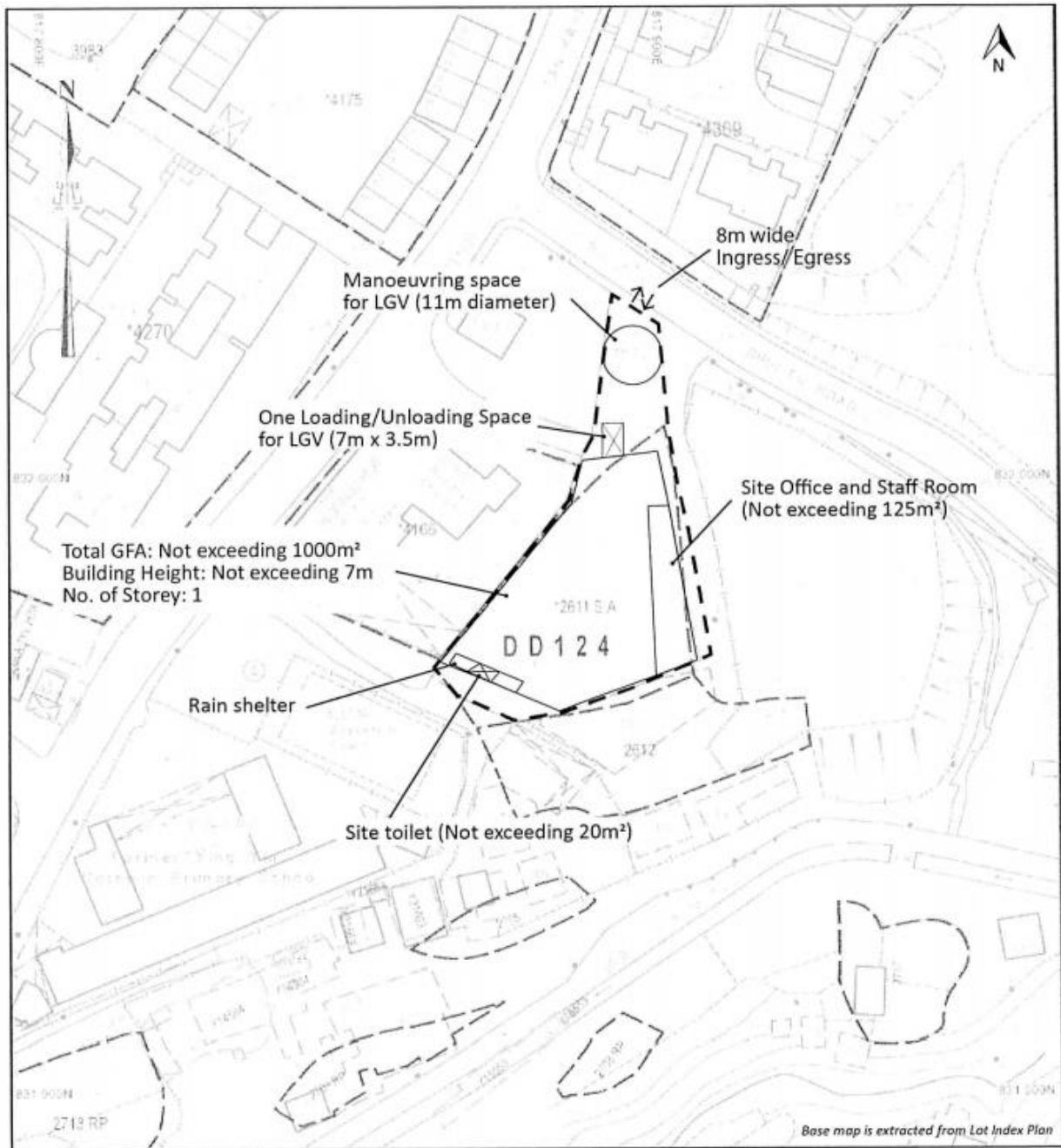
(6) Spare PVC ducts marked on the footway thus C↑D

5. Conclusion

To comply with approval condition (f) of the Planning Application (No. A/YL-TYST/1050), the Applicant respectfully submits this run-in/out proposal and will commit to construct the run-in/out at the ingress/egress of the Application Site and ensure the design and construction process are appropriate in terms of safety. The Applicant will provide his best effort from hindering vehicular and pedestrian traffic adjoining the Application Site when carrying out maintenance work.

