

- 6 DEC 2021

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YU-PS/650
	Date Received 收到日期	6 DEC 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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	
<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 type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Maxhero Limited	
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 type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 763RP, 764, 765, 766, 767, 768, 771 & 772S.B. in D.D. 122, East of Yung Yuen Road, Ping Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 7,074.788 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 1,126.238 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-PS/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Comprehensive Development Area" ("CDA")
(f) Current use(s) 現時用途	Warehouses (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <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	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input 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)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(c) 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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> 		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-PS</u> / <u>577</u>
(b) Date of approval 獲批給許可的日期	<u>21 December 2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>19 February 2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Warehouse (Storage of used and new construction materials and equipment)
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月 _____

7. Justifications 理由

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

Because of shortage construction materials storage in the area, our high quality warehouses can provide a secure and sizeable places for the materials storages and facilitate the building development in Yuen Long and its surrounding areas. We also envisage that even more construction activities in the neighbourhood in the coming years according to the latest Government planning policy.


Thus, renewal of the permission will enable us to continue to provide storage facility as support for such construction activities.

As mentioned in our last EOT application, the actual duration of storage operation is still short as we spent most of time to tackle the technical problem in the development. We really hope that this development can be fully utilised to continue providing the storage facilities and contribute to the society.

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 an application to the Board 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 **MAXHERO LIMITED** ☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

 Cheung Siu Wing
 Director
 Name in Block Letters 姓名 (請以正楷填寫)
 Position (if applicable) 職位 (如適用)

Professional Qualification(s) 專業資格 ☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of 代表 Maxhero Limited
☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)

Date 日期 11 Nov 2021
 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

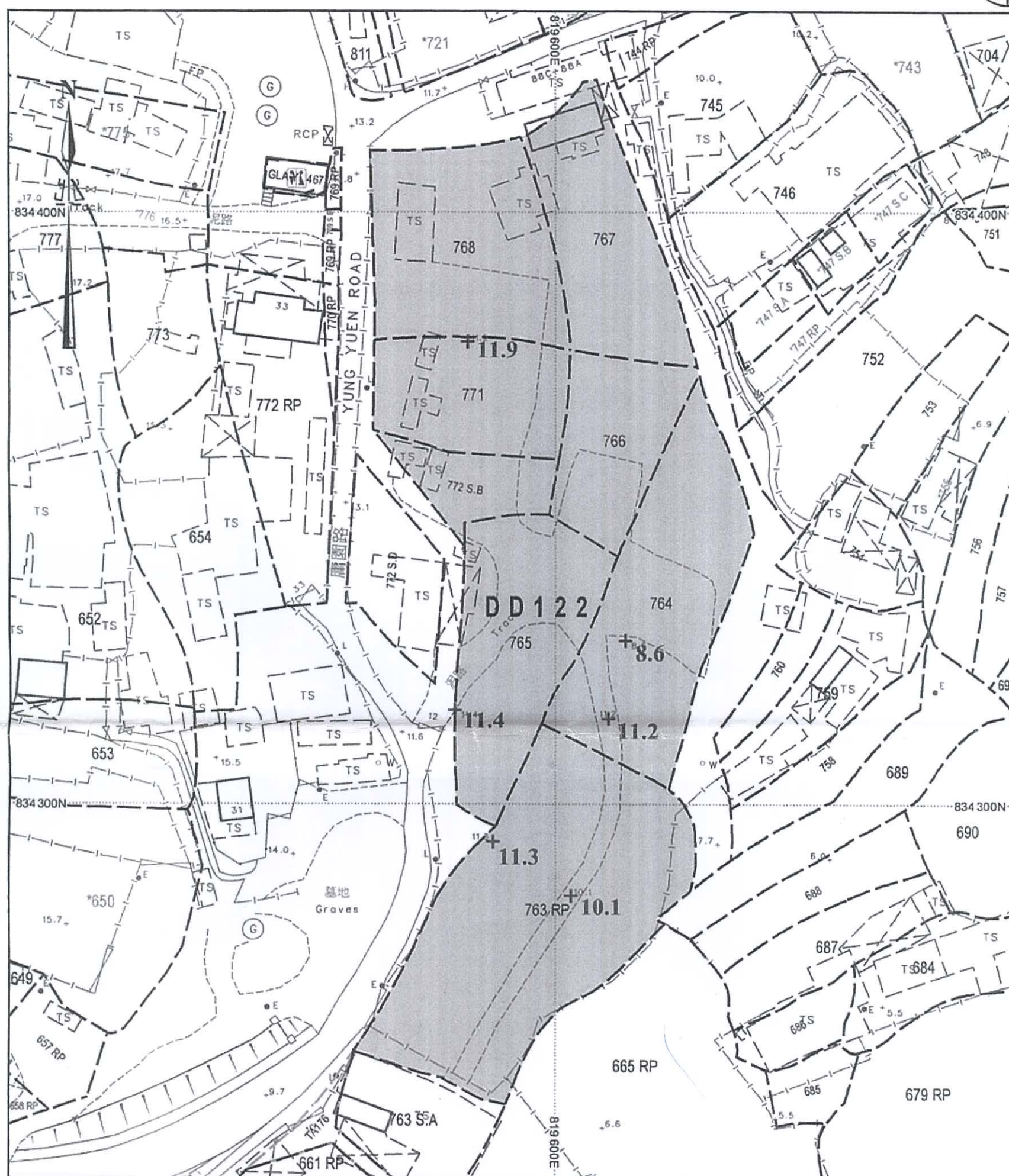
Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

