

此文件於2026年01月13日收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 13 JAN 2026
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 S16-III 號

APPLICATION FOR PERMISSION
A/YL-LFS/599 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

20260108 GAX

8/1 EPASS

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For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LF3/599
	Date Received 收到日期	13 JAN 2026

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

1. Name of Applicant 申請人姓名/名稱

俊略有限公司 (Company 公司)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

新界元朗流浮山丈量約份第129約地段第1672號(部分)第1673號(部分)第1675號(部分)、第1676號(部分)、第1677號(部分)及第1678號(部分)及毗連政府土地

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

Site area 地盤面積 2260 sq.m 平方米 About 約
 Gross floor area 總樓面面積 1730 sq.m 平方米 About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

11 sq.m 平方米 About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「康樂」</p>
<p>(f) Current use(s) 現時用途</p>	<p>空置</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

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 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

已取得 名「現行土地擁有人」[#]的同意。

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

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

has notified "current land owner(s)"[#].

已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- published notices in local newspapers^{*} on 06/01/2026 (DD/MM/YYYY)
於 06/01/2026 (日/月/年)在指定報章就申請刊登一次通知^{*}
- posted notice in a prominent position on or near application site/premises^{*} on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知^{*}
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee^{*} on 19/12/2025 (DD/MM/YYYY)
於 19/12/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會^{*}

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉存放建築材料（為期 3 年） (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 <u>3</u> <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	550	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1710	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1730	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1730	sq.m	<input checked="" type="checkbox"/> About 約

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

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

Private Car Parking Spaces 私家車車位	1
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

星期一至星期六上午 9 時至下午 6 時, 星期日及公眾假期休息。

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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)) 可由深灣路經鄉郊小路到達
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

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

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

<p>(e) Approval conditions 附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>_____</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年 _____</p> <p><input type="checkbox"/> month(s) 個月 _____</p>

7. Justifications 理由

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

可參閱附頁申請理由

8. Declaration 聲明 (Applicant 申請人 #1)

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

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

Signature 簽署
Signed with recognised e-signature
Signer: HUI HANG YU
 Applicant 申請人 / Authorised Agent 獲授權代理人
文員

Name 姓名
Position (if applicable) 職位 (如適用)

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

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /
 HKIS 香港測量師學會 / HKIE 香港工程師學會 /
 HKILA 香港園境師學會 / HKIUD 香港城市設計學會 /

RPP 註冊專業規劃師

Others 其他

On behalf of 代表

俊略有限公司

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
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Location/address 位置/地址	新界元朗流浮山丈量約份第 129 約地段第 1672 號(部分)、第 1673 號(部分)、第 1675 號(部分)、第 1676 號(部分)、第 1677 號(部分)及第 1678 號(部分)及毗連政府土地
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Site area 地盤面積	2260 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 11 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
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Plan 圖則	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
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Zoning 地帶	「康樂」
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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 _____
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Applied use/ development 申請用途/發展	擬議臨時貨倉存放建築材料 (為期 3 年)
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(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率	sq.m 平方米		Plot Ratio 地積比率	
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
Non-domestic 非住用	1730	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.77	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	2
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	75.66 %	<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	1
	Private Car Parking Spaces 私家車車位	1
	Motorcycle Parking Spaces 電單車車位	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明)	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	2
	Taxi Spaces 的士車位	
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	2
	Medium Goods Vehicle Spaces 中型貨車車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	
	Others (Please Specify) 其他 (請列明)	

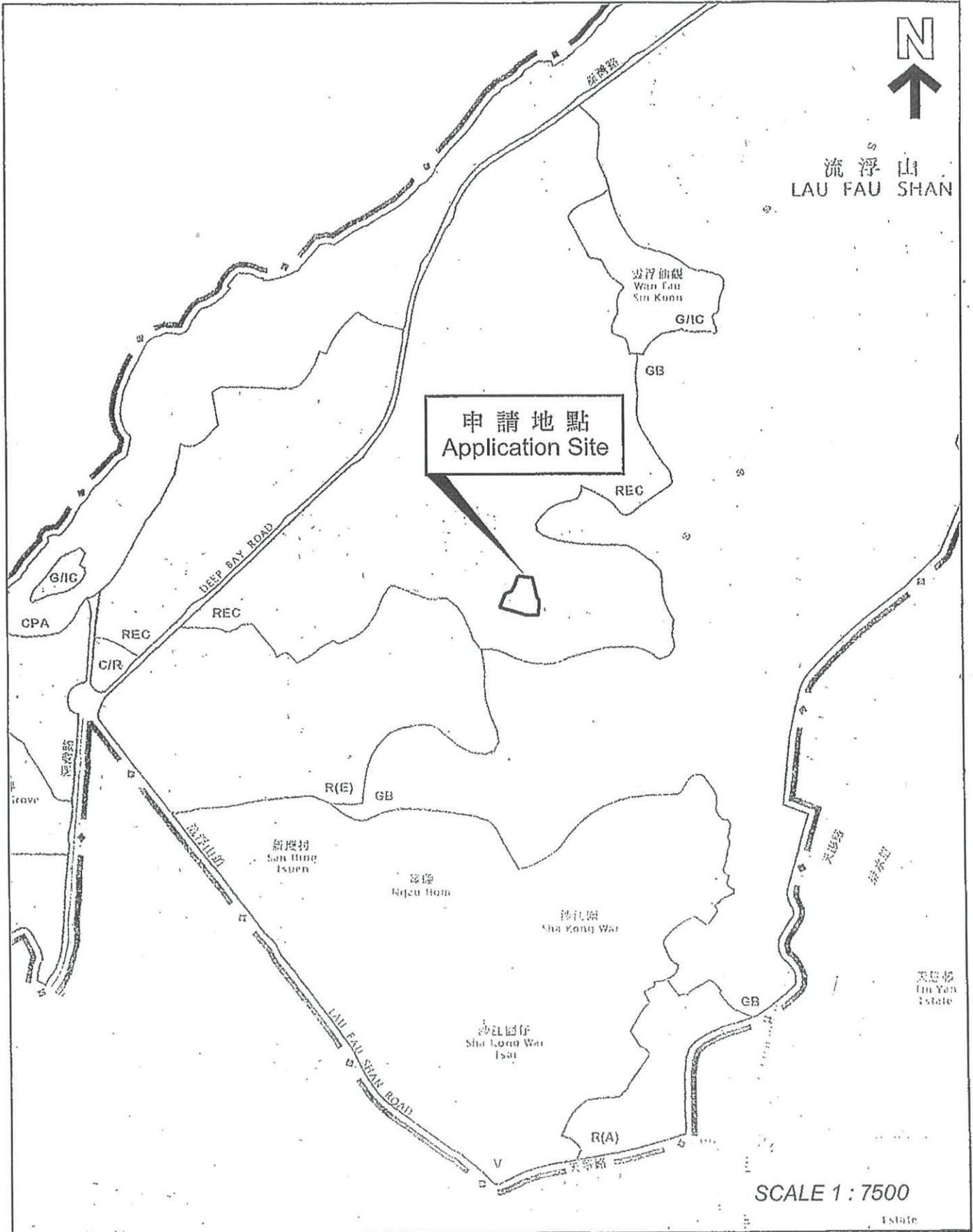
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)		
場地大綱圖、場地位置圖、行車路線圖、消防建議、渠務建議	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

場地大綱圖



場地設計圖

建築物(1)
用途: 售賣(存放建築材料)、洗手間、消防泵房及寫字樓

建築材料: 以金屬搭建

高度: 約9米

層數: 1層

面積: 約1690平方米

總樓面面積: 約1690平方米

建築物(2)

用途: 保安室

建築材料: 以金屬搭建

高度: 約6米

層數: 2層

面積: 約200平方米

總樓面面積: 約400平方米



● ● ● 行車路線

SCALE 1 : 1000

申請理由

申請地點位於新界元朗流浮山丈量約份第129約地段第1672號(部分)、第1673號(部分)、第1675號(部分)、第1676號(部分)、第1677號(部分)及第1678號(部分)及毗連政府土地，總面積約 2260 平方米，包括 11 平方米政府土地，總樓面面積為 1730 平方米，由俊略有限公司提出申請作臨時貨倉存放建築材料（為期 3 年）。

申請地點位於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 的「康樂」地帶內。申請地點共涉及六幅私人土地及毗連政府土地，申請地點地型不規則，近似長方形，地勢平坦。場地共有 2 個由金屬搭建的上蓋物，詳情如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
構築物1	1690	1690	9	1	金屬搭建	貨倉(存放建築材料)、 寫字樓、洗手間
構築物2	20	40	6	2	金屬搭建	消防泵房、保安室

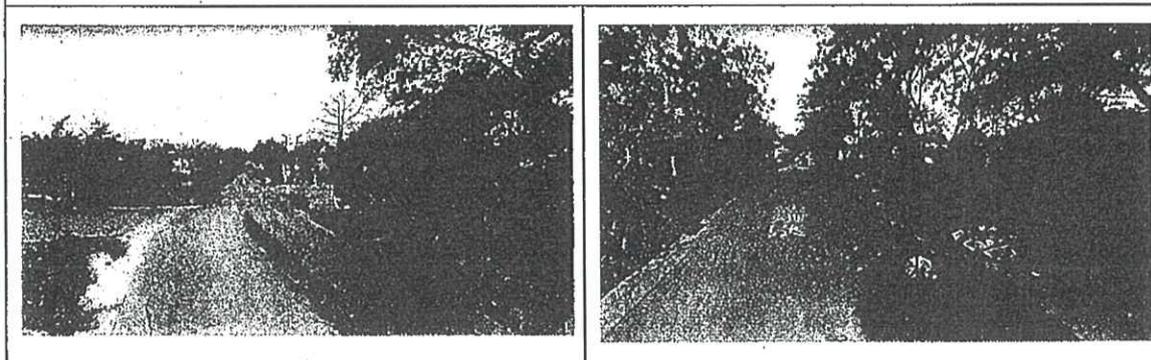
按規劃署記錄，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/YL-LFS/368，臨時貨倉存放建築材料（為期 3 年），於 04/09/2020 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/457，臨時貨倉存放水泵及馬達（為期 3 年），於 31/03/2023 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/445，臨時貨倉存放汽車零件及建築材料（為期 3 年），於 25/11/2022 在有條件下批給臨時性質的許可
- 檔案編號：A/YL-LFS/438，臨時貨倉存放汽車零件及建築材料（為期 3 年），於 09/09/2022 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/399，臨時露天存放雲石、建築材料，連附屬小型工場、車輛/貨斗裝配工場連附屬停泊車位及 10 個中型貨車上落貨車位（為期 3 年），於 25/06/2021 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/441，臨時貨倉存放建築材料（為期 3 年），於 23/09/2022 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/392，臨時貨倉存放塑膠及零售粒狀塑膠（為期 3 年），於 14/05/2021 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/497，臨時貨倉存放建築材料（為期 3 年），於 22/12/2023 在有條件下批給臨時性質的許可；