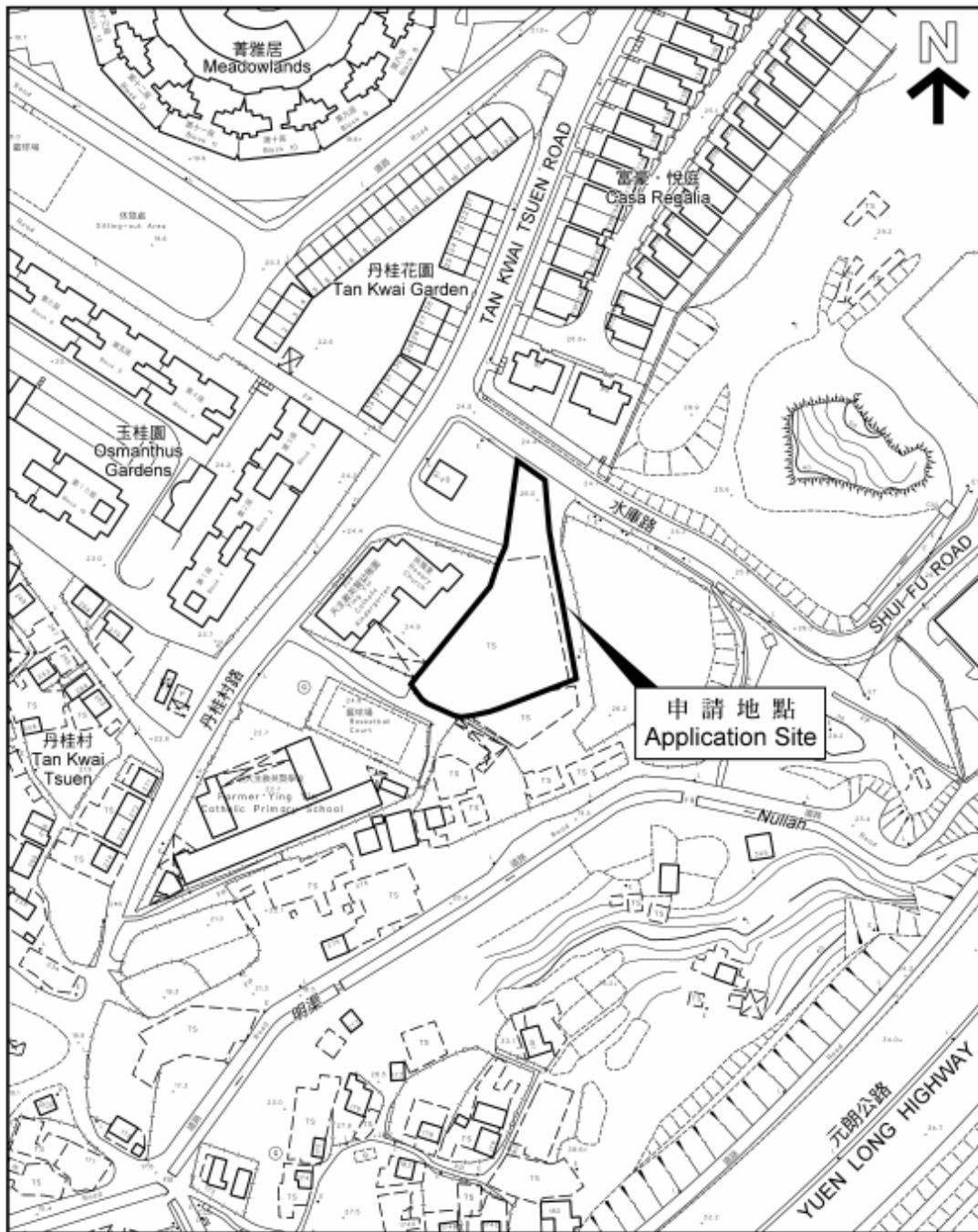
01.06.2021

Appendix 1



Appendix 2

A/YL-TYST/1050



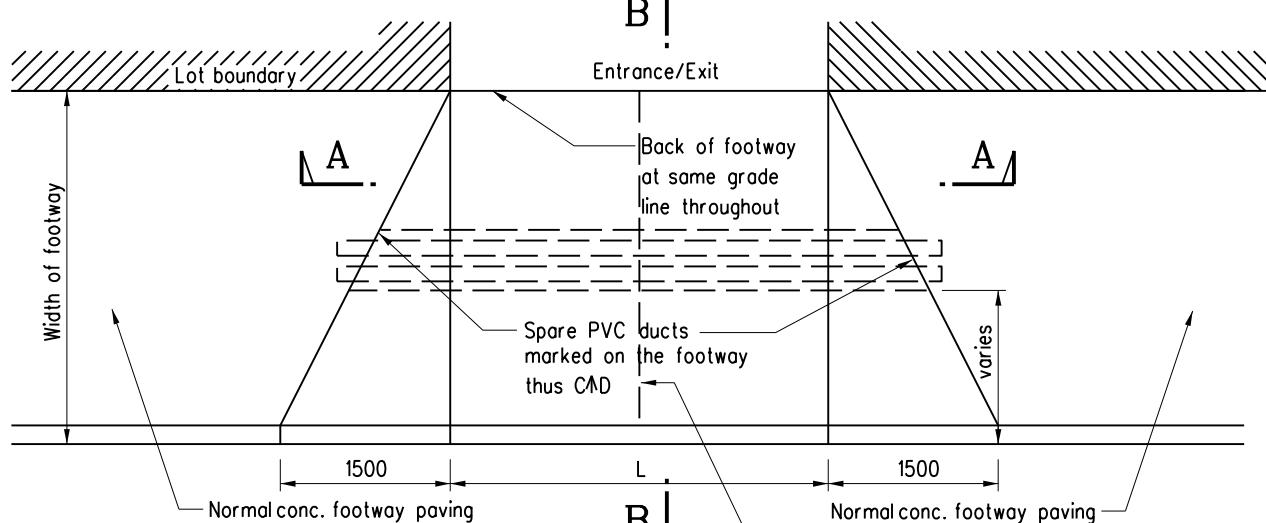
Site Plan

Appendix 3



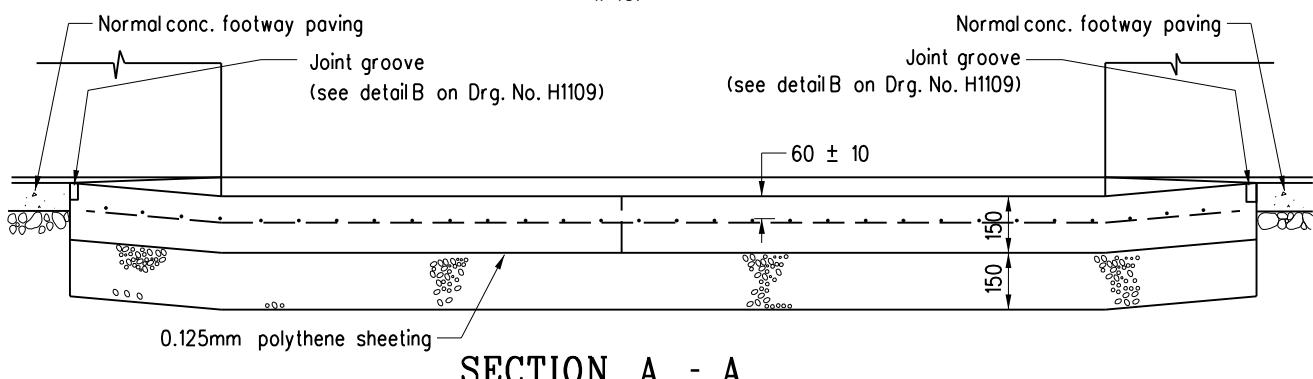
Photos of proposed location of Run-in/Out

Appendix 4

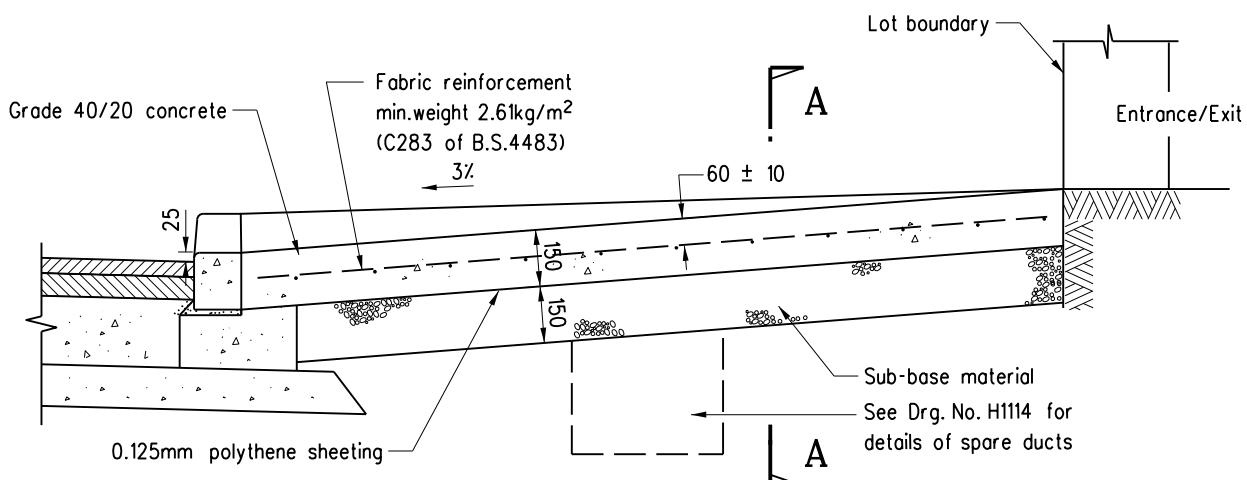


PLAN

N.T.S.



SECTION A - A



Note:

1. All dimensions are in millimetres.

C	General revision	Original signed	Oct 19
B	Joint groove details revised	-	Nov 96
A	Grade of concrete revised	-	Sept 96
	Former Drg. No. H1011A with general revision	-	June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 1 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

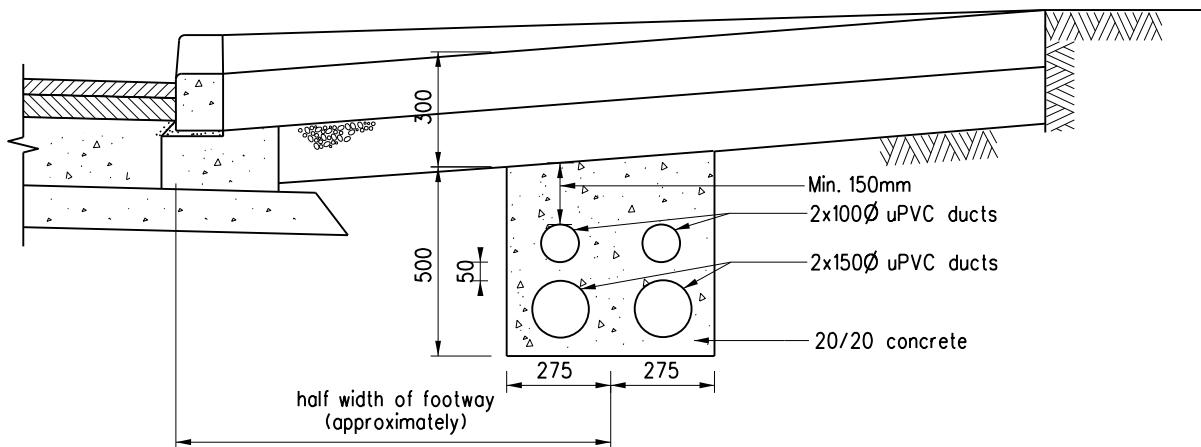
CAD

SCALE

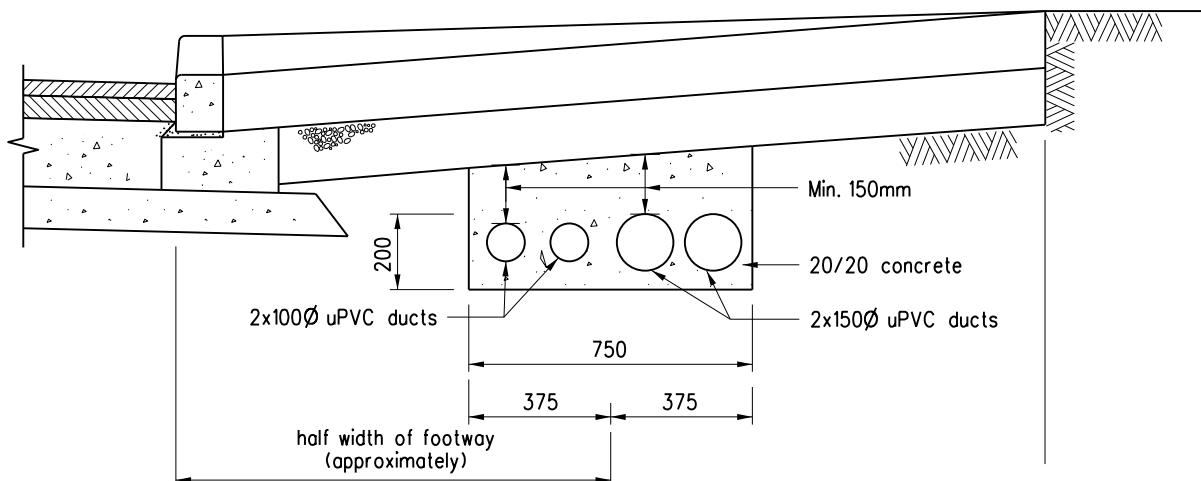
1:20

H 1113C

Appendix 5



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

B	General revision	Original signed	Oct 19
A	Concrete cover revised		Sep 96
	Former Drg. No. H1011A with general revision		Jun 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