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

Statement on Personal Data 個人資料的聲明

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

地段索引圖 LOT INDEX PLAN

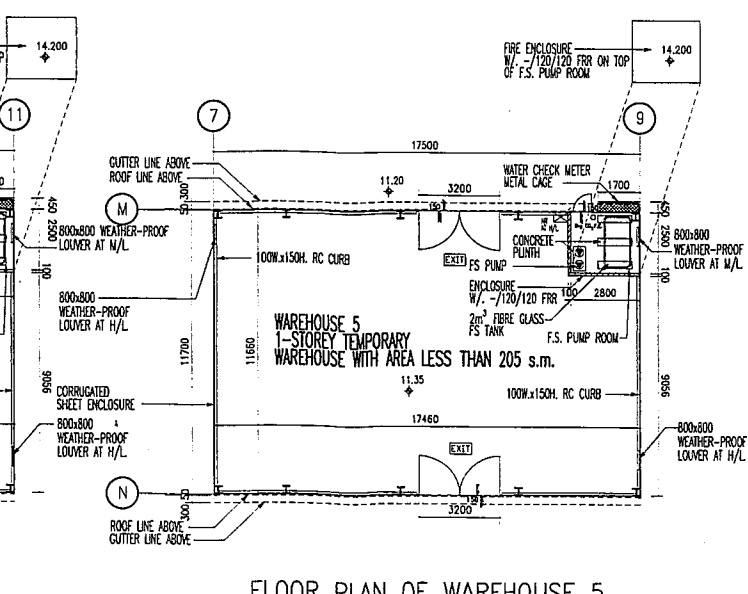
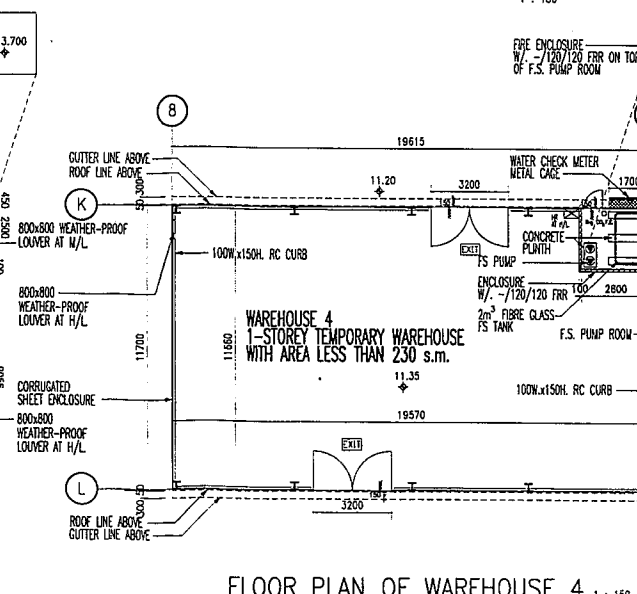
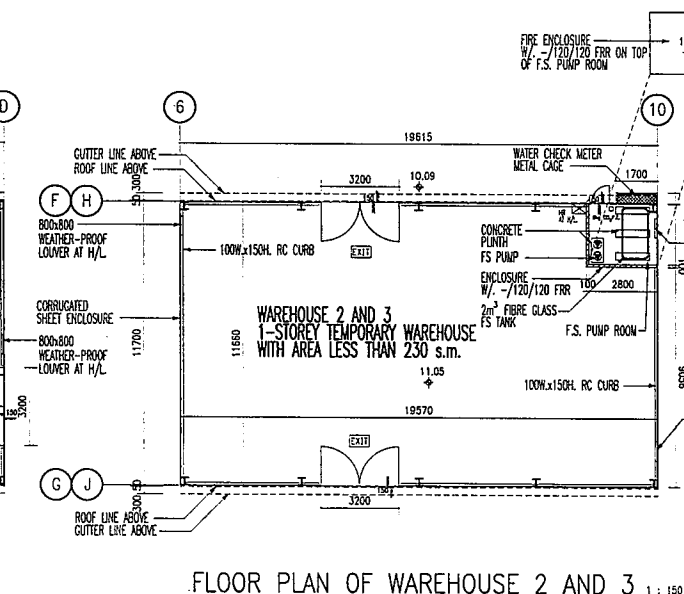
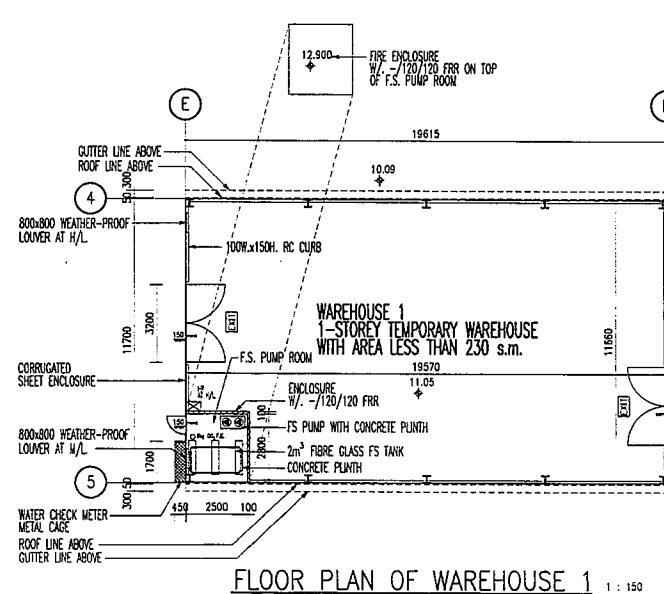
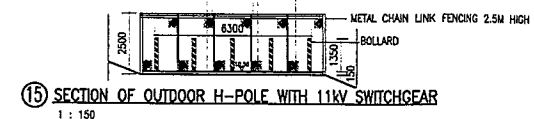
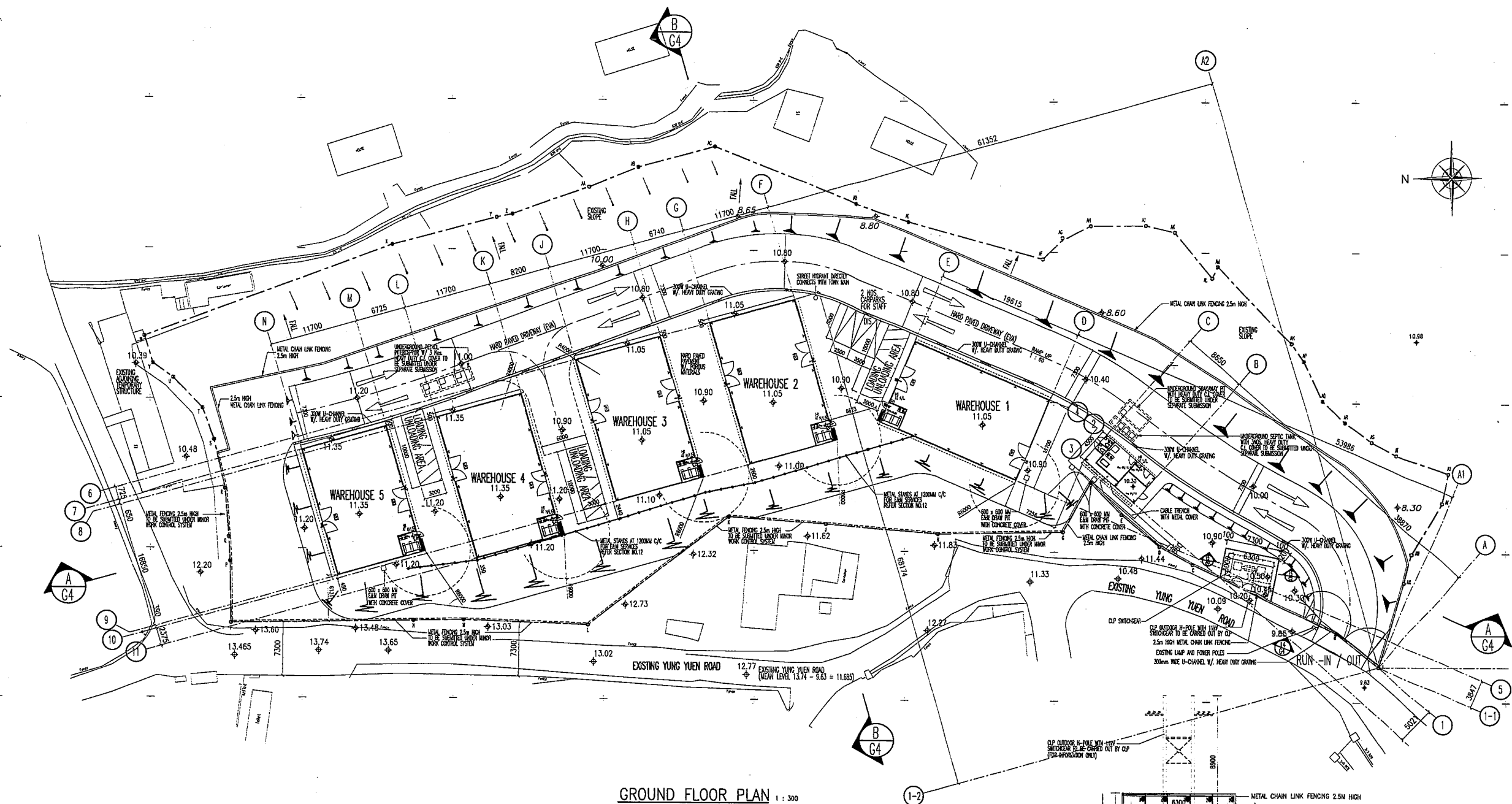
 $+10.1$