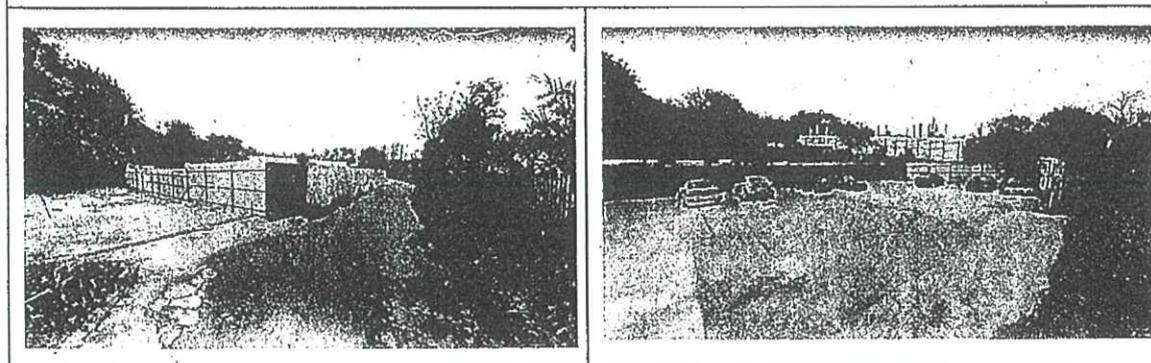
申請地點位於元朗流浮山，出入口（閘門）設於場地南邊，出入口位置寬敞明確，闊度不少於 10 米，可供消防車之類的緊急車輛進入，可由深灣路經鄉郊小路到達申請地點。行車通道闊度約 6 米，車路闊彎位少而明顯，可供駕駛者安全使用。行車通道部分地段部分屬私人物業，已使用多年。申請人已取得上述業主同意獲准許使用。一如以往，申請人會與各地段業主，共同負責行車通道的管理、維修及補養工作。

同時，申請地點內有車輛迴旋圈，有足夠空間供車輛轉動，並預留了許多場地範圍作緩衝空間。由於有足夠空間，車輛會進入申請地點內掉頭，任何時間均不會有車輛在公共道路排隊等候，申請人會嚴格規定，所有車輛任何時間均不許以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。

深灣路實況照片



行車通道實況照片



申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾、噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能，對規劃及地方環境均帶有好處及產生正面作用。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點開放時間為星期一至星期六，上午九時至下午六時，星期日及公眾假期休息，夜間並不會產生噪音。申請地點設有1個私家車泊車位，每個面積5米 x 2.5米，以便員工使用。同時，設有2個輕型貨車上落車位，每個面積7米 x 3.5米，作運送之用。

申請地點會使用輕型貨車補給物資，預計在日間非繁忙時間進行。申請地點內設有迴旋空間，供車輛調頭及停泊。除了員工上下班、午膳、送貨及補給物資，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次流量低，對附近交通不會構成壓力。所有運輸工作，只會在申請地點開放時間內進行。

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

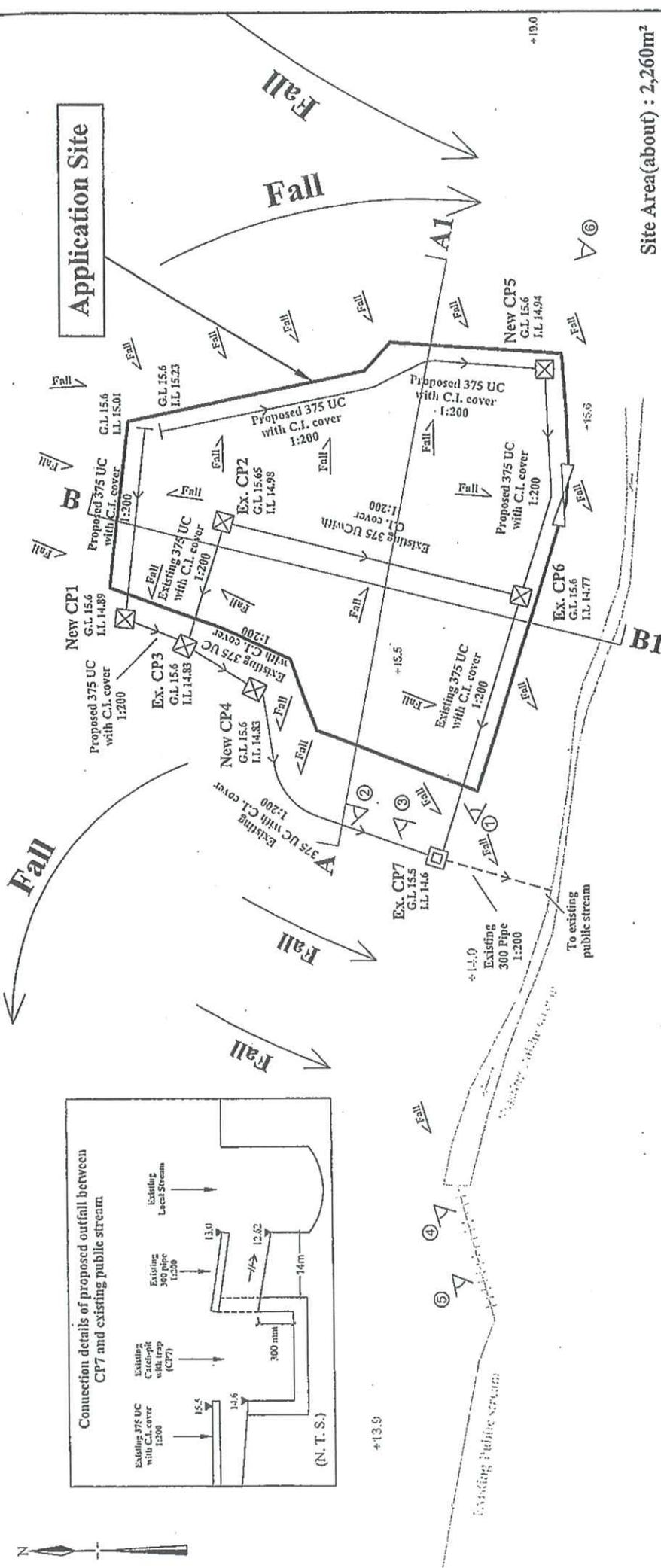
在良好的管理下，不會出現任何交通問題，不會對流浮山及附近交通構成壓力。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	星期一至六				每小時車輛出入次數
	私家車		輕型貨車		
	入	出	入	出	
09:00 - 10:00	0	0	1	0	1
10:00 - 11:00	1	0	0	0	1
11:00 - 12:00	0	1	0	0	1
12:00 - 13:00	0	0	0	1	1
13:00 - 14:00	0	0	1	0	1
14:00 - 15:00	2	0	0	0	2
15:00 - 16:00	0	2	0	0	2
16:00 - 17:00	0	0	0	0	0

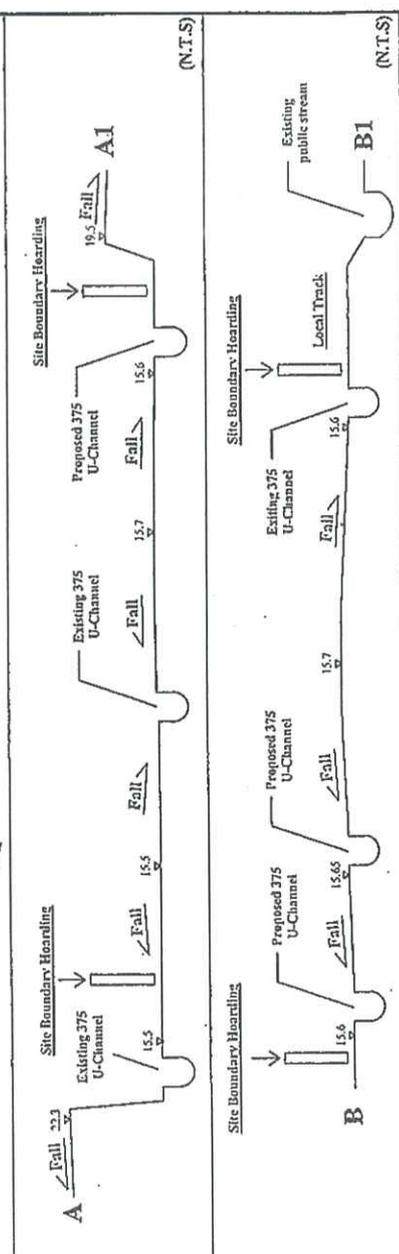
17:00 - 18:00	0	0	0	1	1
申請地點尚未發展，以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。					

申請地點發展性質為靜態，不會對環境產生噪聲干擾社區。貨物裝卸所產生的音量非常少。另外，此交通流量不會產生交通噪音，對周邊道路網絡沒有不利影響。沒有車輛及工業活動在申請場地內進行，故預計沒有污水和粉塵排放。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此乃屬過渡性質，發展項目簡單，容易還原，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。倘若政府有意發展申請地點，申請人願意配合，只希望在發展計劃動工前作其他發展。倘若政府工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。