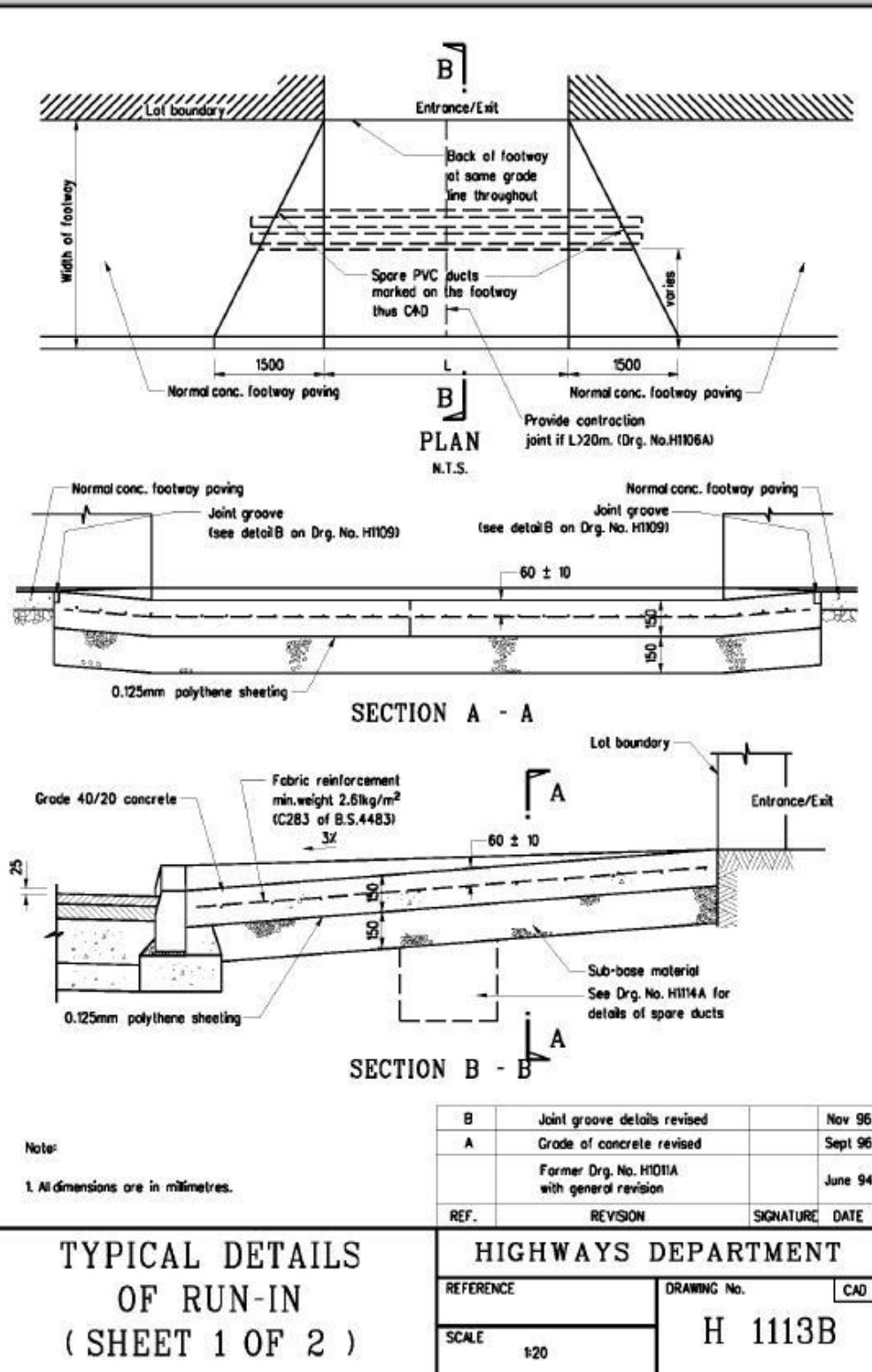
DRAWING No.

CAD

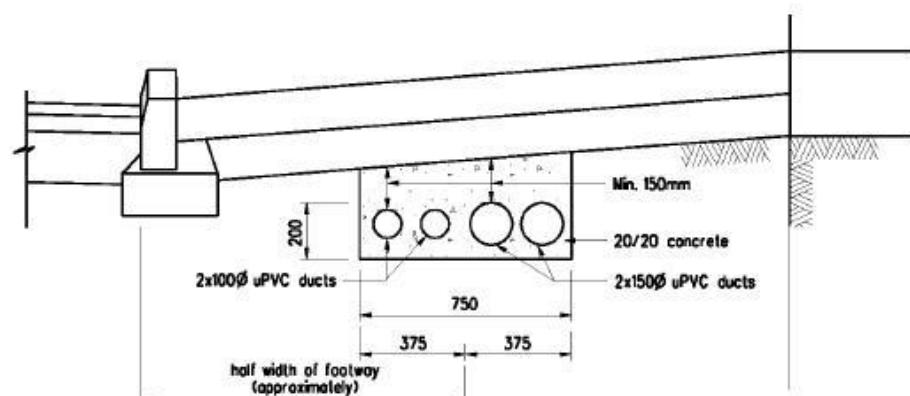
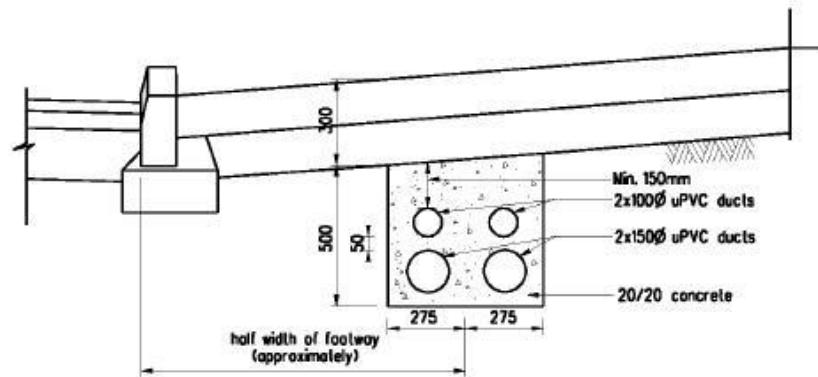
SCALE
1:20

H 1114B

Appendix 4



Appendix 5



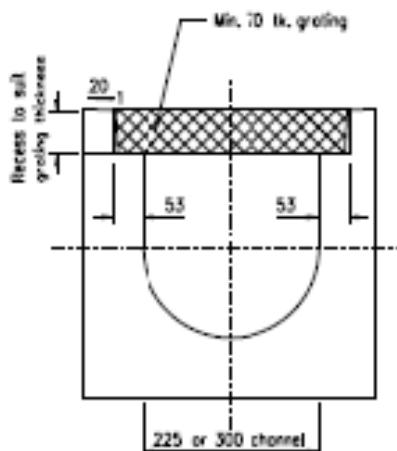
Notes:

- 100 diameter ducts are provided for cables of ATC or CCTV.
- 150 diameter ducts are provided for power cables.
- The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
- Position of both ends of the duct bank to be marked on footway thus CAD.