Site Level


米 metres 10 0 10 20 30 40 50 metres

Lot Plan
(Extract from Lot Index Plan No. MH0204052015)


1 : 1 000



60 REF.
FSD REF.
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REV.	DATE	DESCRIPTION
<div style="text-align: center;">  <p>富匯 Surveyors Project Managers Designers</p> </div> <p>Unit B-3/F., Two E-Bank Centre, 1 Wang Lung Road, Kowloon, H.K. Tel: (352) 7979-2113 Fax: (352) 7979-2708 Email: freemsgm@freemson.com.hk</p>		

ARCHITECTURAL CONSULTANT

 **CONCORD & associates Ltd.**

3F, AA Commercial Building, 28-34 Wing Lok Street, Sheung Wan, H.K.
TEL 2615 3656 FAX 2654 1476 Email concord@concord.com

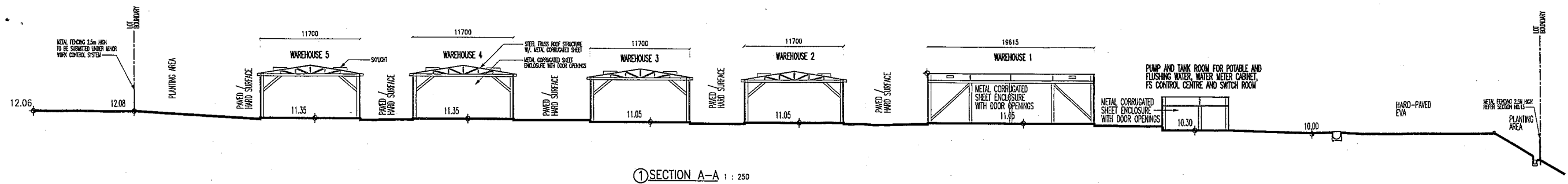
PROJECT

PROPOSED WAREHOUSE AT
VARIOUS LOTS IN D.D. 122,
PING SHAN, YUEN LONG, HK

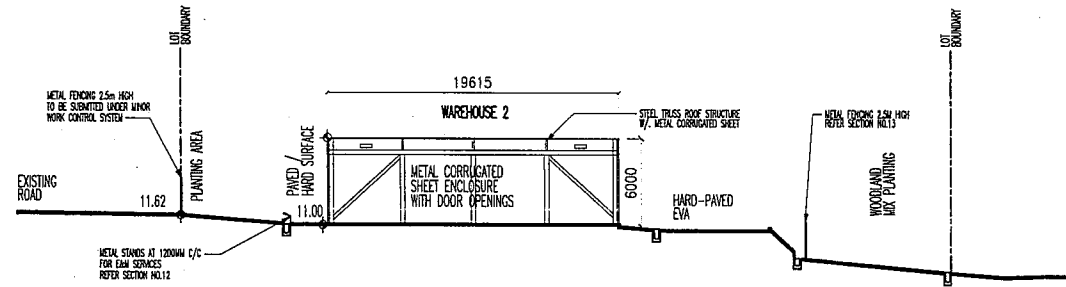
DRAWING TITLE

MASTER LAYOUT PLAN & FLOOR PLANS

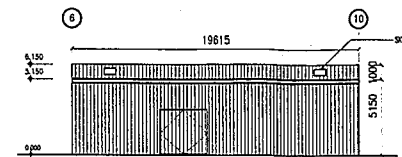
KSNO.	.	DRAFT	PK
DATE	NOVEMBER 2021	CREATED	.
SCALE	AS SHOWN	APPROVED	.
ORG (X)	P1	REV.	A



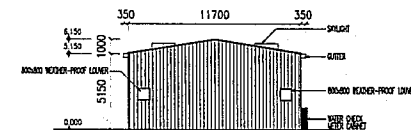
① SECTION A-A 1 : 250



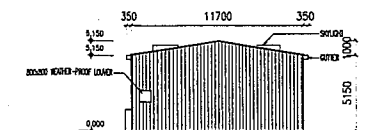
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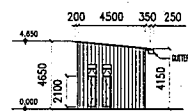
③ TYPICAL ELEVATION OF WAREHOUSE (WAREHOUSE NO.2) 1 : 250



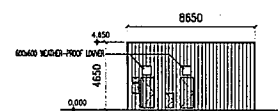
④ TYPICAL SIDE ELEVATION OF WAREHOUSE (WAREHOUSE NO.2) 1 : 250



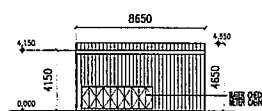
⑤ TYPICAL SIDE ELEVATION OF WAREHOUSE (WAREHOUSE NO.2) 1 : 250



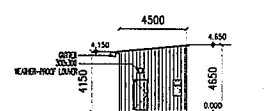
⑥ ELEVATION OF PUMP & TANK ROOM 1 : 250



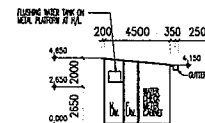
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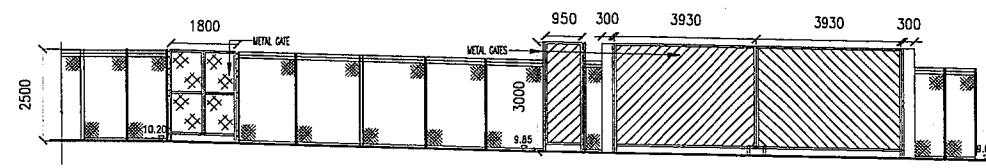
⑧ ELEVATION OF PUMP & TANK ROOM 1 : 250