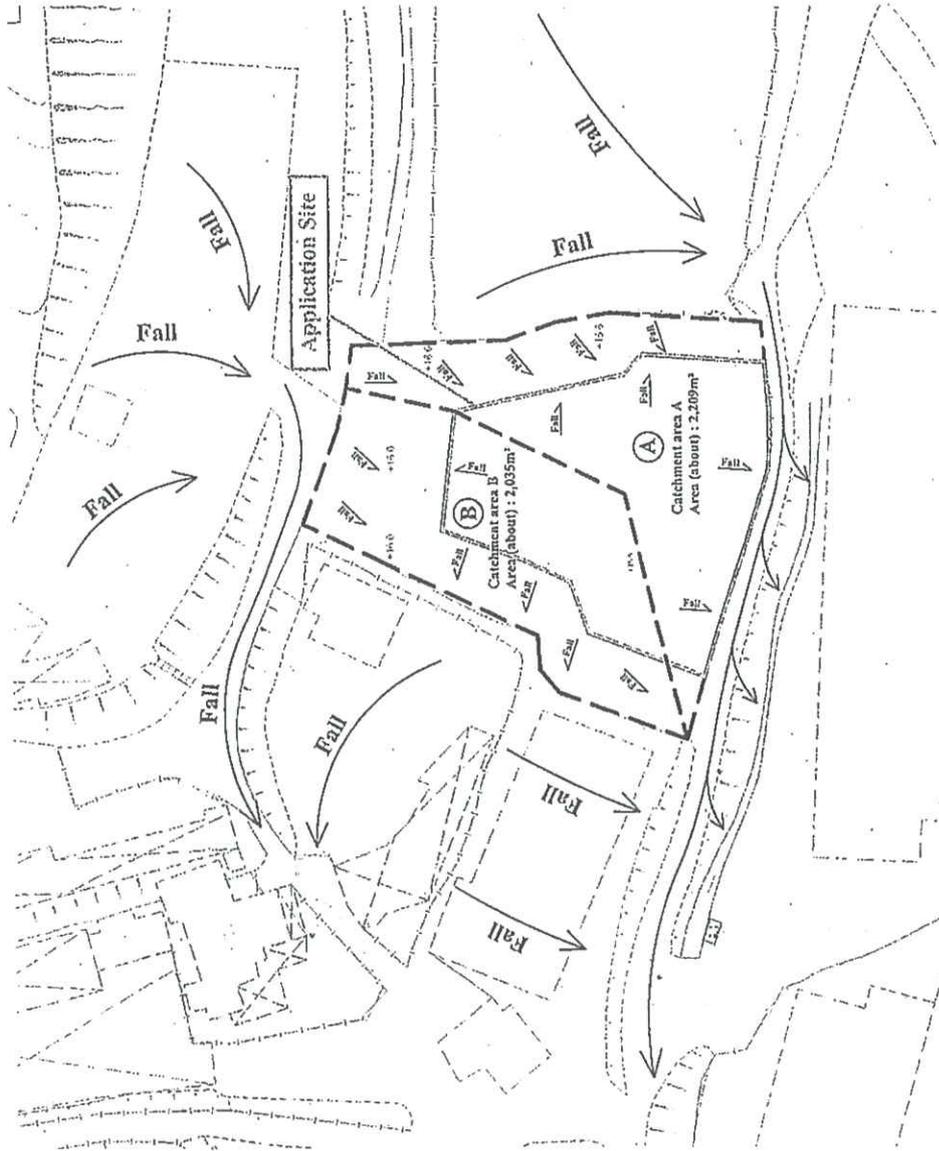
Site Area (about) : 2,260m²



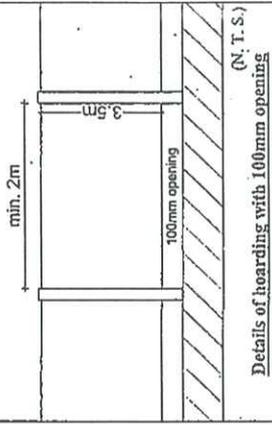
Legend

- ☒ Catch-pit
- Catch-pit with trap
- Proposed U-Channel with C.I. cover
- - - Covered Pipe
- ∞ Vehicular Ingress / Egress
- ◁ Viewpoint of drainage photo

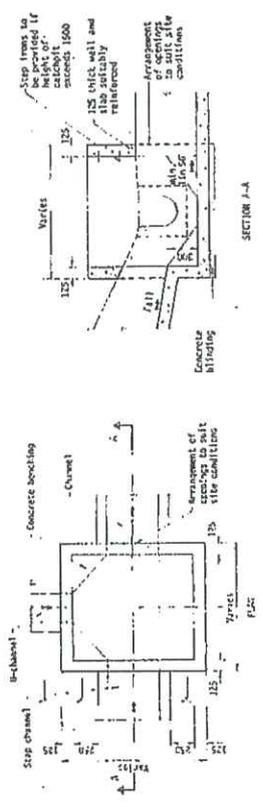
1:500 (A3)	Drainage Proposal	Goldrich Planners & Surveyors Ltd.
February 2025	Lots 1672(Part), 1673(Part), 1675(Part), 1676(Part), 1677(Part) and 1678(Part) in DD.129 Yuen Long, New Territories	Plan 3.1a (P 24026)



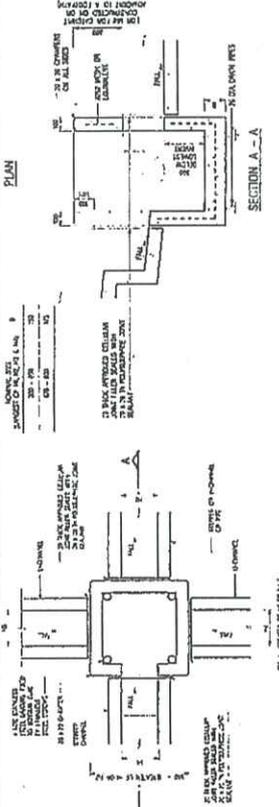
AREA OF CATCHMENT
(N.T.S.)



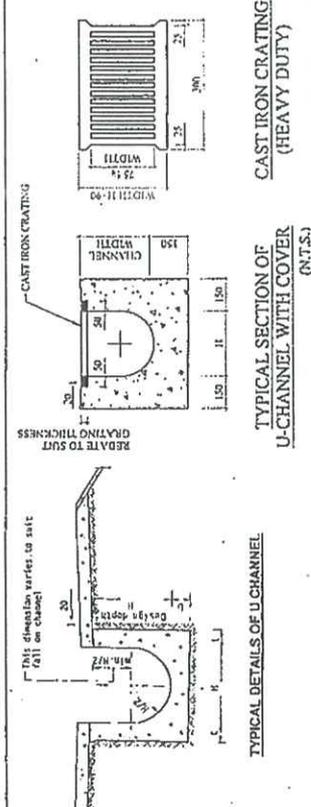
Details of hoarding with 100mm opening
(N.T.S.)



TYPICAL DETAILS OF CATCHPIT



DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406(1))



TYPICAL SECTION OF U-CHANNEL WITH COVER
(N.T.S.)

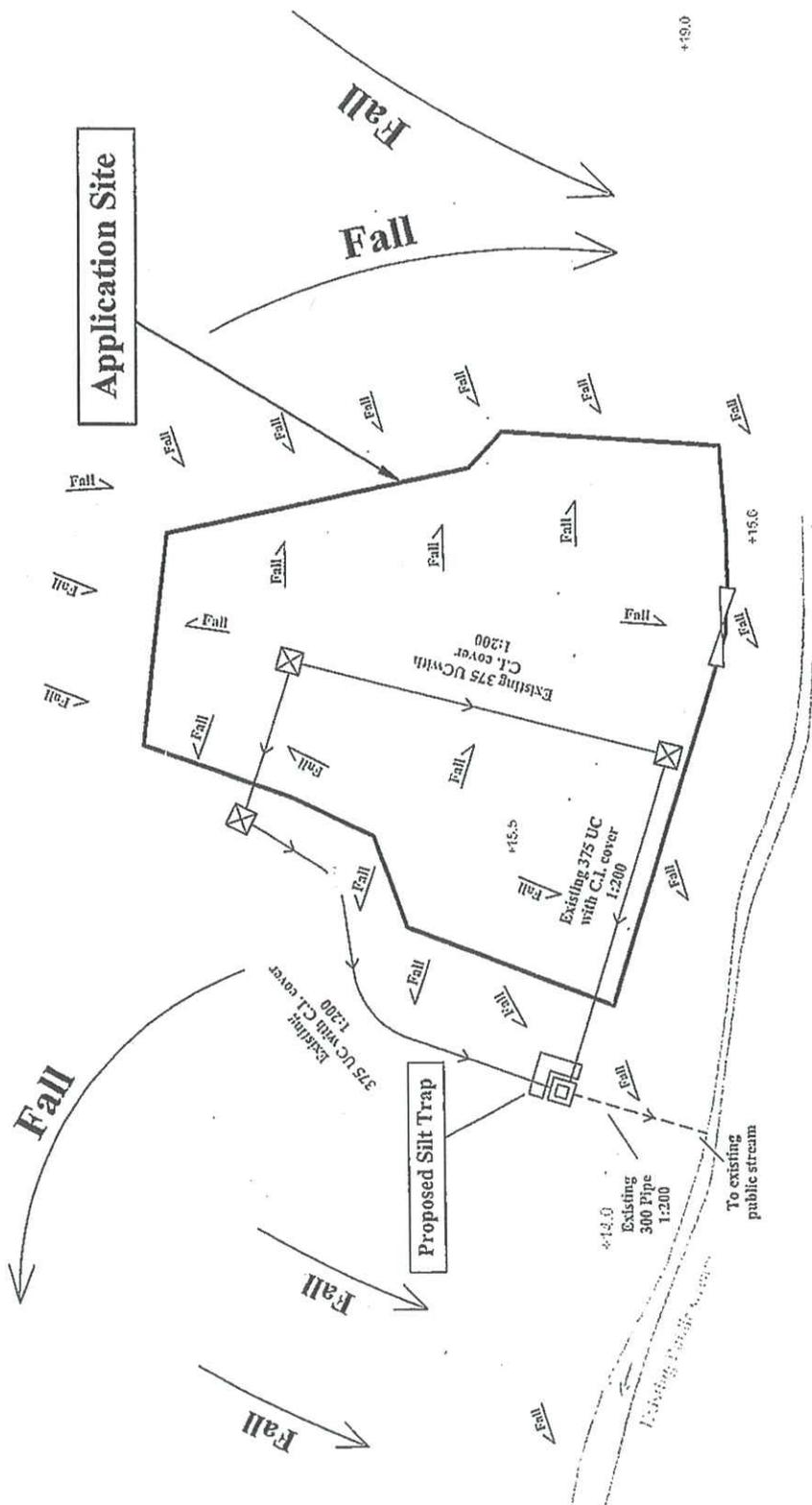
Drainage Proposal
Lots 1672(Part), 1673(Part), 1675(Part), 1676(Part),
1677(Part) and 1678(Part) in DD.129
Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 3.2a
(P 24026)

N.T.S.