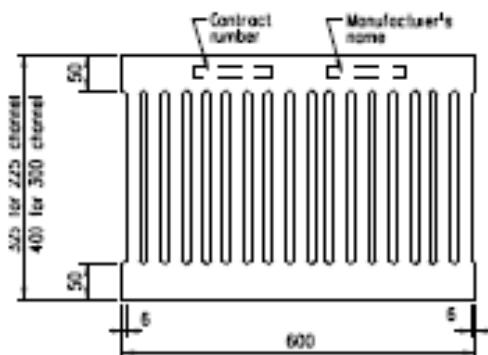
A	Concrete cover revised	Sept 96
	Former Drg. No. H1011A with general revision	June 94
REF.	REVISION	SIGNATURE DATE

TYPICAL DETAILS OF RUN-IN (SHEET 2 OF 2)	HIGHWAYS DEPARTMENT		
	REFERENCE	DRAWING No.	CAD
	SCALE 1:20	H 1114A	

Appendix 6



TYPICAL CROSS SECTION
OF CHANNEL



(All slots are 15 mm width and ribs are 20-23 mm width.)

GRATING

Notes:

- All dimensions are in millimetres.
- Lettering for the contract no. and manufacturer's name shall be raised 2mm above normal surface.
- This drawing is not applicable for channel running across traffic lane.

	A	Revise the width of slots and ribs	Original signed	Aug 18
		New Issue	-	Oct 11
	REF.	REVISION	SIGNATURE	DATE
COMPOUND MATERIALS CHANNEL GRATING SUBJECT TO VEHICULAR LOAD		HIGHWAYS DEPARTMENT		
REFERENCE		DRAWING NO.	CAB	
SCALE 1 : 10 or As Shown		H 3155A		

F.S.NOTES:

1. GENERAL

1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS. [SEP 2022]*

1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm.

1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.

1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.

1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON

1.6 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.

1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. AUTOMATIC SPRINKLER SYSTEM

2.1 AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.

2.2 ONE 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.

2.3 TWO SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.

2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.

2.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.

2.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.

2.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.

2.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.

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

3. FIRE ALARM SYSTEM

3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.

4. FIRE DETECTOR SYSTEM

4.1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"

5. EMERGENCY LIGHTING

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

6. EXIT SIGN

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

7. PORTABLE APPLIANCES

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

LEGEND

⑤ STAND ALONE BATTERY TYPE SMOKE DETECTOR

EMERGENCY LIGHT

▲ 25KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER

EXIT SIGN

NON-RETURN VALVE

SPRINKLER CONTROL VALVE SET

GATE VALVE

GATE TYPE (With MONITORING)

PUMP SET

Y-TYPE STRAINER

SPRINKLER INLET

PRESSURE GAUGE

SPRINKLER HEAD (ON PLAN)

5KG DRY POWDER FIRE EXTINGUISHER

SUBSIDIARY VALVE / FLOW SWITCH

5KG CO₂ FIRE EXTINGUISHER

PROJECT : TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE :
F.S. Notes, Legend,
Fire Service Installation
Layout Plan

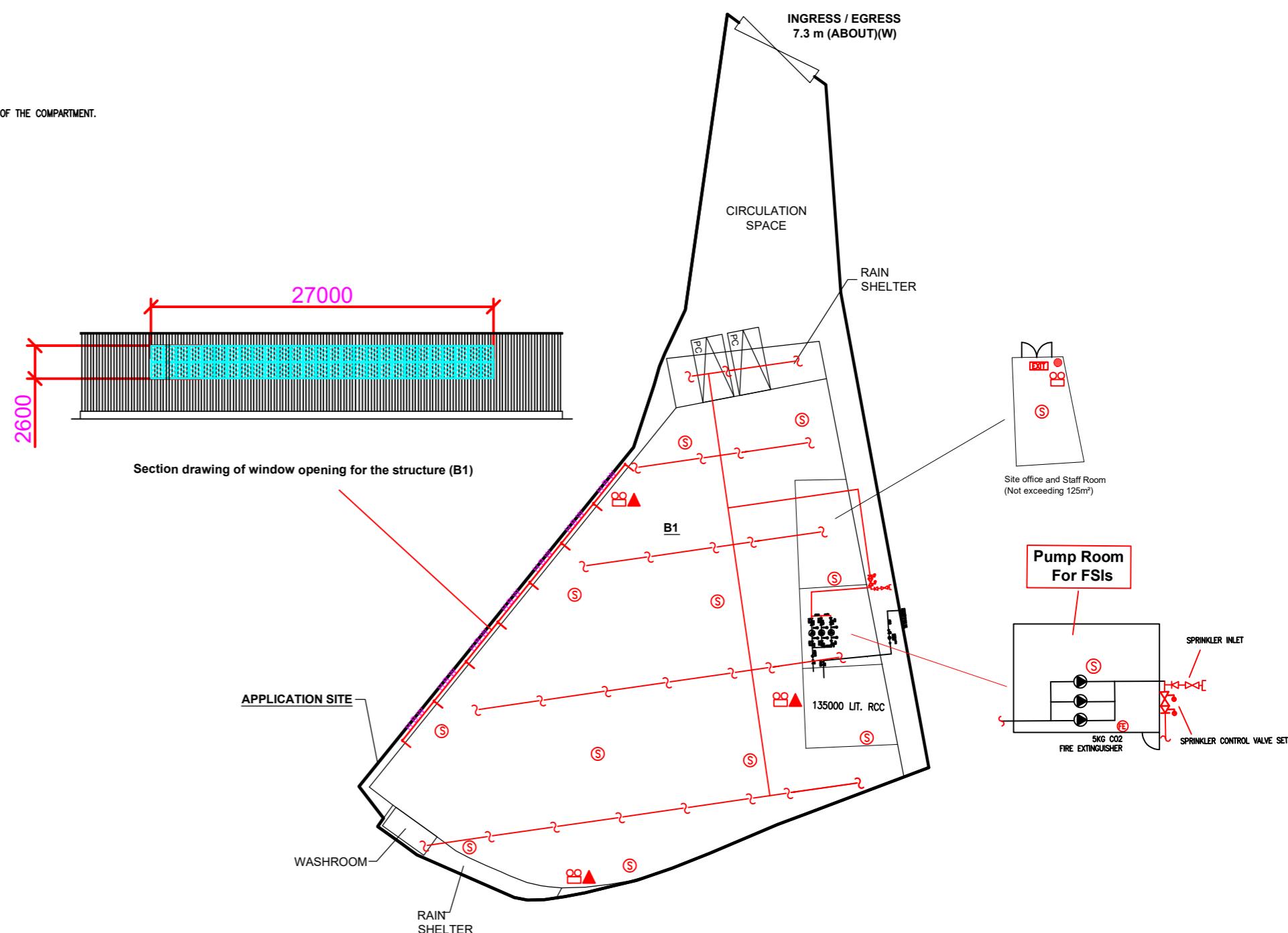
REV _____
DESCRIPTION _____
DATE _____

ARCHITECT :
C.K. NG
12 Nov 2025

CONSULTANT :
C.K. NG
12 Nov 2025

FIRE SERVICE CONTRACTOR :
Century Fire Service
Engineering Co., Ltd.

DRAWING NO :
FS-01
REV. 0
SCALE : 1 : 400 (A3)
SOURCE : B.O.O. Ref. BD
F.S.D. Ref. FP





Our Ref. : DD124 Lot 2611 S.A & GL
Your Ref. : TPB/A/YL-TYST/1342

盈卓規劃有限公司

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

By Email

29 January 2026

Dear Sir,

1st Further Information

Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years

in "Residential (Group D)", "Residential (Group B)1"

and "Government, Institution and Community" Zones,

Lot 2611 S.A (Part) in D.D. 124 and Adjoining G.L., Tan Kwai Tsuen, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-TYST/1342)

We are writing to submit further information responding to departmental comments upon the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in black ink, appearing to read 'Danny NG'. To the right of the signature is a circular blue company seal. The seal contains the text 'R-RICHES PLANNING LIMITED' around the perimeter, and '盈卓規劃有限公司' in the center.

Danny NG
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Jethro FUNG
(Attn.: Ms. Emily WONG

email: jklfung@pland.gov.hk
email: etywong@pland.gov.hk



1st Further Information

**Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years
in “Residential (Group D)”, “Residential (Group B)1”
and “Government, Institution and Community” Zones,**

Lot 2611 S.A (Part) in D.D. 124 and Adjoining G.L., Tan Kwai Tsuen, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-TYST/1342)

(i) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Jeremy FONG; Tel: 2835 2164)	
(1)	<p>Please confirm whether the proposed toilet is a portable toilet, if affirmative, whether licensed collectors will be arranged to collect and dispose the sewage and waste from the proposed use. If not, please advise whether septic tank and soakaway system will be provided. If affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.</p> <p>The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.</p> <p>The applicant confirmed the proposed toilet is a portable toilet where professional licensed collectors will be arranged by the applicant to collect and dispose the sewage and waste from the proposed use on a regular basis for further treatment. Such that, adverse impact towards the surrounding environment would be lessen.</p>

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/1050	Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre) for a Period of 3 Years	6.11.2020 [revoked on 6.4.2023]
2	A/YL-TYST/1242	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	10.5.2024 [revoked on 10.11.2025]

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/701	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	12.12.2014	(1), (2), (3)
2	A/YL-TYST/918	Proposed Temporary Shop and Services (Retail Shop for Cleaning Equipment and Furniture) for a Period of 3 Years	5.10.2018	(1)

Rejection Reason(s):

- (1) Not in line with the planning intention of the “Residential (Group D)” zone.
- (2) Adverse environmental impact on the surrounding areas.
- (3) Approval of the application would set an undesirable precedent.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- Lot 2611 S.A in D.D. 121 is covered by Short Term Waiver No. 5772 for the purpose of “Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and any ancillary uses as may be approved by DLO/YL”.