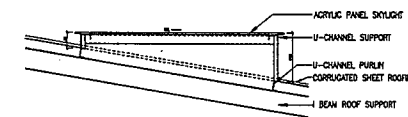
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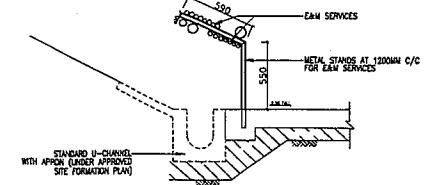
⑩ SECTION C-C OF PUMP & TANK ROOM 1 : 250



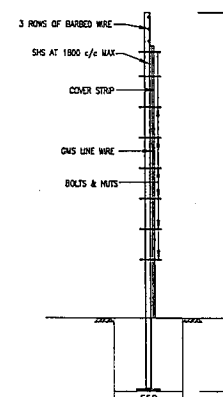
⑪ ELEVATION OF MAIN ENTRANCE 1 : 100



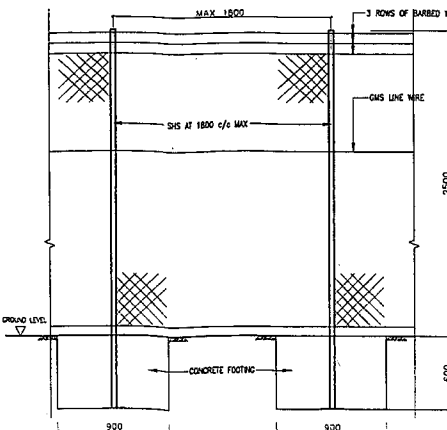
⑫ TYPICAL SECTION OF SKYLIGHT 1 : 30



⑬ TYPICAL SECTION OF METAL STANDS 1 : 30



⑭ TYPICAL SECTION AND ELEVATION OF FENCE WALL 1 : 30



RD REF.

FSD REF.

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REV.	DATE	DESCRIPTION

freevision
富匯
Architectural Consultant
Unit 8, 3/F, "Green B" Block, 118 Wing Lok Street, Mong Kok, HK
Tel: 352 3578 2788 Fax: 352 3578 2782 Email: freevision@freevision.com.hk

ARCHITECTURAL CONSULTANT

CONCORD & associates Ltd.
37, 48 Commercial Building, 35-36, Wing Lok Street, Mong Kok, HK
TEL: 2410 3668 FAX: 2451 1471 Email: concord@concord.com

PROJECT

PROPOSED WAREHOUSE AT VARIOUS LOTS IN D.D. 122, PING SHAN, YUEN LONG, HK

DRAWING TITLE

SECTION

JOB NO.	DATE	SCALE	BY	CHECKED	APPROVED
	NOVEMBER 2021	AS SHOWN			

DWG NO. P2

REV. A

消 防 處

消防安全總區

新建設課

香港九龍尖沙咀東康莊道1號
消防總部大廈10樓



**FIRE SERVICES DEPARTMENT
FIRE SAFETY COMMAND**

New Projects Division

10/F, Fire Services Headquarters Building,
No. 1 Hong Chong Road,
Tsim Sha Tsui East, Kowloon,
Hong Kong.

本處檔號 OUR REF. : FP 8/30324 <17>
圖文傳真 FAX NO. : (852) 2722 6234
電 話 TEL. NO. : (852) 2733 5897
電子郵件 E-mail : csfso_np_13@hkfsd.gov.hk

6 February 2018

HO Kui Yip
c/o Freevision Limited
Unit B, 9/F, Tower B
Billion Centre
1 Wang Kwong Road
Kowloon, Hong Kong



Dear Sir/Madam,

Address : Yung Yuen Road, Ping Shan, Yuen Long - D.D. 122 Lots 763 R.P.,
764, 765, 766, 767, 768, 771 & 772 s.B

Proposal : Amended Plans - Five single storey warehouses and a single storey
plant room building

I refer to your submitted building plans through the Buildings Department which were received by this Department on 25.1.2018.

The amended plans have been examined and found satisfactory as the required Fire Services requirements have been incorporated on the building plans and are subject to all my previous requirement(s) for this building remaining fully applicable. A Fire Services Certificate (F.S. 161) will be issued to you direct.

One set of the plans is retained for record. The other set is duly endorsed and ready for your collection at the **New Projects Division**, Fire Services Headquarters Building, 10th floor, No. 1, Hong Chong Road, Tsim Sha Tsui East, Kowloon during the following hours:-

Monday to Friday (except public holidays) 9:00a.m. – 12:30p.m. and 2:00p.m. – 4:30p.m.

Please be reminded that should the proposed amendments affect the spacing of sprinkler/heat/smoke detector heads, revised layout drawing(s) shall be submitted to this Department.

Please **bring along the original copy of this letter** with you when collecting the building plan(s). Your attention is invited to paragraph 4 of Appendix B of PNAP ADM-2 (Rev. 5/2011) in that if you do not collect the building plan(s) within 3 months from the date of this letter, the uncollected plan(s) will be deemed to be no longer required by you and will be disposed of without further notification.

Should you have any enquiries, please contact the case officer, Mr. LAW Shek-yin at tel. no. 2733 5844. If necessary, you may also contact his supervisor, Mr. MOK King-wah at tel. no. 2733 5897.

Yours faithfully,

(LEE Kin-chung)
for Director of Fire Services

c.c. BD (Ref.: (73) in BD 2/9147/13 (TB))

LKC/MKW/lisy

消防處
消防安全總區
新建設課
香港九龍尖沙咀東康莊道1號
消防總部大廈10樓



A 228719
FIRE SERVICES DEPARTMENT
FIRE SAFETY COMMAND
New Projects Division
10/F, FSHQ Building
No.1 Hong Chong Road
Tsim Sha Tsui East, Kowloon
Hong Kong

本處檔號 Our Ref. : FP 8/30324 <17>
圖文傳真 Fax No. : (852) 2722 6234
電話 Tel. No. : (852) 2733 5897
電子郵件 E-mail : ado_np_13@hkfsd.gov.hk

6 February 2018

Dear Sir/Madam,

Fire Services Certificate

Yung Yuen Road, Ping Shan, Yuen Long - D.D. 122 Lots 763 R.P., 764, 765, 766,
767, 768, 771 & 772 s.B

The Fire Services Certificate for the project of the captioned address is now awaiting collection at:

Licensing and Certification Command Headquarters,
Room No. 515, 5th Floor,
Fire Services Headquarters Building,
No. 1, Hong Chong Road, Tsim Sha Tsui East, Kowloon.