February 2025



Legend

- ☒ Catch-pit
- ☐ Catch-pit with trap
- Existing Drainage System
- Proposed Drainage System

Flood Mitigation Measures

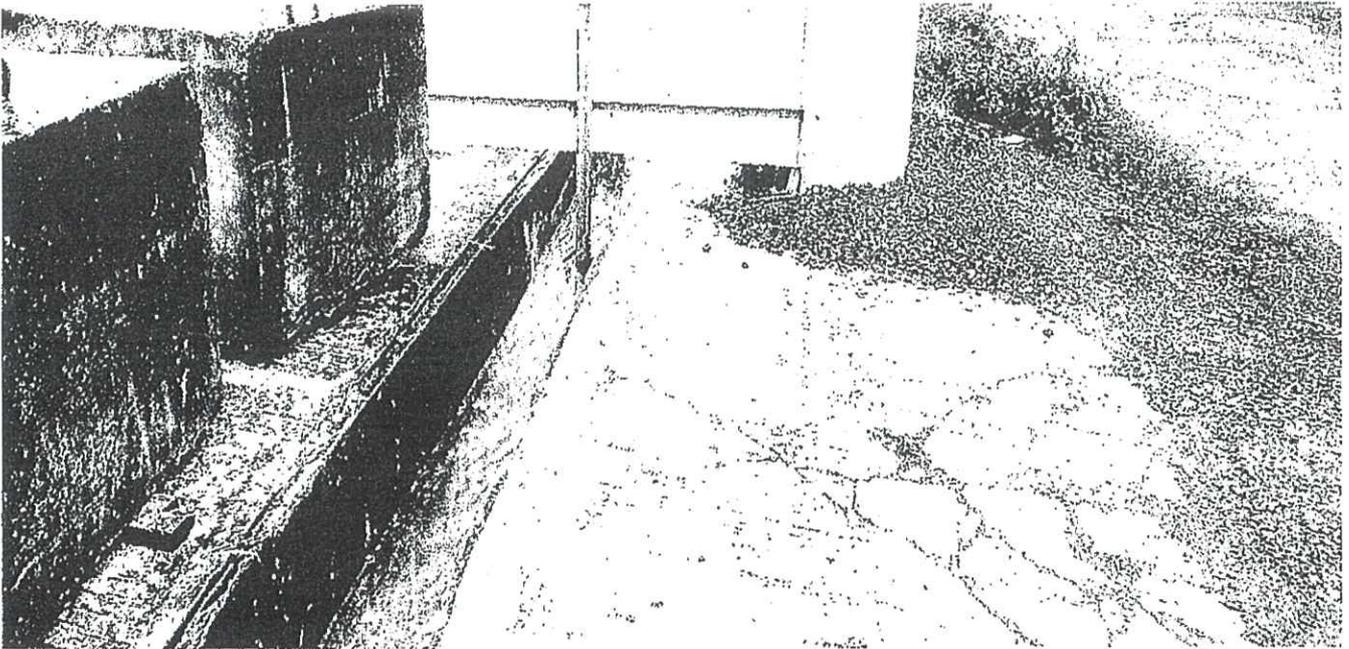
Note:

1. Silt traps will be provide before excavation works and hard paving works
2. Debris / Mud on site will be collected and regularly disposed
3. Debris / Mud in silt traps will be collect and regularly disposed

1:500 (A3)
February 2025

Drainage Proposal - Flood Mitigation Measures	Goldrich Planners & Surveyors Ltd.
Lots 1672(Part), 1673(Part), 1675(Part), 1676(Part), 1677(Part) and 1678(Part) in DD.129 Yuen Long, New Territories	Plan 3.3 (P 24026)