2. Traffic

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

No adverse comment on the application from traffic engineering perspective.

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

- no adverse comment on the application; and
- if the proposed access on Shui Fu Road is approved by the Transport Department, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement.

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. Drainage

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

- no in-principle objection to the application from the public drainage point of view and has no adverse comment on the drainage proposal submitted; and

- should the Town Planning Board (the Board) consider that the application is acceptable from the planning point of view, approval conditions requiring the implementation and maintenance of drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

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

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

6. Building Matters

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

- no objection to the application; and
- it is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

7. District Officer's Comments

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

His office has not received any feedback from locals.

8. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) Short Term Waiver (STW) holder will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within Lot 2611 S.A in D.D. 121. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by his department. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient space should be provided within the Site for manoeuvring of vehicles; and
 - (ii) no parking, queuing and reverse movement of vehicles on public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) his department shall not be responsible for the maintenance of any access connecting the Site and Shui Fu Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise the potential environmental nuisances on the surrounding areas; and
 - (ii) appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 ‘Construction Site Drainage’ should be implemented to minimise any potential environmental impacts on nearby water bodies during the construction of the project;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are

anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;

- (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant should be required to seek comment from relevant departments and submit relevant technical assessment(s) as necessary;
- (i) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBWs under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans and overhead line alignment drawings, where applicable to find out whether there is any underground cable or overhead line within or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月19日星期一 3:57
收件者: tpbpd/PLAND
主旨: A/YL-TYST/1342 DD 124 Tan Kwai Tsuen
類別: Internet Email

Dear TPB Members,

Despite the risks involved in approving a warehouse so close to schools and recreational facilities, the interests of the community were ignored.

1242 was approved 10 May 2024 and refoked 10 Nov 2025 for failure to fulfill a number of conditions.

Both PlanD in supporting applications and TPB members in approving them are constantly prioritizing commercial operations over the safety and security of the community.

To quote a phrase much abused by the administration, this is despicable.

Any further approval should be limited to ONE YEAR ONLY in order to ensure timely compliance.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 13 November 2023 4:32 AM HKT
Subject: A/YL-TYST/1242 DD 124 Tan Kwai Tsuen

A/YL-TYST/1242

Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long

Site area : About 1,450sq.m Includes Government Land of about 327sq.m

Zoning : "Res (Group D)", "Res (Group B) 1" and "GIC"

Applied Use: Warehouse / 3 Vehicle Parking

Dear TPB Members,

1050 withdrawn and back to the true intention, warehouse.

Urgent Return receipt Expand Group Restricted Prevent Copy

This is effectively the same application as that rejected on 5 Oct 2018, see below.

Previous objections applicable and upheld. Warehouse close to schools is not acceptable for various reasons, presence of heavy goods vehicles, possibility of fire, etc.

Mary Mulvihill

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 5 June 2023 3:00 AM HKT

Subject: A/YL-TYST/1214 DD 124 Tan Kwai Tsuen

Dear TPB Members,

Despite the paucity of information provided with regard to the facilities to be provided in the 'Indoor Recreation Centre', members failed in their duty to 'look into matters' rather than blindly accept the recommendations of PlanD.

Of course conditions were not fulfilled because the attention all along was for a brownfield operation,

So now the application if for 1,084m² warehouse and parking, an ongoing operation.

The Applicant is well aware of how the brownfield applications work. First step is nominate an activity that is kind of inline with the planning intention. Once approval is granted, full steam ahead with the planned operation. Of course conditions cannot be fulfilled, but mo man tai, drag those extensions out for three years and then way to go with a guaranteed approval for the brownfield.

The process is so abused that it is effectively a joke.

Mary Mulvihill

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 11 October 2020 4:02 AM CST

Subject: A/YL-TYST/1050 DD 124 Tan Kwai Tsuen

A/YL-TYST/1050

Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long

Urgent Return receipt Expand Group Restricted Prevent Copy

Site area : About 1,445sq.m Includes Government Land of about 310sq.m

Zoning : "Res (Group D)", "Res (Group B) 1" and "GIC"

Applied Use: Indoor Recreation Centre / 1 Vehicle Parking

Dear TPB Members,

Application 977 was withdrawn and now back with a new plan.

Indoor Recreation Centre but no details as to what services would be provided.

Is it for public or private use?

For children or adults?

Active or passive?

The site is close to a school and residences, would there be noise and light pollution?

What experience does applicant have in managing the planned activities?

Questions please.

Mary Mulvihill

From: [REDACTED]

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Friday, August 23, 2019 2:41:19 AM

Subject: A/YL-TYST/977 DD 124 Tan Kwai Tsuen

Dear TPB Members,

This is effectively the same application as that rejected on 5 Oct 2018 but with the addition of some visuals.

The comments made by members remain relevant

115. In view of the close proximity to the church and kindergarten and the previous rejected application for warehouse use, some Members considered that the proposed use in the same warehouse structure was incompatible with the surrounding areas, and the size of the structure was very large which might cause safety concern.

116. The Committee noted that although there were ten similar applications for shop and services with nine for real estate agency and/or eating place and one for retail shop for electrical appliances approved by the Committee in the subject "R(D)" zone, the current application was much larger in scale than the approved similar applications in the same zone.

117. Noting that the structure was of the same scale as that under the previous rejected application, Members in general did not support the application as it was not compatible with the nearby church and kindergarten, and approval of the application would set an undesirable precedent

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Members should again reject the application as inappropriate with regard to scale and impact on the local terrain.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, September 6, 2018 2:49:55 AM
Subject: A/YL-TYST/918 DD 124 Tan Kwai Tsuen

A/YL-TYST/918
Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long
Site area : About 1,500m² Includes Government Land of about 340m²
Zoning : "Res (Group D)", "Res (Group B) 1" and "GIC"
Applied Use: Temporary Shop and Service

Dear TPB Members,

If there is indeed a dire shortage of land for housing, why is this site not being developed for residential/community use. This is a mature neighbourhood with churches, schools etc already in place.

Application 701 for a warehouse was rejected on 12 Dec 2014. However it is quite obvious that the operation has been ongoing as Google Map shows there is a large warehouse on the site.

Instead of approval of 'shop', that is obviously 'warehouse', members should be asking relevant departments why enforcement has not been taken with regard to the unapproved use. Some of the site is government land and the warehouse is also operating far too close to school premises.

Mary Mulvihill

tpbpd/PLAND

寄件者:

[REDACTED]

寄件日期:

2026年01月17日星期六 10:11

收件者:

tpbpd/PLAND

主旨:

大力反對A/YL-TYST/1342丹桂村物流倉規劃申請

類別:

Internet Email

城規會委員你好：

本人強烈反對！該地點一帶都係住宅規劃用途，申請項目完全不符合規劃原意。加上附近物流倉大火教訓仲係度，絕唔可以俾高危設施鄰近民居。而且水庫路已經好多配水庫公屋地盤工程車出入，再加埋物流倉的大貨車行埋水庫路出入真係搞唔掂。

而且物流倉又多貨同卡板垃圾亂咁擺出黎路面，而物流倉大貨櫃車又好似老馮咁停泊係倉前車路仲成日塞番出水庫路搞到行人行過水庫路都好危險，之前我放狗果時都差少少俾貨倉貨車車到，係衣幾個月情況仲越嚟越嚴重，請城規會仲張正義，保護居民安全，拒絕依個申請。

范先生

1月17號

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月18日星期日 13:50
收件者: tpbpd/PLAND
主旨: Objection to the Application of A/YL-TYST/1342
類別: Internet Email

Dear Town Planner Board (TPB) Members:

Shui Fu Road is already very busy and frequently congested due to the Tan Kwai Tsuen public housing project. Adding more warehouse trucks from the application would paralyze traffic.