Would you therefore arrange to collect the Certificate during the following hours:-

Monday to Friday (except public holidays) 9:00 a.m. - 12:30 p.m. and 2:00 p.m. - 4:30 p.m.
(Tel. No. 2733 7608)

In accordance with Section 25(e) (iii) of the Fire Services Ordinance and the Table to the Fire Services Department (Reports and Certificates) Regulations, a fee of **HKS405.00** is charged for the Certificate. The payment can be made –

- (a) In person – The fee can be paid in cash or by a cheque/draft/cashier order personally or by an agent at the above address. Please bring along a copy of this letter when collecting the Certificate; or
- (b) By post – A cheque/draft/cashier order together with a copy of this letter can be sent to the above address. Please note that cash should not be sent through the post; or
- (c) By depositing the cheque/draft/cashier order together with a copy of this letter at the drop-in box at the above address.

If the payment is made in person, a receipt and the Certificate will be given at once; otherwise they will be sent to your office by post. The cheque/draft/cashier order should be crossed and made payable to “The Government of the Hong Kong Special Administrative Region” with the contact telephone number and reference number of this letter written at the back.

Please be reminded that the return set of relevant building plans/drawings should be collected **in person** with the original copy of the approval letter and the payment receipt.

HO Kui Yip
c/o Freevision Limited
Unit B, 9/F, Tower B
Billion Centre
1 Wang Kwong Road
Kowloon, Hong Kong

Yours faithfully,

(LEE Kin-chung)
for Director of Fire Services

LKC/MKW/LSY/rc



Serial No.: **A228719**

**Fire Services Department,
HONG KONG**

Our Ref.: **FP 8/30324 <17>**

Date: **6 February 2018**

Sir/Madam,

Address:— **Yung Yuen Road, Ping Shan, Yuen Long - D.D. 122 Lots 763
R.P., 764, 765, 766, 767, 768, 771 & 772 s.B**

Description of Building:— **Amended Plans – Five single storey warehouses and
a single storey plant room building**

This is to certify that the requirements of this Department have been incorporated in your plans.


One set of your plans stamped and signed by this Department on **6 February 2018** is returned together with an additional copy of this certificate

for submission to the * **Building Authority** ~~Director of Housing~~

Note:—Any amendments to plans after approval by this Department should be resubmitted in duplicate through the * **Buildings Department** ~~Director of Housing~~ Department for further vetting prior to the commencement of any construction works.

HO Kui Yip
c/o Freevision Limited
Unit B, 9/F, Tower B
Billion Centre
1 Wang Kwong Road
Kowloon, Hong Kong

Yours faithfully,


(LEE Kin-chung)
for Director of Fire Services

Issued in accordance with Sub-paragraph (ii) of Paragraph (b) of Subsection (1) of Section 16 of the Buildings Ordinance.

* Delete where inappropriate

F.S. 161 (Rev. 9/09)

本處檔號：



編號：A

香港消防處

先生／女士：

地 址：

樓宇詳情： _____

現證實你交來的圖則，已把本處的消防規定列入。

現發還經本處於 年 月 日蓋印及簽署的圖則一份，並隨附本證明書副本，以供送交 * 建築事務監督／房屋署署長。

(附註：已獲本處核准的圖則如有任何修改，必須先將該修改圖則一式兩份經由 * 屋宇署／房屋署再送交本處審核，經批准後才可以動工。)

消防處處長

(代行)

二〇 年 月 日

本信件是根據建築物條例第十六條 (1) 款 (b) 段 (ii) 節的規定發出。

* 刪去不適用者

消防表格 161 號 (2009 年 9 月修訂本)

香港特別行政區政府收據

T269197

THE GOVERNMENT OF
THE HONG KONG SPECIAL ADMINISTRATIVE REGION MISCELLANEOUS RECEIPT

茲收到 Received from	有關下列事項 in respect of	交來金額 the sum of dollars (in words)
Freeriston Ltd.	Issue of FS Certificate Ref.: FP 8/30324	Four Hundred and Five only

現金 Cash
支票號碼 Cheque
No. 716560

港幣
\$ 405/-

日期: 26 FEB 2018

機關首長 for Head of Department
代行 ()