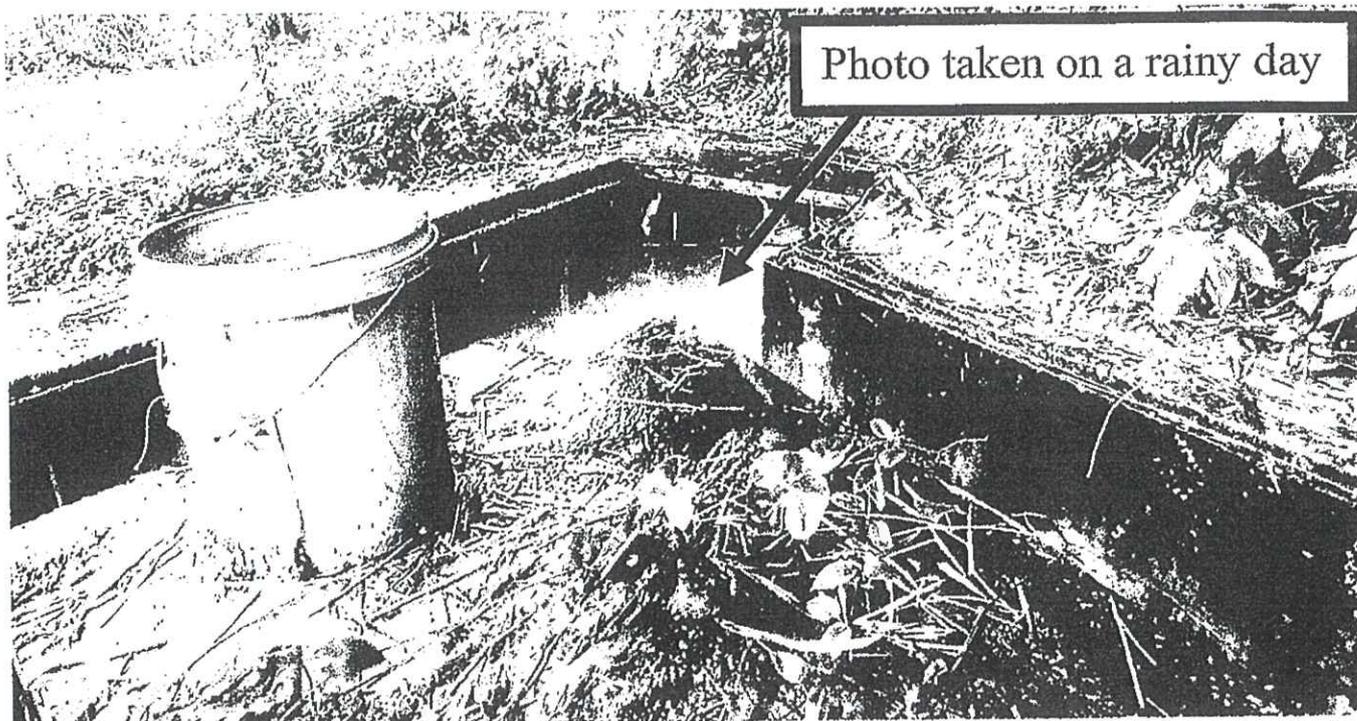
Viewpoint 1



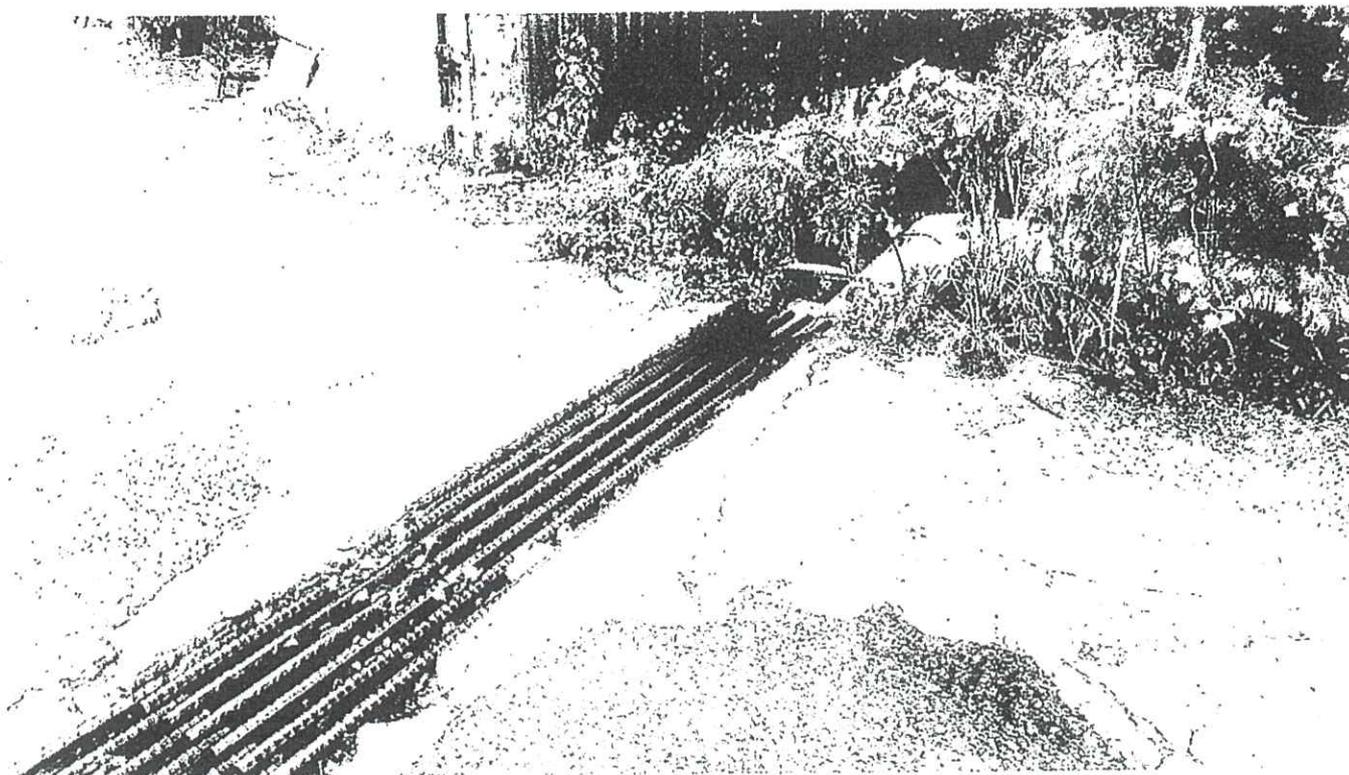
Viewpoint 2



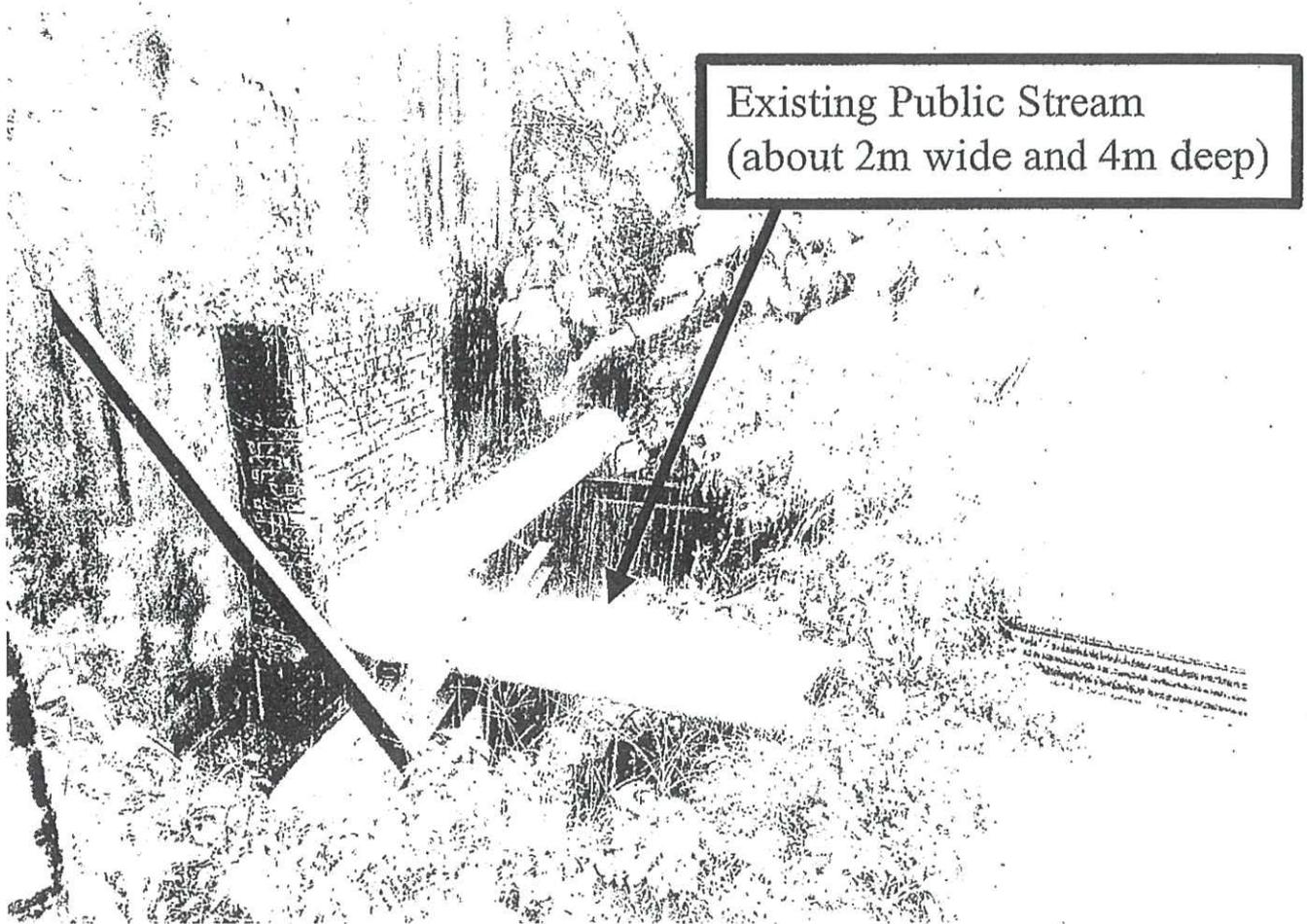
Viewpoint 3



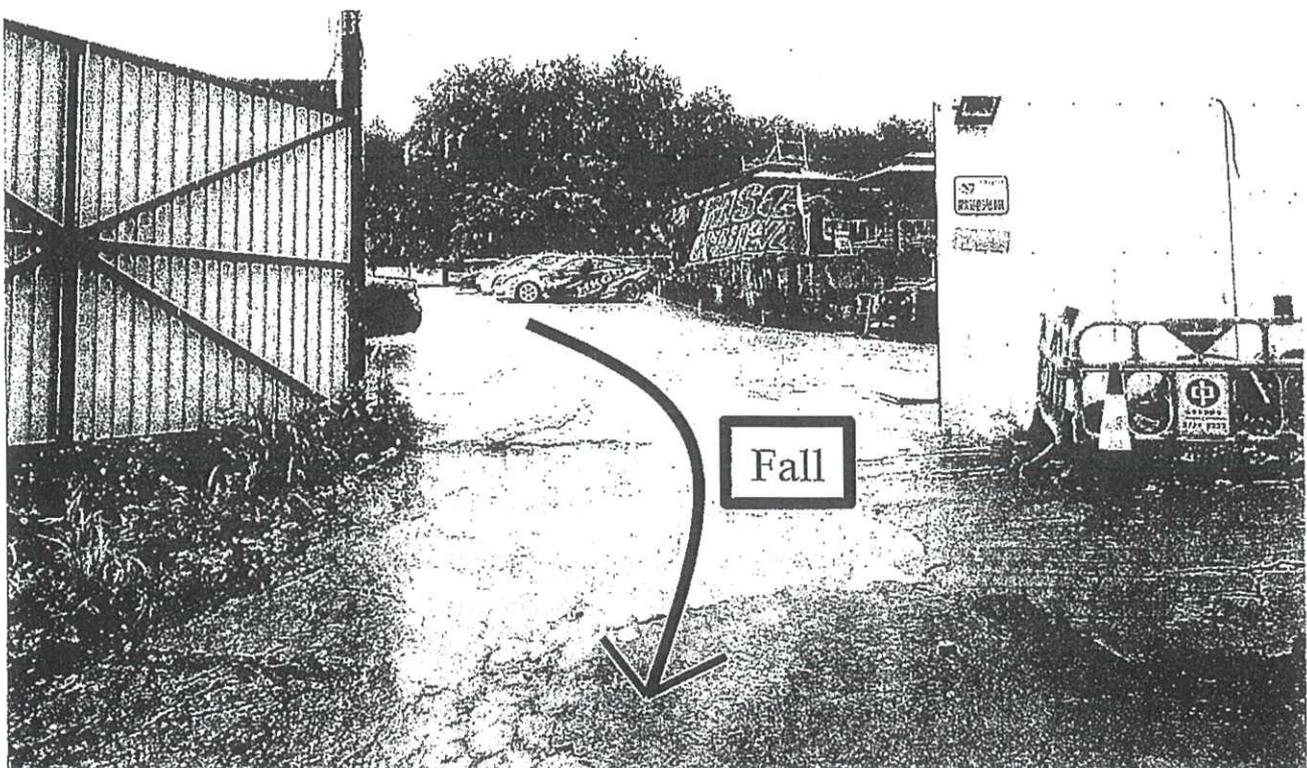
Viewpoint 4



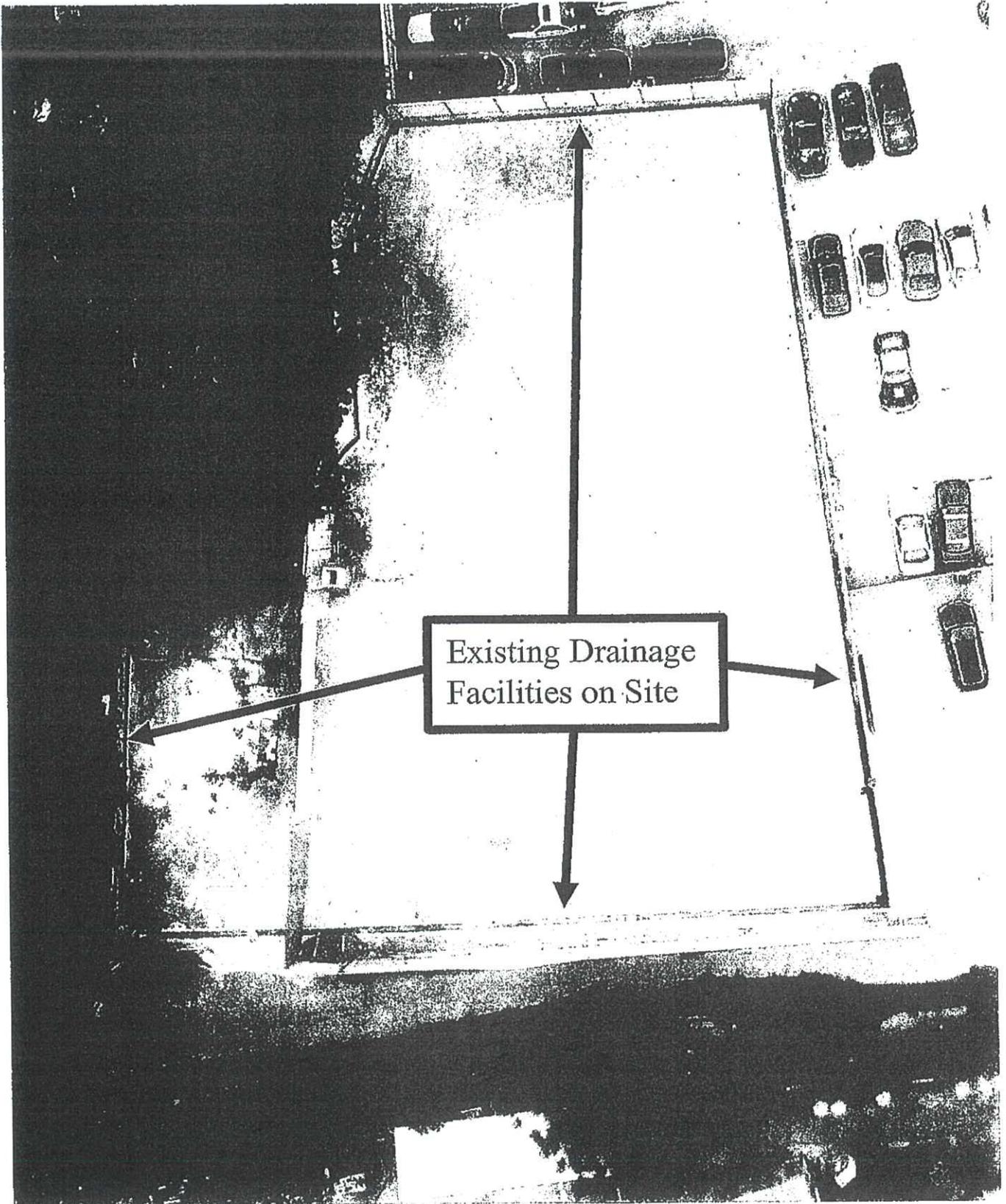
Viewpoint 5



Viewpoint 6



Aerial Photograph showing the existing drainage facilities on site



1 For Catchment Area A

Area, A = 2209 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 35 m

Time of concentration, $t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (35) / (0.1^{0.2} \times 2209^{0.1})$
 = 3.7 min

Ref.