Furthermore, the applicant has been placing goods, pallets, old boats, etc. outside the warehouse all day long, and often uses forklifts to load and unload goods on the public road outside the warehouse, treating it as a legal open storage area from 2024 till now. This is inconsistent with the surrounding environment.

The warehouse is also full of large trucks and the private cars of logistics warehouse employees, totaling at least 7-8 vehicles blocking traffic all the daily time. They often start to work before 8 am and do not get off until 7:30 pm, which greatly affects the normal life of nearby residents.

In conclusion, the new application is just an attempt to "legalize" the violation, and the TPB should not tolerate it.

Thank you so much for your attention and hope the TPB could reject this application to protect the public interest.

Best Regards,
Iris
18 Jan 2026

tpbpd/PLAND

寄件者:

寄件日期:

收件者:

主旨: 不應再容許洪水橋丹桂村A/YL-TYST/1342的申請人再做物流倉 - 請城規會否決有關申請

類別: Internet Email

親愛的城規會秘書及委員們：

本人作為長期居於洪水橋丹桂村村附近的居民，對編號A/YL-TYST/1342的規劃申請表示堅決反對。

2025年5月27日洪水橋廈村木人巷倉庫大火的慘痛教訓歷歷在目，當時濃煙蔓延、救援困難，嚴重威脅方圓數百米內民居安全。如今申請地點與現有數個屋苑住宅區僅一條水庫路及丹桂村路之隔，若倉儲物流設施發生火警或危險品事故，後果將不堪設想。

本村附近已有不少屋苑，人口稠密，而物流倉又常常泊滿大貨車於附近道路，而且近半年本人發覺物流倉貨櫃車出入非常繁忙，一有貨櫃出入倉時就會引致水庫路面非常阻塞。而水庫路一帶交通因公屋工程變得非常繁忙，萬一有火警緊急車輛難以救援。

加上本人日常經過水庫路時常常發現現址的物流倉內貨物經常堆滿倉內空間並常存放大量紙張、發泡膠等易燃物，貨物及卡板垃圾至也曾試過堆出倉外露天位置存放，消防安全風險遠高於一般用地。

規劃本應以民為本，城規會必須正視居民性命財產安全，否決此項漠視社區安危的申請。

謝謝城規會秘書及委員們。

郭小姐

19-1-2026

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5

tpbpd/PLAND

寄件者:

[REDACTED]

寄件日期:

2026年01月19日星期一 21:08

收件者:

tpbpd/PLAND

主旨:

強烈反對元朗洪水橋丹桂村規劃申請A/YL-TYST/1342

類別:

Internet Email

城規會委員，你們好—

本人強烈反對上述規劃申請，首要基於其嚴重違背土地規劃原意，該地段屬「住宅(丁類)」用途，旨在提供低密度居住環境，而丹桂村本身是一個低密度的寧靜鄉村，過往水庫路一帶也十分寧靜，但自2024年有了此物流倉，而物流倉儲設施所帶來的噪音、車輛流量及貨倉露天作業，已徹底破壞本村居民居住寧靜。

更令人憤慨的是，申請人過往在審批期間已多次無視批核條款，擅自任意露天儲物及遺法泊車阻塞交通及違規長時間營運，反映其毫無遵守規則誠意。如今重新申請，實為試圖將既成違規事實合法化，此舉若獲接納，等同鼓勵蓄意違規者繞過城規會制度監管。城規會應堅守法治精神，否決此投機性申請，以維護城規會尊嚴與社區公義。

感謝城規會幫忙！

江先生

2026年1月19日

tpbpd/PLAND

寄件者:

寄件日期:

收件者: tpbpd/PLAND

主旨: 有關: 強烈反對規劃申請 A/YL-TYST/1342 之意見書

類別: Internet Email

致城市規劃委員會秘書處:

本人居住於元朗丹桂花園，就上述關於在鄰近地段興建/續期臨時貨倉的規劃申請 (A/YL-TYST/1342)，本人深表關注並提出 **堅決反對**。

該申請地點緊鄰低密度住宅區，批准此用途將對社區構成不可逆轉的風險，具體理由如下：

1. 土地用途極度不相容 (Incompatible Land Use) :

丹桂村一帶規劃原意為低密度住宅區，環境清幽。然而，將高風險的工業貨倉置於民居旁邊，在規劃原則上完全錯誤。貨倉屬於工業性質，與住宅用途本質上相斥。容許兩者混雜，不僅破壞社區和諧，更埋下安全隱患。

2. 極高的火災蔓延風險 :

鑑於近期新界西北區頻發的倉庫大火，我們對鐵皮倉的安全性極度缺乏信心。這些設施往往缺乏完善的消防系統（如自動灑水裝置）。由於申請地點與民居距離極近，一旦失火，強烈的熱力與濃煙會直接威脅家中長者與幼童的生命安全。他們行動較慢，根本無法在短時間內疏散。

3. 救援通道不足的致命傷 :

丹桂村路及周邊支路並非為重型工業物流設計。狹窄的道路難以容納大型消防雲梯車及供水車同時通過。若發生緊急事故，救援延誤將導致災難性後果。我們不能接受在如此缺乏基礎設施支援的地點設立高風險貨倉。

4. 心理壓力與生活安寧 :

長期與「計時炸彈」為鄰，令居民承受巨大的心理壓力。我們每天都要擔心隔壁的貨倉會否發生意外。為了保障居民的生命財產及心理健康，城規會有責任把關，拒絕此類不合適的申請。

綜上所述，該申請罔顧居民安全，本人強烈要求委員會 **拒絕** 批准申請 A/YL-TYST/1342。

此致

反對人資料 :

姓名: Sarah Lee (李淑儀)

地址: [REDACTED]

tpbpd/PLAND

寄件者:

寄件日期:

收件者:

主旨:

2026年01月20日星期二 8:26

tpbpd/PLAND

對申請編號 A/YL-TYST/1342 規劃申請表達強烈反對

類別:

Internet Email

城規會秘書及眾委員：

你們好，本人每日行經水庫路往返家中，對該路段交通困局已有切膚之痛。現時因丹桂村公屋工程，重型工程車流量已令水庫路與路口臨時交通燈位做成沉重壓力，高峰時段車龍常出現引致阻塞。若城規會再次批准物流倉庫規劃申請，物流倉過百架額外貨車架次每日進出水庫路，將使丹桂村水庫路瓶頸路段徹底癱瘓。

更嚴重的是，一旦發生火警或醫療急況，消防救援車輛勢必受阻。本人曾目睹不少居民車輛因物流倉大型貨車上落貨阻塞水庫路而困於此路段車陣中，鳴笛亦無法前行，而警察也曾經到場處理交通阻塞及遺例泊車問題。

此外，由於物流倉位置非常接近民居，物流倉每日不斷上落貨也會產生環境污染及嘈音問題，本人更曾發現物流倉職員曾將卡板垃圾棄於倉外，破壞環境及居民寧靜生活。

規劃不能只顧發展而忽視交通承載力及環境保護，請城規會嚴密把關及以居民日常福祉為依歸，否決此加重社區負擔的申請。謝謝城規會幫忙。

丹桂村居民上

2026年1月20號

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月20日星期二 11:41
收件者: tpbpd/PLAND
主旨: 強烈反對規劃申請 A/YL-TYST/1342 之意見書
類別: Internet Email

致城市規劃委員會：

本人是元朗丹桂村的長期住戶，現致函**強烈反對**規劃申請編號 A/YL-TYST/1342。該地段擬議作臨時貨倉用途，這對我們丹桂花園及周邊社區的居民來說，是一個極度危險且不負責任的規劃。

本人的反對理由如下：

1. 道路狹窄，消防死角：

丹桂村路本身設計僅供鄉村及低密度住宅使用，路面極為狹窄。現時已有大量重型貨車違規停泊或行駛，導致交通經常癱瘓。若批准此貨倉申請，一旦發生火警，大型消防車根本無法順利進入火場，甚至可能被塞在路上的貨車阻擋。最近新界多次大火都顯示，狹窄的通道是導致火勢失控的主因，我們不希望成為下一個受害者。

2. 與民居零距離，缺乏防火緩衝：

申請地點與丹桂花園及鄰近民居幾乎緊貼，完全沒有所謂的「緩衝區」。貨倉內儲存的物品不明，若存放易燃物料（如塑膠、發泡膠等），一旦起火，火勢將瞬間波及民居。我們與貨倉只有一牆之隔，發生意外時，居民將無處可逃。