Fire Services Dept
機關名稱 Name of Department

FIRE SERVICES NOTES

1. HOSE REEL SYSTEM (HR)
- 1.1 AN INDEPENDENT MODIFIED HR SYSTEM WITH 2m³ WATER TANK SHALL BE PROVIDED AT ALL WAREHOUSES AS INDICATED ON PLAN IN ACCORDANCE WITH FSD CODE OF PRACTICE.
- 1.2 THE TUBING OF EVERY HOSE REEL SHALL NOT EXCEED 30m IN LENGTH AND EVERY PART OF THE PREMISES CAN BE REACHED BY THIS TUBING.
- 1.3 HOSE REELS SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS. NO F.S. INLET SHALL BE PROVIDED FOR THE HOSE REEL SYSTEM.
- 1.4 HOSE REEL ADJACENT TO F.S. CONTROL CENTRE WILL BE INCORPORATED IN HOSE REEL SYSTEM FOR WAREHOUSE NO. 1.
2. FIRE ALARM SYSTEM
- 2.1 A MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED FOR WAREHOUSE AND SHALL BE INCORPORATED IN THE HR SYSTEM. ACTUATION OF ANY BREAK GLASS UNIT SHALL AUTOMATICALLY START THE RELEVANT HR PUMPS AND INITIATE THE WARNING DEVICES.
- 2.2 IF FIRE ALARM INITIATED BY BREAK GLASS UNITS, ALL THE ALARM BELLS AT WAREHOUSES SHALL BE SOUNDED.
- 2.3 NO VISUAL FIRE ALARM WILL BE PROVIDED AS THE ENTIRE DEVELOPMENT IS RESTRICTED TO STAFF ONLY.
3. PORTABLE FIRE EXTINGUISHERS
- 3.1 SUITABLE TYPE / CAPACITY PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT POSITIONS.
4. VENTILATION / AIR CONDITIONING CONTROL SYSTEM
- 4.1 WHEN VENTILATION / AIR CONDITIONING CONTROL SYSTEM IS TO BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
5. EMERGENCY LIGHTING
- 5.1 EMERGENCY LIGHTING SYSTEM SHALL BE PROVIDED FOR THE WAREHOUSE AND ALL EXIT ROUTES LEADING TO THE OPEN AREA COMPLY WITH BS5266:1999 AND BSEN 1839:1999 AND FS CIRCULAR LETTER 1/2006.
6. EXIT SIGNS
- 6.1 SUFFICIENT DIRECTIONAL AND EXIT SIGNS SHALL BE PROVIDED AS INDICATED ON PLANS SO THAT ALL EXIT ROUTES FROM WAREHOUSE ARE CLEARLY INDICATED AS REQUIRED COMPLY WITH FS CIRCULAR LETTER 5/2008.
- 6.2 ALL EXITS CLEARLY INDICATED BY ILLUMINATED EXIT SIGN IN ENGLISH AND CHINESE CHARACTERS OF NOT LESS THAN 125mm HIGH WITH 15mm WIDE STROKES, SHALL BE PROVIDED AS INDICATED ON PLANS.
7. OTHER FIRE SERVICES REQUIREMENTS
- 7.1 ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
- 7.2 A PRIMARY AND SECONDARY SOURCE OF ELECTRIC SUPPLY SHALL BE PROVIDED TO ALL FSI TO THE SATISFACTION OF THE DIRECTOR OF FIRE SERVICES AND SHALL BE FED FROM BOTH THE PRIMARY AND SECONDARY SOURCE OF SUPPLY.
- 7.3 ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION IN DUCTING AND CONSEALED LOCATION SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FRAME AS PER BS476 : PART 7 : 1971 (REVISED 1987) OR ITS INTERNATIONAL EQUIVALENT OR BE BROUGHT UP TO THAT STANDARD BY USE OF APPROVED FIRE RETARDENT.
- 7.4 ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSE WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 OF SURFACE SPREAD OF FRAME AS PER BS476 : PART 7 : 1971 (REVISED 1987) OR ITS INTERNATIONAL EQUIVALENT OR BE BOUGHT UP TO THAT STANDARD BY USE OF APPROVED FIRE RETARDENT.
8. EVA
- 8.1 THE EVA SHALL BE CONSTRUCTED UP TO THE STATUTORY STANDARD PRIOR TO ISSUANCE OF FIRE CERTIFICATE AND OCCUPATION PERMIT.
- 8.2 EVA SIGNS SHALL BE PROVIDED ALONG THE EVA ROUTE IN ACCORDANCE WITH CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011 AND PART D SECTION 6 OF PROVISION OF EMERGENCY VEHICULAR ACCESS.
- 8.3 A MIN. 4.5m CLEAR VERTICAL ENVELOPE ALONG THE ENTIRE E.V.A. SHALL BE PROVIDED.
- 8.4 A MIN. 4.5m CLEAR HEADROOM ALONG THE WHOLE E.V.A. SHALL BE PROVIDED.
- 8.5 THE EVA SHALL BE HARD PAVED AND BE ABLE TO WITHSTAND A MIN. LOADING OF 30,000 kg.
9. FIRE DETECTION SYSTEM
- 9.1 FIRE DETECTION SYSTEM TO BE PROVIDED FOR ALL WAREHOUSES AND FIRE CONTROL CENTRE COMPLY WITH BS5839-1:2002 A2:2008 & FS CIRCULAR LETTER 1/2009 & 2/2010.
- 9.2 DIRECT LINE CONNECTION SHALL BE PROVIDED TO FIRE SERVICES COMMUNICATION CENTRE FOR MANUAL ALARM & AUTOMATIC FIRE DETECTION SYSTEM.
- 9.3 FS CONTROL CENTER SHALL BE PROVIDED AS INDICATED ON PLAN.
10. STREET HYDRANT
- 10.1 A NEW STREET HYDRANT SHALL BE INSTALLED BY WSD ALONG E.V.A. AS INDICATED ON PLAN BEFORE OP.

LEGEND:

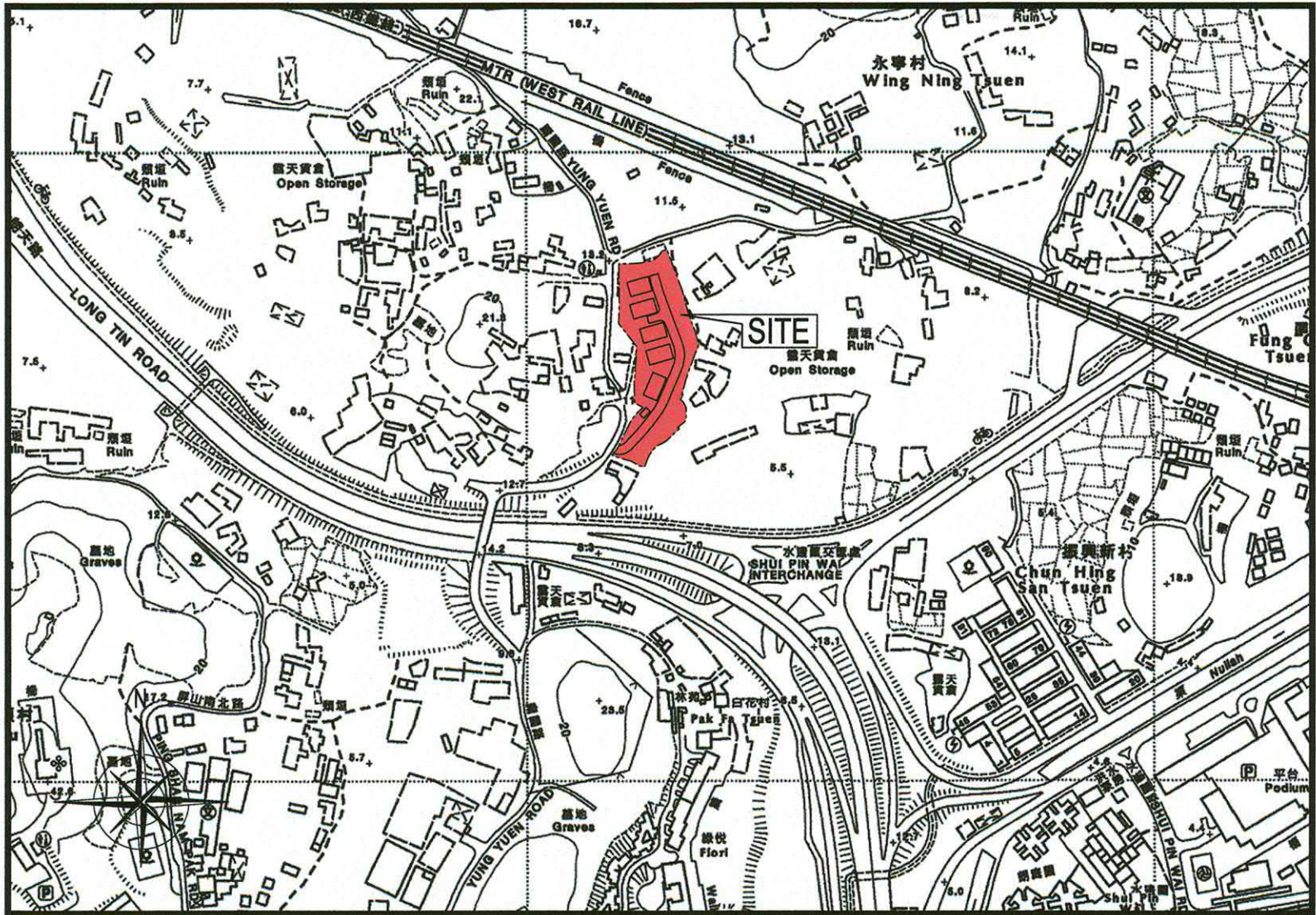
- M.L. METAL LOUVERS
- F.E. FIRE EXTINGUISHER
- F.H. FIRE HYDRANT
- H.R. HOSE REEL
- ⊕ EXISTING LEVEL
- ⊕ PROPOSED FINISH LEVEL
- ⊕ PROPOSED STRUCTURAL LEVEL