SDM 7.5.2 (d)

2 For U-Channel of Catchment Area A

	From	To
Ground level (mPD)	15.60	15.50
Invert level (mPD)	15.23	14.60

Width of u-channel, w = 375 mm
 Length of u-channel, L_c = 125 m
 Depth of vertical part of u-channel, d = 712.5 mm
 Gradient of u-channel, S_f = (15.23-14.6)/125 = 0.0050

Cross-Section Area, a = $0.5 \pi r^2 + wd = 0.5 \times 3.14 \times 187.5^2 + 375 \times 712.5$
 = 0.322 m²
 Wetted Perimeter, p = $\pi r + 2d = 3.14 \times 187.5 + 2 \times 712.5$
 = 2.014 m
 Hydraulic radius, R = a / p
 = 0.160 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2} / n = (0.16)^{1/6} \times (0.16 \times 0.005)^{1/2} / 0.016$
 = 1.31 m/s
 Time of flow, t_f = 1.6 min

SDM Table 13
SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t_o + t_f + b)^c
 = 505.5 / (3.7+1.6+3.29)^{0.35} for return period T = 50 years
 = 236

SDM 4.3.2
Corrigendum 1/2024
SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	2209.0	2098.6
SUM =			2098.6

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m³/s

Design flow, Q_d = 0.278i Σ C_fA_f × 1.16 + Q_u where A_f is in km²
 = 0.278 × 236 × 2098.55 / 1000000 + 0
 = 0.137 m³/s

SDM 7.5.2 (a)

Allowable flow, Q_a = a × v
 = 0.322 × 1.31
 = 0.422 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

1 For Catchment Area B

Area, A = 2035 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 25 m

$$\text{Time of concentration, } t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465(25) / (0.1^{0.2} \times 2035^{0.1}) = 2.7 \text{ min}$$

Ref.

SDM 7.5.2 (d)

2 For U-Channel of Catchment Area B

	From	To
Ground level (mPD)	15.60	15.50
Invert level (mPD)	15.01	14.60

Width of u-channel, w = 375 mm
 Length of u-channel, L_c = 82 m
 Depth of vertical part of u-channel, d = 712.5 mm
 Gradient of u-channel, S_f = (15.01-14.6)/82 = 0.0050

$$\begin{aligned} \text{Cross-Section Area, } a &= 0.5 \pi r^2 + wd = 0.5 \times 3.14 \times 187.5^2 + 375 \times 712.5 \\ &= 0.322 \text{ m}^2 \\ \text{Wetted Perimeter, } p &= \pi r + 2d = 3.14 \times 187.5 + 2 \times 712.5 \\ &= 2.014 \text{ m} \\ \text{Hydraulic radius, } R &= a/p \\ &= 0.160 \text{ m} \end{aligned}$$

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} × (RS_f)^{1/2} / n = (0.16)^{1/6} × (0.16 × 0.005)^{1/2} / 0.016 = 1.30 m/s
 Time of flow, t_f = 1.0 min

SDM Table 13

SDM Table 12

4 Use "Rational Method" for calculation of design flow

$$\begin{aligned} \text{Design intensity, } i &= a / (t_o + t_f + b)^c \\ &= 505.5 / (2.7 + 1 + 3.29)^{0.355} \text{ for return period } T = 50 \text{ years} \\ &= 253 \end{aligned}$$

SDM 4.3.2

Corrigendum 1/2024

SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C × A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	2035.0	1933.3
			SUM = 1933.3

SDM 7.5.2 (b)

$$\text{Upstream flow, } Q_u = 0 \text{ m}^3/\text{s}$$

$$\begin{aligned} \text{Design flow, } Q_d &= 0.278i \sum C_j A_j \times 1.16 + Q_u \text{ where } A_j \text{ is in km}^2 \\ &= 0.278 \times 253 \times 1933.25 / 1000000 + 0 \\ &= 0.136 \text{ m}^3/\text{s} \end{aligned}$$

SDM 7.5.2 (a)

$$\begin{aligned} \text{Allowable flow, } Q_a &= a \times v \\ &= 0.322 \times 1.3 \\ &= 0.420 \text{ m}^3/\text{s} \end{aligned}$$

$$> Q_d \text{ (O.K.)}$$

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Hydraulic Calculation

Goldrich Planners &
Surveyors Ltd.

February 2025

Lots 1672(Part), 1673(Part), 1675(Part), 1676(Part),
1677(Part) and 1678(Part) in DD.129
Yuen Long, New Territories

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1 For Catchment Area of Underground Pipe after Existing CP7

Area, A = 0 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 0 m

Time of concentration, t₀ = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (0) / (0.1^{0.2}0^{0.1})
 = 0.0 min

Ref.

SDM 7.5.2 (d)

2 For Underground Pipe after Existing CP7

Size(Diameter) w = 300 mm
 Length of Pipe = 14 m

Design the pipe to 9/10 full bore capacity, then
 Area of ventilated portion = 0.1 of pipe area
 $\frac{1}{2} r^2 \theta - \frac{1}{2} r^2 \sin(\theta) = 0.1 \pi r^2$
 $\theta - \sin(\theta) = 0.2 \pi$
 $\theta = 1.63$ rad = 93.4° (By trial and error)

Area A = 0.9 πr^2
 = 0.9 x 3.14 x 300²
 = 0.254 m²

Wetted Perimeter P = 2 $\pi r - r \theta$ = 1396 mm
 Hydraulic radius R = A/P = 182.2 mm

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Fall S = 1: 7.4
 Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} x (RS)^{1/2} / n = (182.2)^{1/6} * (182.2/7.4)^{1/2} / 0.016
 = 8.57 m/s
 Time of flow, t_f = 0.03 min

SDM Table 13
SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t₀ + t_f + b)^c
 = 505.5 / (2.9+0.03+3.29)^{0.355} for return period T = 50 years
 = 330

SDM 4.3.2
Corrigendum 1/2024
SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	0.0	0.0
Macadam Roadways	0.425	0.0	0.0
Wooded Areas	0.105	0.0	0.0
SUM =			0.0

SDM 7.5.2 (b)

Upstream flow, Q_u = 0.273 m³/s

Design flow, Q_d = 0.278i $\sum C_j A_j$ + Q_u where A_j is in km²
 = 0.278 x 330 x 0 / 1000000 + 0.273
 = 0.273 m³/s

SDM 7.5.2 (a)

Allowable flow, Q_a = a x v
 = 0.3974 x 1.35
 = 2.181 m³/s
 > Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Hydraulic Calculation

Goldrich Planners &
Surveyors Ltd.

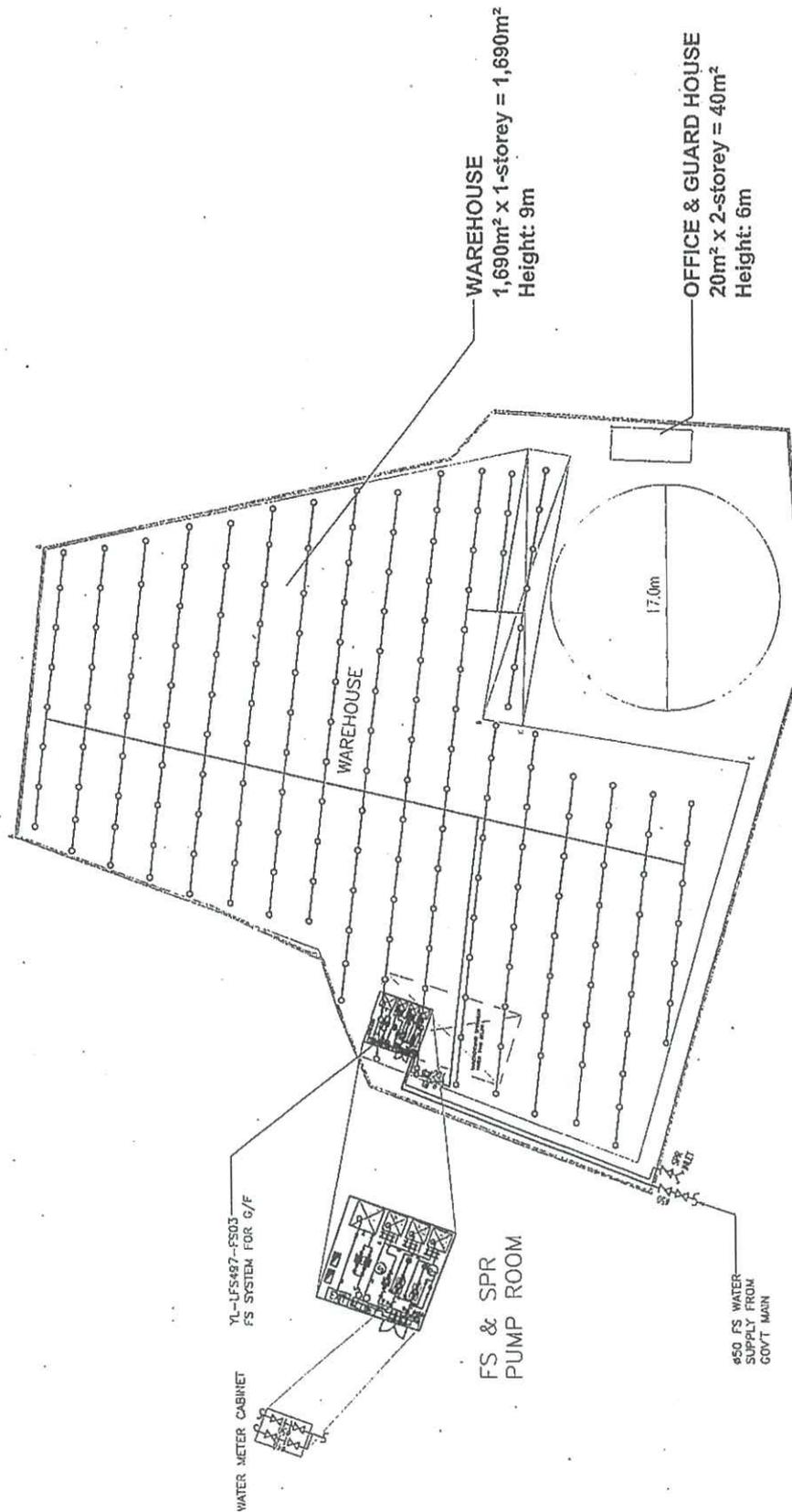
February 2025

Lots 1672(Part), 1673(Part), 1675(Part), 1676(Part),
1677(Part) and 1678(Part) in DD.129
Yuen Long, New Territories