3. 環境與噪音滋擾嚴重：

除了火災風險，貨倉運作帶來的噪音、灰塵及廢氣，已經嚴重影響我們的生活質素。丹桂村本應是寧靜的住宅區，而非工業後勤基地。批准此申請等同於犧牲居民的健康與安全，來遷就商業利益。

4. 漠視近期嚴重火災的教訓：

近期洪水橋及元朗區發生多宗嚴重的鐵皮倉三級大火，濃煙蔽天，毒氣四散。城規會理應從中汲取教訓，收緊對鄰近民居的貨倉審批，而非繼續批准這些潛在的「火藥庫」在我們家旁邊運作。

基於以上對生命安全的實質威脅，本人懇請城規會**否決**此項申請，還居民一個安全的居住環境。

此致

反對人資料：

姓名: Chan Wai Man (陳偉文)

地址: [REDACTED]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260119-092714-18169

提交限期

Deadline for submission:

20/01/2026

提交日期及時間

Date and time of submission:

19/01/2026 09:27:14

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1342

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳偉棠

意見詳情

Details of the Comment :

本人現就規劃申請編號 A/YL-TYST/1342 (擬議臨時貨倉發展) 提出強烈反對。本人認為該發展將嚴重惡化丹桂村一帶的交通狀況，具體理由如下：

1. 忽略現有工程引致的嚴重交通負荷

丹桂村路及周邊道路目前已因山上正在進行的公營房屋發展項目，導致交通負荷極重。現時每日已有大量泥頭車及重型工程車輛頻繁出入，令原本已狹窄的鄉村道路不勝負荷，經常出現交通擠塞及路面損耗情況。

在此嚴峻的交通現況下，若再批准此貨倉申請，引入額外的貨運車流，將令丹桂村路的交通樽頸問題雪上加霜，甚至導致癱瘓。

2. 缺乏交通影響評估 (TIA)

鑑於上述的工程車流量，該區的道路容量已十分緊絀。然而，根據申請文件，申請人並未有提交「交通影響評估 (Traffic Impact Assessment)」，僅提供了基本的行車線分析。在未有數據評估貨倉車流如何與現有的泥頭車及工程車流「疊加」的情況下，貿然批准申請是不負責任的做法，亦無法證明道路網絡能承受新增的壓力。

3. 道路安全風險劇增

申請地點位於「住宅」及「政府、機構或社區」地帶，周邊有民居。現時居民出入已需提防大型泥頭車，若再增加貨倉車輛，將進一步收窄路面空間，加劇「人車爭路」的險象，嚴重威脅居民（尤其是長者及學童）的道路安全。

基於現有道路已因山上工程而不勝負荷，本人懇請城規會否決此項申請，以免交通亂象進一步惡化。

tpbp/PLAND

寄件者:

[REDACTED]
2026年01月20日星期二 14:23

寄件日期:

tpbp/PLAND

收件者:

nthqpd/PLAND; tmylwdpo_pd/PLAND

副本:

Urgent: 強烈反對A/YL-TYST/1342於新界元朗丹桂村丈量約份第124約地段第2611號A分

段（部分）和毗連政府土地作臨時貨倉（危險品倉庫除外）連附屬設施（為期3年）之規劃申請

主旨:

類別:

Internet Email

致：城市規劃委員會

信件主題：強烈反對A/YL-TYST/1342於新界元朗丹桂村丈量約份第124約地段第2611號A分段（部分）和毗連政府土地作臨時貨倉（危險品倉庫除外）連附屬設施（為期3年）之規劃申請

尊敬的委員會成員：

本人為新界元朗丹桂村居民，現以就上述規劃申請提出強烈反對。申請人曾無視A/YL-TYST/1242批核條款約束，其新申請不僅缺乏誠信，更會加劇社區現有問題，所以其重新提交的申請不應獲得批准，具體理由如下：

1. 申請人缺乏遵守規劃條款的誠信：

此前，該地段的發展項目在A/YL-TYST/1242 規劃許可期間已多次違反有關規劃條件（如：在早上9點前及下午7時後營運、場地內存放危險物品、在物流倉場地露天位置存放物品、物流倉場地內並沒有足夠的車輛掉頭空間及場外遺例停泊大量大型貨車及私家車阻塞交通等），加上申請人未能於二零二五年十一月十日或以前履行多項附帶條件，上述規劃許可已於同日（即二零二五年十一月十日）被貴會予以撤銷。故此行為反映申請人對貴會所定立的條款缺乏尊重，其新申請的承諾亦難以信賴。

2. 重新申請旨在規避違規責任：

申請人未就過往違規行為進行實質整改，只是不斷有心以不同所謂理由（藉口）拖延貴會A/YL-TYST/1242條款要求進度謀取物流倉庫利潤，反而試圖透過重新申請以圖「洗白」違規狀態。此舉不僅架空貴會規劃制度的嚴肅性，更變相鼓勵違規者以重新申請取代合規遵守城規會規劃條款，所以是次新規劃申請只是試圖將既成違規事實「合法化」，委員會不應予以鼓勵。

3. 維護規劃權威的必要性：

若容許有嚴重違規紀錄的申請人透過重新申請獲得批准，將傳遞錯誤訊息，削弱公眾對城市規劃制度的信心。貴委員會應堅守原則，否決缺乏誠信基礎的申請。

4. 違背規劃原意，不符土地用途

該地段原規劃為「住宅(丁類)」用途，申請項目明顯與此不符。申請人以元朗南發展需要安置為藉口利用丹桂村住宅用途的地作臨時安置物流倉，就算如此，申請人也應積極尋找合乎倉庫規劃用地做臨時倉庫，不應再次打住宅用途的用地主意，事實證明此倉庫在A/YL-TYST/1242規劃申請的1年半暫準期間

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已嚴重影響附近居民生活，不然本人也不用這麼努力向貴會提出理由反對是次規劃申請，故貴會若再次允許有規規劃申請隨意變更土地規劃意用途，將再次破壞城規會在有關位置整體規劃意向，延續不良先例。

5. 消防安全隱患，威脅居民安全

參照丹桂村附近廈村木人巷倉庫大火之嚴重事故（天水圍廈村路（俗稱「木人巷」）附近的物流貨倉於2025年5月27日發生三級大火，火勢猛烈，涉及多個貨倉，儲存電器、衣物及雜物，導致部分倒塌，消防出動大量資源撲救，約140人疏散，兩人送院（一倉庫職員二級燒傷，一消防員吸入濃煙）），可見此類倉儲物流設施風險極高。申請地點鄰近密集住宅屋苑及民居（如玉桂園、丹桂花園、尚築等）和天主教教堂及伊斯蘭聯會，一旦發生火警事故，後果將不堪設想，村民及市民生命安全將受嚴重威脅。

6. 交通負荷過重，加劇道路擠塞

水庫路現有臨時交通燈位已形成瓶頸，加上丹桂村配水庫旁興建公營房屋工程車流長期經水庫路到地盤，引致一帶車路常年交通繁忙。若再增加物流倉庫帶來的大量重型貨車，將令該路段交通徹底癱瘓，影響無數居民出行及緊急車輛通行，有關相片如下圖。



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不但如此，有關申請人更利用周邊行車路遺例泊車影響交通安全及阻塞車輛緊急通道，相信警方也曾收到不少有關投訴，故不應再批准有關申請以避免交通問題繼續惡化。

基於以上理由，本人懇請委員會：

- 堅決否決此項規劃申請。
- 要求申請人停止物流倉繼續營運。
- 正視該區交通承載力已飽和之事實，並將社區安全置於首位。

感謝委員會成員審閱，盼貴會以居民福祉為依歸嚴正把關撥亂反正，以行動維護規劃法治與公眾利益，否決此不負責任之申請。

此致

反對人：Samuel

日期：20/1/2026

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tpbpd/PLAND

寄件者:

寄件日期:

收件者: tpbpd/PLAND

主旨: A/YL-TYST/1342申請人講大話欺騙城規會，請城規會否決有關申請

類別: Internet Email

To: 城規會

本人綜合以下理由強烈反對本申請：

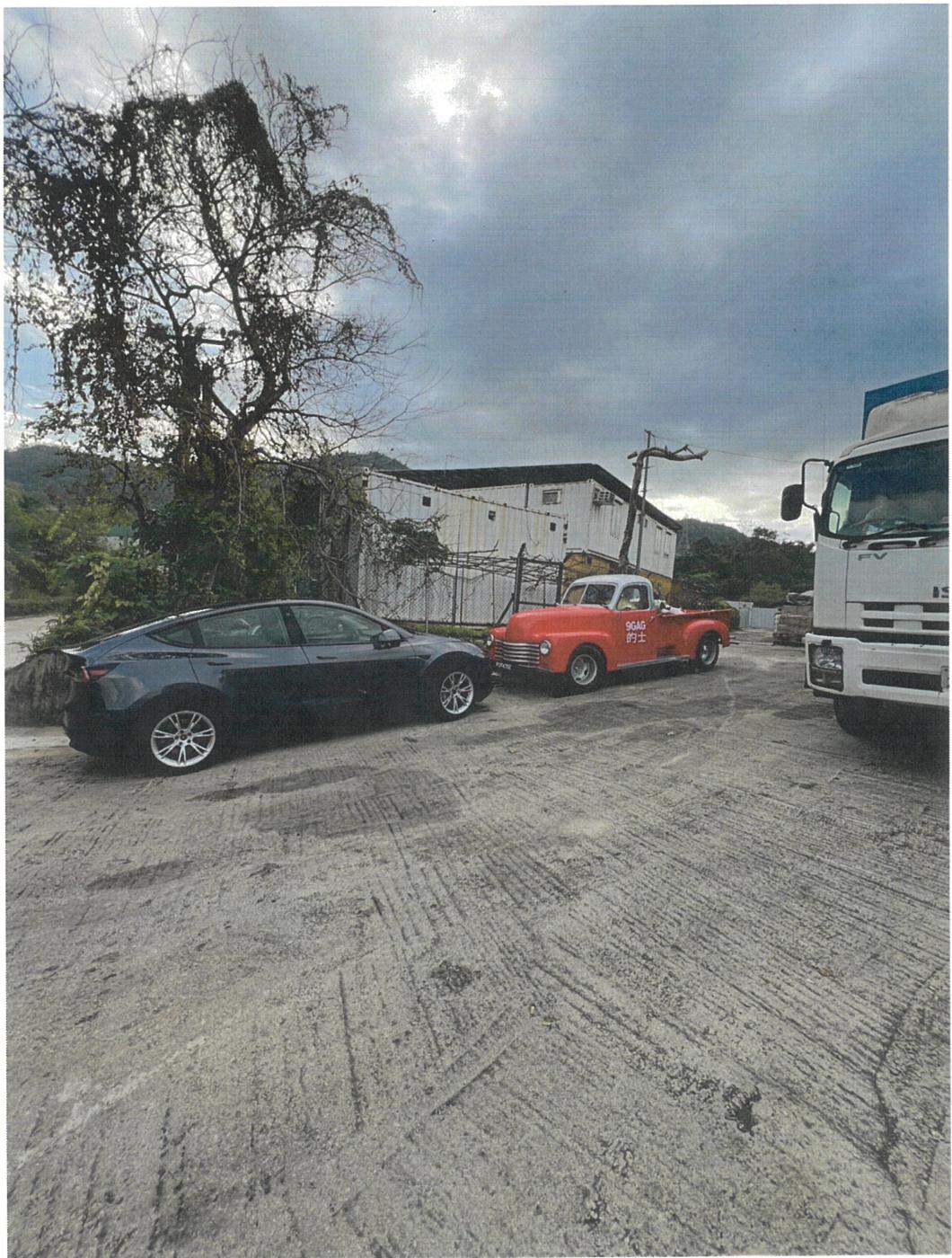
一、申請人沒有誠信，在申請理由中欺騙城規會

(1) 申請人提供的規劃鋼領發展建議書的3.4段聲稱只有私家車同輕型貨車出入物流倉，但事實上自2024年物流倉開始營業直到今天，大量40尺長貨櫃車長期係物流倉上落貨，有相為證如下：
貨車上落貨仲成日令到水庫路一帶嚴重阻塞。

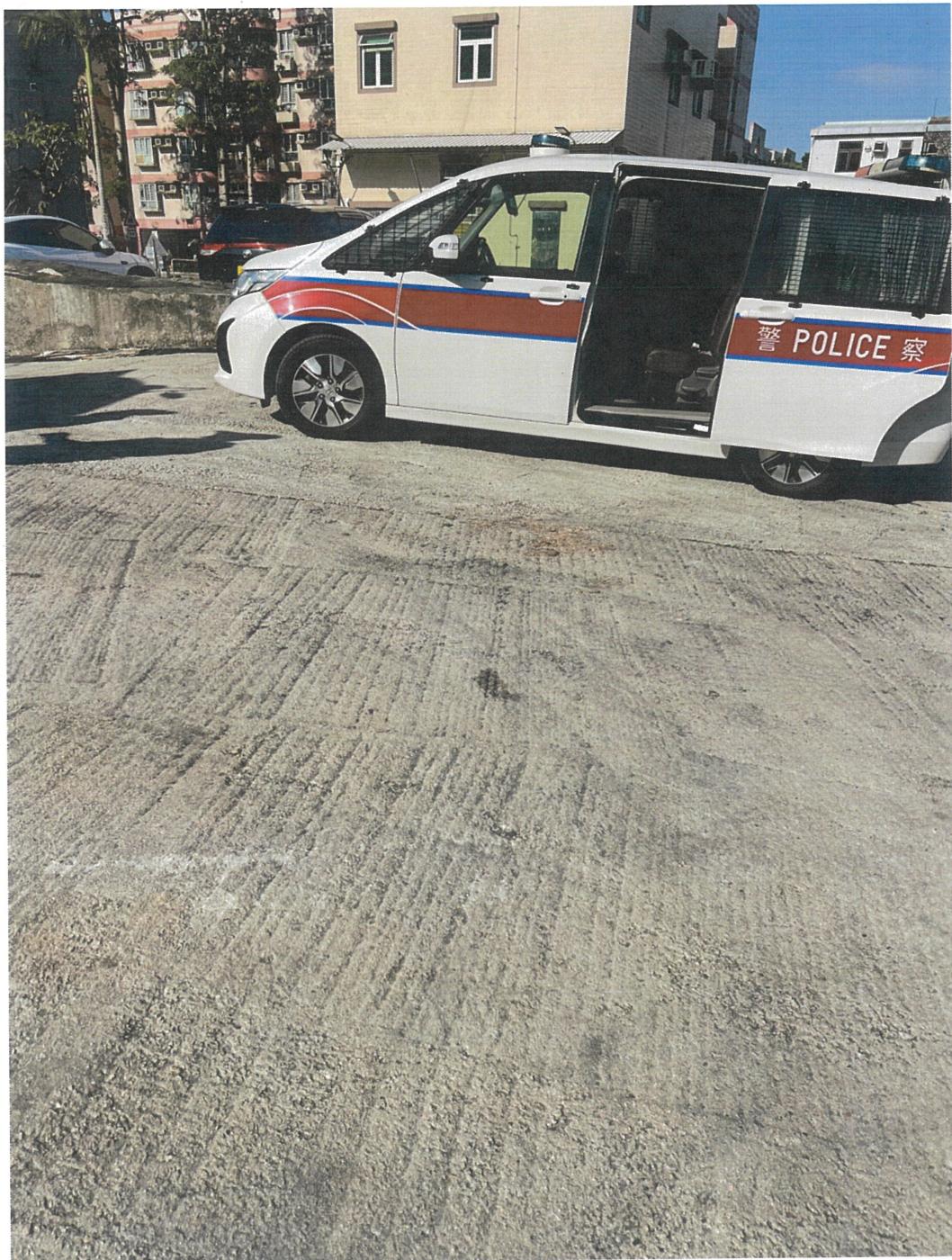




(2) 申請人提供的規劃鋼領發展建議書的 3.5 段聲稱話在批核申請期間物流倉私人車同輕型貨車只會泊車係指定上落貨位，但事實上物流倉係泊埋唔屬於佢地物流倉範圍的附近道路，而警察都曾經到現場執法，有相為證如下：



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二、規劃穩定性不容破壞，住宅用地不應因個別申請而隨意變更，否則將引發骨牌效應，加上申請人過往違反規劃條件證明今次申請人提供的規劃鋼領發展建議書3.6同4.1段的承諾話唔會破壞環境同滋擾到附近居民，但佢地的所作所為係剛剛相反，以下張相就係物流倉職員隨時將卡板垃圾放係倉外道路，無法無天。

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所謂規劃申請的承諾只是作家的謊言並不可信，新申請只是將責任轉嫁社區。

三、項目加劇的交通及安全問題已超出社區承受極限。城規會的角色正是把關整體規劃合理性，而非替違規者解套。若此申請獲批，將傳遞極壞訊息：只要不斷重遞申請，違規終可「洗白」。

綜合以上所述，請委員會委員拿出勇氣與良知，以本案彰顯規劃不是橡皮圖章，而是守護社區長遠利益的關鍵防線。希望城規會能夠努力否決呢個申請。

丹桂村綠色工作者

2026年1月20號