GENERAL NOTES

1. ALL R.C. WORKS IN ACCORDANCE WITH B (C) REG. 56 (1)
2. ALL BRICK PARTITIONS TO BE BUILT IN 1 : 3 CEMENT MORTAR.
3. MINIMUM FLOOR HEIGHT FROM FLOOR TO CEILING TO BE 2500 mm..
4. MINIMUM CLEAR HEIGHT FROM FLOOR TO UNDER SIDE OF BEAM TO BE 2300 mm..
5. LAVATORIES TO HAVE MINIMUM 1200 mm. HIGH TILES DADO.
6. DRAINAGE PLAN AND DETAILS TO BE SUBMITTED LATER.
7. STRUCTURAL PLAN, CALCULATIONS AND DETAILS TO BE SUBMITTED LATER.
8. ALL FOUNDATIONS TO BE CARRIED DOWN TO SOLID GROUND OR RESTED ON PILES.
9. ALL LEVELS INDICATED ON DRAWINGS ARE IN m.
10. ALL DIMENSIONS INDICATED ON DRAWINGS ARE IN mm.
11. ALL SLAB OPENING FOR PIPE DUCT TO BE SEALED UP WITH CONCRETE WORKS AFTER INSTALLATION OF PIPES.
- ~~12. ALL FIRE-RESISTING DOORS INCLUDING FRAMES SHOULD BE TESTED IN ACCORDANCE WITH B.S. 476 : PART 20 AND 22 : 1987 AND CERTIFIED AS BEING CAPABLE OF RESISTING THE ACTION FIRE FOR THE SPECIFIED PERIOD.~~
12. 225mm WIDE SURFACE CHANNEL TO BE CONSTRUCTED ALONG THE FENCE WALL WITHIN THE SITE.
13. RUN IN/OUT TO BE CONSTRUCTED IN ACCORDANCE WITH HIGHWAYS STANDARD DWG. NO. H1113B.
14. ALL TEMPORARY WAREHOUSES ARE SINGLE STOREY BUILDINGS WITH GFA NOT MORE THAN 230 m².

COLOUR KEY AND ABBREVIATIONS

- CONCRETE SLAB
- CONCRETE
- SOLID CONCRETE BLOCKS
- GLASS
- STEEL & METALWORK
- SANITARY FITTINGS
- LIGHTWEIGHT ENCLOSURE



BLOCK PLAN

SCALE 1 : 5000

PROVISIONS OF EXIT DOORS AND EXIT ROUTES FROM ROOM OR STOREY

FLOOR	USE	CAPACITY OF STOREY	MIN. NO. OF EXIT		MINIMUM TOTAL WIDTH OF				MINIMUM WIDTH OF EACH			
					EXIT DOORS		EXIT ROUTES		EXIT DOORS		EXIT ROUTES	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
GROUND FLOOR	WAREHOUSE	223.273m ² (LARGEST) / 30 = 8 PERSONS	1	2	N/A	MIN. 800	N/A	MIN. 2100	750	MIN. 800	1050	1050

FIRE RESISTANCE REQUIREMENT FOR ELEMENTS OF CONSTRUCTION

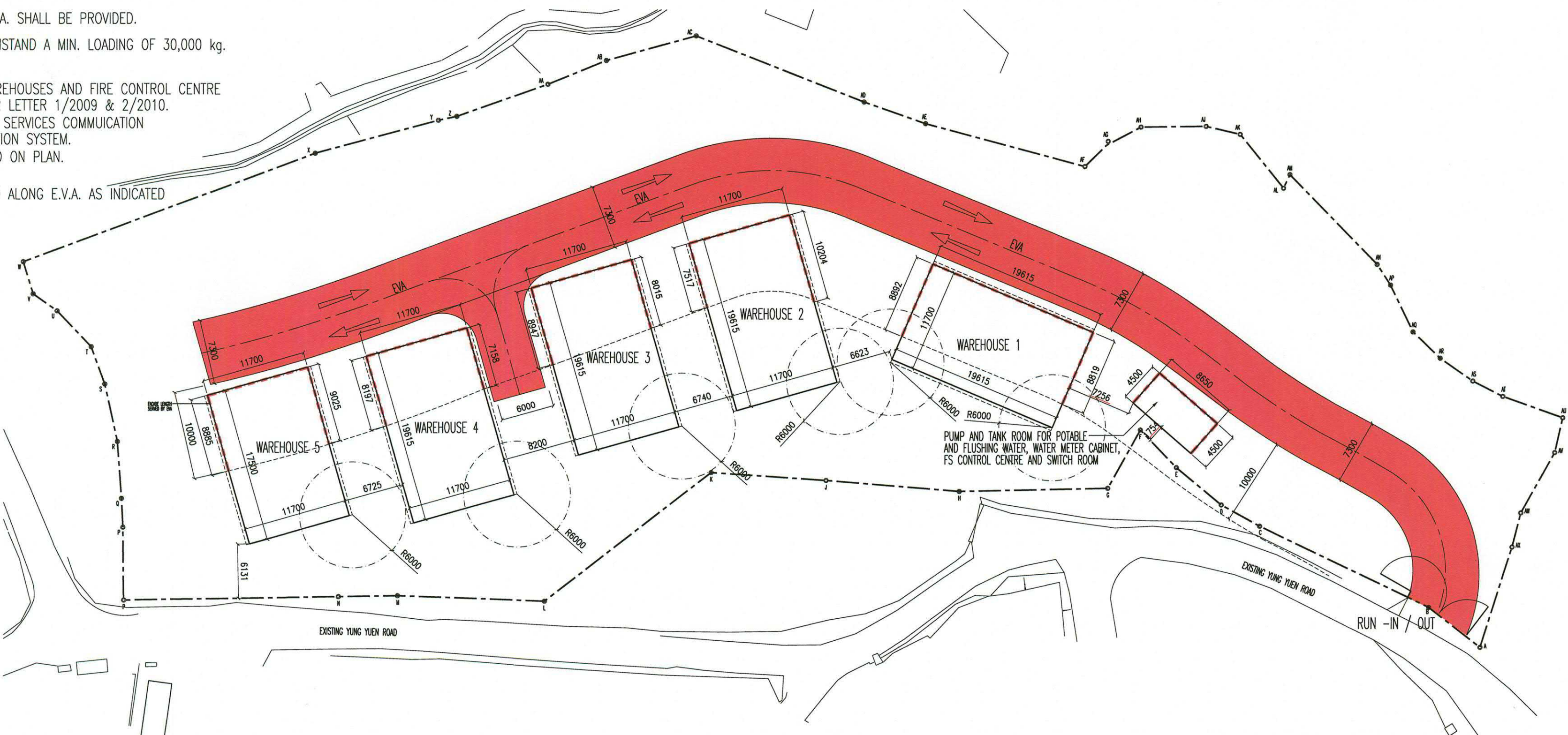
LOCATION OF FLOOR	USE	CLASS	COMPARTMENT OF BUILDING		F.R.R. REQUIRED	MINIMUM DIMENSION OF ELEMENTS OF CONSTRUCTION							
			FLOOR AREA (m ²)	VOLUME (m ³)		R.C. SLAB		R.C. BEAM		R.C. COLUMN		R.C. WALL	
						THICKNESS	ST. COVER	WIDTH	ST. COVER	SIZE	ST. COVER	THICKNESS	ST. COVER
GROUND FLOOR	WAREHOUSE	6b	223.273 (LARGEST)	1339.638 (NOT EXCEED 7,000m ³)		REFER NOTE 'A'							
	PUMP AND TANK ROOM FOR POTABLE AND FLUSHING WATER, WATER METER CABINET, FS CONTROL CENTRE AND SWITCH ROOM	—	38.925	175.163 (NOT EXCEED 7000m ³)	60 MINS.	—	ALL STRUCTURAL BEAMS & COLUMNS SHALL BE PROTECTED BY "FIRECUT 900" FIRE PROTECTION COATING TO ACHIEVE 1HR FRR				—		