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- LEGEND (FLOOR LAYOUT PLAN)**
- ① APPROX SPRINKLER HEAD
 - ② POINT SPRINKLER HEAD
 - ③ 150mm WATER ALARM CONG
 - ④ EXISTING LIGHTING
 - ⑤ EXT SIGN
 - ⑥ FIRE ALARM PANEL
 - ⑦ PUMP CONTROL PANEL
 - ⑧ SELF-CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT
 - ⑨ FLASH LIGHT
 - ⑩ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (200mm dia)
 - ⑪ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (100mm dia)
 - ⑫ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (50mm dia)
 - ⑬ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (25mm dia)
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 - ⓛ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.0000000000000000000000000161558713398260736111111435416743828125mm dia)
 - ⓜ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.00000000000000000000000000807793569991303680555557083743828125mm dia)
 - ⓝ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.000000000000000000000000004038967849956518402777735416743828125mm dia)
 - ⓞ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.000000000000000000000000002019483924978259201388888177083743828125mm dia)
 - ⓟ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.000000000000000000000000001009741962489127600694444435416743828125mm dia)
 - ⓠ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.0000000000000000000000000005048709812445638003472222177083743828125mm dia)
 - ⓡ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.00000000000000000000000000025243549062227819001711111435416743828125mm dia)
 - ⓢ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.000000000000000000000000000126217745311139500008555557083743828125mm dia)
 - ⓣ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.0000000000000000000000000000631088726556797500042777735416743828125mm dia)
 - ⓖ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.0000000000000000000000000000315544363278398750002138888177083743828125mm dia)
 - ⓗ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.00000000000000000000000000001577721816391993750001069444435416743828125mm dia)
 - ⓘ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.0000000000000000000000000000078886090819599687500005347222177083743828125mm dia)
 - ⓙ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.00000000000000000000000000000394430454097998437500002673611111435416743828125mm dia)
 - ⓚ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.0000000000000000000000000000019721522704899921875000013368055557083743828125mm dia)
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 - ⓖ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.00000000000000000000000000000000192592995166015624999118054687500000001305479583743828125mm dia)
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 - ⓟ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.00000000000000000000000000000000000000022958873744729765624999000000140658292968750000015562502887916743828125mm dia)
 - ⓠ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.00000000000000000000000000000000000000011479436872361483343750000000703291464406249990000000728125014439583743828125mm dia)
 - ⓡ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.005739718436172166671875000000351645732203124999000000036406250072239583743828125mm dia)
 - ⓢ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.00286985921808608334375000000017582286610156249990000000182031250036197916743828125mm dia)
 - ⓣ HOSE REEL W/ LOCKABLE CLASS FRONTED NOZZLE (0.001434929609043041666718750000000879114330578124999000000009101562500181039583743828



REV	DESCRIPTION	DATE	BY
1	TPB SUBMISSION	31-12-2025	UH
0	TPB SUBMISSION	03-11-2025	UH

FSI CONTRACTOR

East Power Engineering Limited
 Flat A, 7/F., Hop Sing Commercial Building
 41 Chi Keng Street, Tsewan, Kowloon
 Tel. : 2391-3772 Fax. : 2397-3238



PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS
 1672 (PART), 1673 (PART), 1675 (PART), 1676 (PART), 1677 (PART) AND 1678 (PART) IN D.D. 189 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

REFERENCE NO.: A/YL-LFS-497

DRAWING TITLE

SPRINKLER WATER SYSTEM FOR G/F

INITIAL	DESCRIPTION	DATE
BY	Eng.T	13-10-2025
BY	Eng.T	13-10-2025
CHK	PM	13-10-2025
APPROVED BY	-	-
PROJECT NO.	A/YL-LFS-497	
PAPER SIZE	A1	

DRAWING NO.

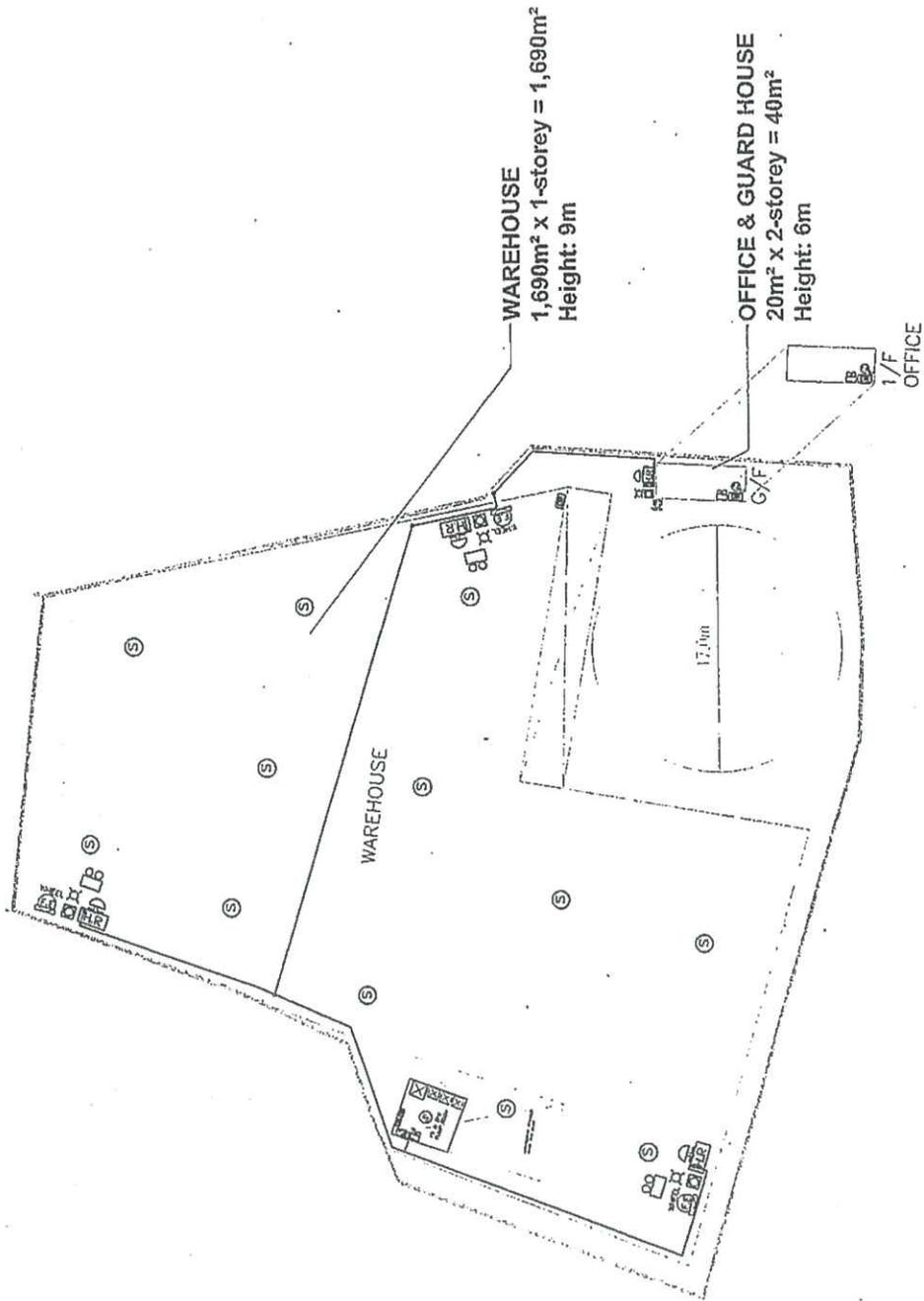
YL-LFS497-FS02

SCALE

1:150

REVISION

1



REV	DESCRIPTION	DATE	BY
1	TPB SUBMISSION	31-12-2025	UH
0	TPB SUBMISSION	03-11-2023	UH

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F, Hop Sing Commercial Building
41 Chi Kong Street, Tsewanui, Kowloon
Tel. : 2394-3772 Fax. : 2397-1238



PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF 9 MONTHS
PLOTS 1672 (PART), 1673 (PART), 1675 (PART), 1676 (PART), 1677 (PART) AND 1678 (PART) IN D.D. 159 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

REFERENCE NO: A/ML-LFS-497

DRAWING TITLE

FS SYSTEM FOR C/F

INITIAL	DESCRIPTION	DATE
RY	Eng.T	13-10-2025
RY	Eng.T	13-10-2025
CH	PA	13-10-2025

APPROVED BY

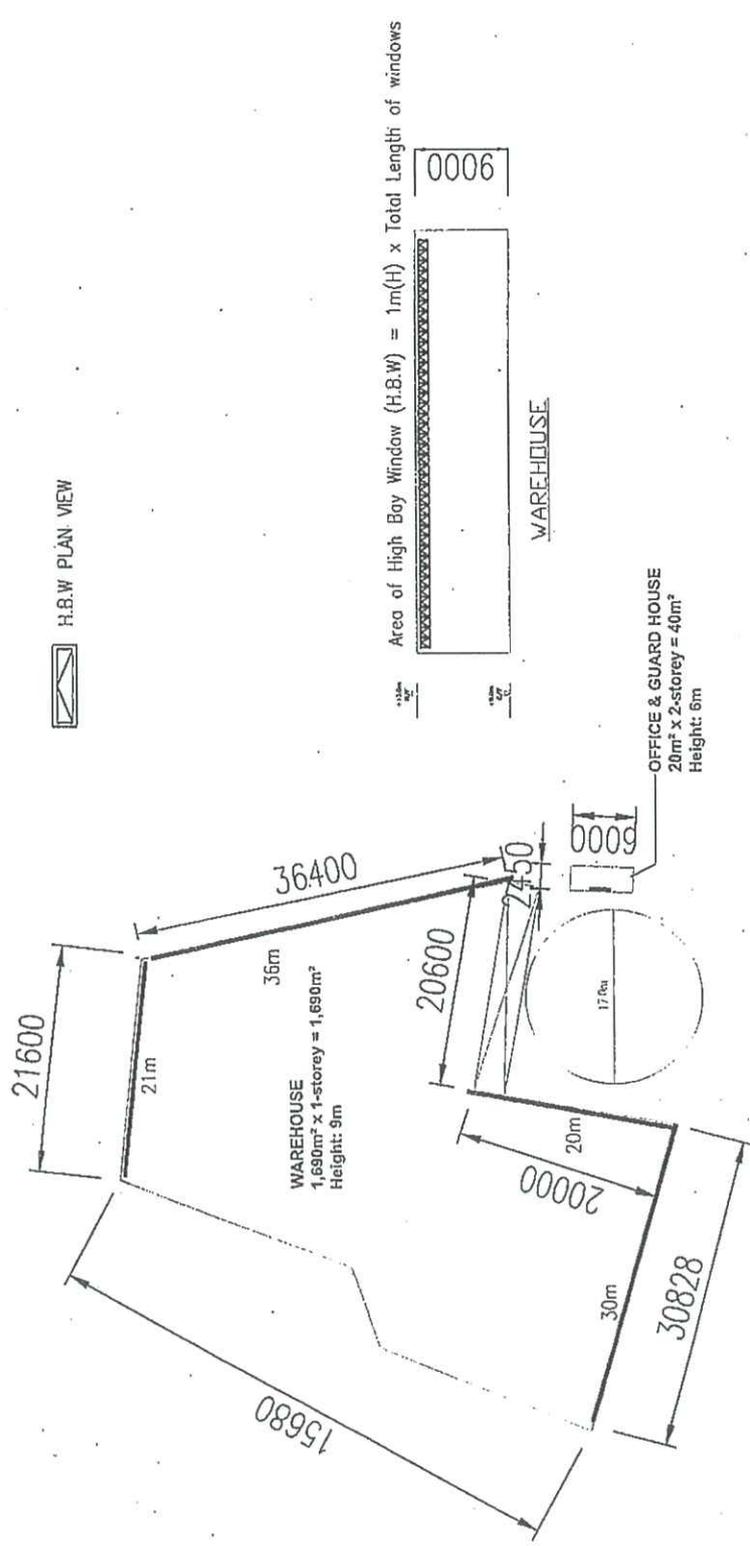
PROJECT NO. A/ML-LFS-497

PAPER SIZE A1

DRAWING NO.

YL-US197-PS03

SCALE	1:150	REVISION	1
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Area of High Bay Window (H.B.W) = 1m(H) x Total Length of windows

OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000 m ³	
LOCATION	USABLE FL. AREA FOR EACH FLOOR (m ²)
WAREHOUSE	1690
	OPENABLE WINDOW AREA REQUIRED FOR EACH FLOOR (m ²)
	1690 X 6.25% = 105.63
	REFER TO LAYOUT: =(21+36+20+30) x 1.0 = 107
	OPENABLE WINDOW AREA PROVIDED FOR EACH FLOOR (m ²)
	TOTAL = 107 > 105.63

REV	DESCRIPTION	DATE	BY
1	TPB SUBMISSION	31-12-2025	LH
0	TPB SUBMISSION	03-11-2025	LH

FSI CONTRACTOR
East Power Engineering Limited
 Flat A, 7/F., Hop Sing Commercial Building
 41 Chi King Street, Tolevean, Kowloon
 Tel. : 2394-3772 Fax. : 2394-3238

PROJECT
 PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS
 LOTS 1672 (PART), 1673 (PART), 1675 (PART), 1676 (PART), 1677 (PART) AND 1678 (PART) IN D.D. 159 AND ADJOINING GOVERNMENT LAND,
 LAO PAU SWAN, TUCKA LUNG, NEW TERRITORIES
 REFERENCE NO.: A/TL-US-497

DRAWING TITLE
 OPENABLE WINDOW AREA CALCULATION FOR STRUCTURE

DRAWN BY	INITIAL	DESIGNATION	DATE
HY	HY	Eng.T	13-10-2025
DESIGNED BY	INITIAL	DESIGNATION	DATE
HY	HY	Eng.T	13-10-2025
CHECKED BY	INITIAL	DESIGNATION	DATE
CM	CM	PM	13-10-2025
APPROVED BY	INITIAL	DESIGNATION	DATE
PROJECT NO.	A/TL-US-497		
PAPER SIZE	A1		
DRAWING NO.	YL-US497-W001		
SCALE	1:150	REVISION	1

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Wilfred Ka Hing CHU/PLAND

寄件者: Belva Yuen King TONG/PLAND
寄件日期: 2026年01月15日星期四 15:55
收件者: tpbpd/PLAND
副本: Wilfred Ka Hing CHU/PLAND
主旨: Fw: Supplementary Information for Planning Application No. A/YL-LFS/599
附件: 場地設計圖..pdf; 申請理由.pdf

SI for A/YL-LFS/599

From: 陳灝然 [REDACTED]
Sent: Thursday, January 15, 2026 2:58 PM
To: Belva Yuen King TONG/PLAND <byktong@pland.gov.hk>
Subject: A/YL-LFS/599補充資料

敬啟者

申請人現提交補充資料。

交通運輸方面，場地只會使用輕型貨車作運送，不會使用中型或重型貨車或貨櫃車。

場地存放的建築材料包括：磚石、玻璃、水泥等，不會產生塵埃，不會對環境有影響。



申請理由

申請地點位於新界元朗流浮山丈量約份第129約地段第1672號(部分)、第1673號(部分)、第1675號(部分)、第1676號(部分)、第1677號(部分)及第1678號(部分)及毗連政府土地，總面積約 2260 平方米，包括 11 平方米政府土地，總樓面面積為 1730 平方米，由俊略有限公司提出申請作臨時貨倉存放建築材料（為期 3 年）。

申請地點位於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 的「康樂」地帶內。申請地點共涉及六幅私人土地及毗連政府土地，申請地點地型不規則，近似長方形，地勢平坦。場地共有 2 個由金屬搭建的上蓋物，詳情如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
構築物1	1690	1690	9	1	金屬及混凝土搭建	貨倉(存放建築材料)、消防泵房、消防水缸
構築物2	20	40	6	2	金屬搭建	寫字樓、保安室、洗手間

按規劃署記錄，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/YL-LFS/368，臨時貨倉存放建築材料（為期 3 年），於 04/09/2020 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/457，臨時貨倉存放水泵及馬達（為期 3 年），於 31/03/2023 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/445，臨時貨倉存放汽車零件及建築材料（為期 3 年），於 25/11/2022 在有條件下批給臨時性質的許可
- 檔案編號：A/YL-LFS/438，臨時貨倉存放汽車零件及建築材料（為期 3 年），於 09/09/2022 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/399，臨時露天存放雲石、建築材料，連附屬小型工場、車輛/貨斗裝配工場連附屬停泊車位及 10 個中型貨車上落貨車位（為期 3 年），於 25/06/2021 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/441，臨時貨倉存放建築材料（為期 3 年），於 23/09/2022 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/392，臨時貨倉存放塑膠及零售粒狀塑膠（為期 3 年），於 14/05/2021 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/497，臨時貨倉存放建築材料（為期 3 年），於 22/12/2023 在有條件下批給臨時性質的許可；

申請地點位於元朗流浮山，出入口（閘門）設於場地南邊，出入口位置寬敞明確，闊度不少於 10 米，可供消防車之類的緊急車輛進入，可由深灣路經鄉郊小路到達申請地點。行車通道闊度約 6 米，車路闊彎位少而明顯，可供駕駛者安全使用。行車通道部分地段部分屬私人物業，已使用多年。申請人已取得上述業主同意獲准許使用。一如以往，申請人會與各地段業主，共同負責行車通道的管理、維修及補養工作。

同時，申請地點內有車輛迴旋圈，有足夠空間供車輛轉動，並預留了許多場地範圍作緩衝空間。由於有足夠空間，車輛會進入申請地點內掉頭，任何時間均不會有車輛在公共道路排隊等候，申請人會嚴格規定，所有車輛任何時間均不許以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。

深灣路實況照片



行車通道實況照片



申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾、噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能，對規劃及地方環境均帶有好處及產生正面作用。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點開放時間為星期一至星期六，上午九時至下午六時，星期日及公眾假期休息，夜間並不會產生噪音。申請地點設有1個私家車泊車位，每個面積5米 x 2.5米，以便員工使用。同時，設有2個輕型貨車上落車位，每個面積7米 x 3.5米，作運送之用。

申請地點會使用輕型貨車補給物資，預計在日間非繁忙時間進行。申請地點內設有迴旋空間，供車輛調頭及停泊。除了員工上下班、午膳、送貨及補給物資，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次流量低，對附近交通不會構成壓力。所有運輸工作，只會在申請地點開放時間內進行。

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

在良好的管理下，不會出現任何交通問題，不會對流浮山及附近交通構成壓力。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

申請地點的車輛流量預算					
	星期一至六				每小時車輛出入次數
	私家車		輕型貨車		
	入	出	入	出	
09:00 - 10:00	0	0	1	0	1
10:00 - 11:00	1	0	0	0	1
11:00 - 12:00	0	1	0	0	1
12:00 - 13:00	0	0	0	1	1
13:00 - 14:00	0	0	1	0	1
14:00 - 15:00	2	0	0	0	2
15:00 - 16:00	0	2	0	0	2
16:00 - 17:00	0	0	0	0	0

17:00 - 18:00	0	0	0	1	1
申請地點尚未發展，以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。					

申請地點發展性質為靜態，不會對環境產生噪聲干擾社區。貨物裝卸所產生的音量非常少。另外，此交通流量不會產生交通噪音，對周邊道路網絡沒有不利影響。沒有車輛及工業活動在申請場地內進行，故預計沒有污水和粉塵排放。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此乃屬過渡性質，發展項目簡單，容易還原，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。倘若政府有意發展申請地點，申請人願意配合，只希望在發展計劃動工前作其他發展。倘若政府工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。