NOTE 'A' : SINGLE-STOREY BUILDING NOT EXCEEDING 7000m³ IN VOLUME AND 7.5m IN HEIGHT, ANY STEEL WORK CONSTRUCTION MAY BE UNPROTECTED, PROVIDING THAT THE BUILDING IS SEPARATED FROM ANY ADJOINING BUILDING OR THE SITE BOUNDARY BY A CLEAR UNOBSTRUCTED OPEN SPACE OF NOT LESS THAN 6m IN WIDTH. (C.O.P. FOR FIRE SAFETY IN BUILDINGS 2011, CLAUSE C4.3 REFERS)

SCHEDULE OF SANITARY FITMENTS

LOCATION OF FLOOR	USE	USABLE FLOOR AREA (m ²)	FACTOR REPRESENTING m ² OF USABLE FLOOR AREA PER PERSON	NO. OF PERSONS	NO. OF MALE PERSON & FEMALE PERSON (PROPORTION)	SANITARY FITMENT REQUIRED				SANITARY FITMENT PROVIDED			
						W.C.	URINAL	BASIN	DISABLED TOILET	W.C.	URINAL	BASIN	DISABLED TOILET
GROUND FLOOR	WAREHOUSE (FOR STORAGE OF CONSTRUCTION MATERIALS)	223.273 x 5 = 1116.365 m ² (LARGEST)	(SAY 4 PERSONS PER WAREHOUSE)	SAY 20 PERSONS	M 10 F 10	1	1	1	REFER NOTE 'B'	1	1	1	NIL
						1	—	1		1	—	1	NIL

NOTE 'B' : DISABLED TOILET IS NOT REQUIRED FOR TEMPORARY BUILDING ACCORDING TO B(P)R PART X 5.72.(4)(b)



CALCULATION OF FACADE LENGTH SERVED BY EVA

DIAGRAM OF WAREHOUSE, PUMP AND TANK ROOM FOR POTABLE AND FLUSHING WATER, WATER METER CABINET, FS CONTROL CENTRE AND SWITCH ROOM

WAREHOUSE NO. 1
FACADE LENGTH SERVED BY EVA = 8.892 + 8.819 + 19.615 = 37.326 m
TOTAL BUILDING LENGTH = 19.615 x 2 + 11.700 x 2 = 62.630 m
PERCENTAGE OF FACADE SERVED BY EVA = 37.326 / 62.630 x 100% = 59.598 % > 25 %

WAREHOUSE NO. 2
FACADE LENGTH SERVED BY EVA = 7.517 + 11.700 + 10.204 = 29.421 m
TOTAL BUILDING LENGTH = 19.615 x 2 + 11.700 x 2 = 62.630 m
PERCENTAGE OF FACADE SERVED BY EVA = 29.421 / 62.630 x 100% = 46.976 % > 25 %

WAREHOUSE NO. 3
FACADE LENGTH SERVED BY EVA = 8.947 + 11.700 + 8.015 = 28.662 m
TOTAL BUILDING LENGTH = 19.615 x 2 + 11.700 x 2 = 62.630 m
PERCENTAGE OF FACADE SERVED BY EVA = 28.662 / 62.630 x 100% = 45.764 % > 25 %

WAREHOUSE NO. 4
FACADE LENGTH SERVED BY EVA = 8.197 + 11.700 + 7.158 = 27.055 m
TOTAL BUILDING LENGTH = 19.615 x 2 + 11.700 x 2 = 62.630 m
PERCENTAGE OF FACADE SERVED BY EVA = 27.055 / 62.630 x 100% = 43.198 % > 25 %

WAREHOUSE NO. 5
FACADE LENGTH SERVED BY EVA = 8.865 + 11.700 + 9.025 = 29.590 m
TOTAL BUILDING LENGTH = 17.500 x 2 + 11.700 x 2 = 58.400 m
PERCENTAGE OF FACADE SERVED BY EVA = 29.590 / 58.400 x 100% = 50.668 % > 25 %

PUMP AND TANK ROOM FOR POTABLE AND FLUSHING WATER, WATER METER CABINET, FS CONTROL CENTRE AND SWITCH ROOM
FACADE LENGTH SERVED BY EVA = 4.500 + 8.650 + 4.500 = 17.650 m
TOTAL BUILDING LENGTH = 4.500 + 8.650 + 4.500 + 8.650 = 26.300 m
PERCENTAGE OF FACADE SERVED BY EVA = 17.650 / 26.300 x 100% = 67.110 % > 25 %

BD REF. BD 2/9147/13

FSD REF. FP 8/30324

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NOTES:



F.S.D.

C	15-01-2018	GENERAL REVISION
B	24-12-2016	GENERAL REVISION
REV.	DATE	DESCRIPTION

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AUTHORIZED PERSON

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23 JAN 2018

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CONCORD & associates ltd.

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TEL: 2815 9886 FAX: 2854 1478 Email: concord@netigator.com

PROJECT:

PROPOSED WAREHOUSE AT VARIOUS LOTS IN D.D. 122, PING SHAN, YUEN LONG, HK

DRAWING TITLE:

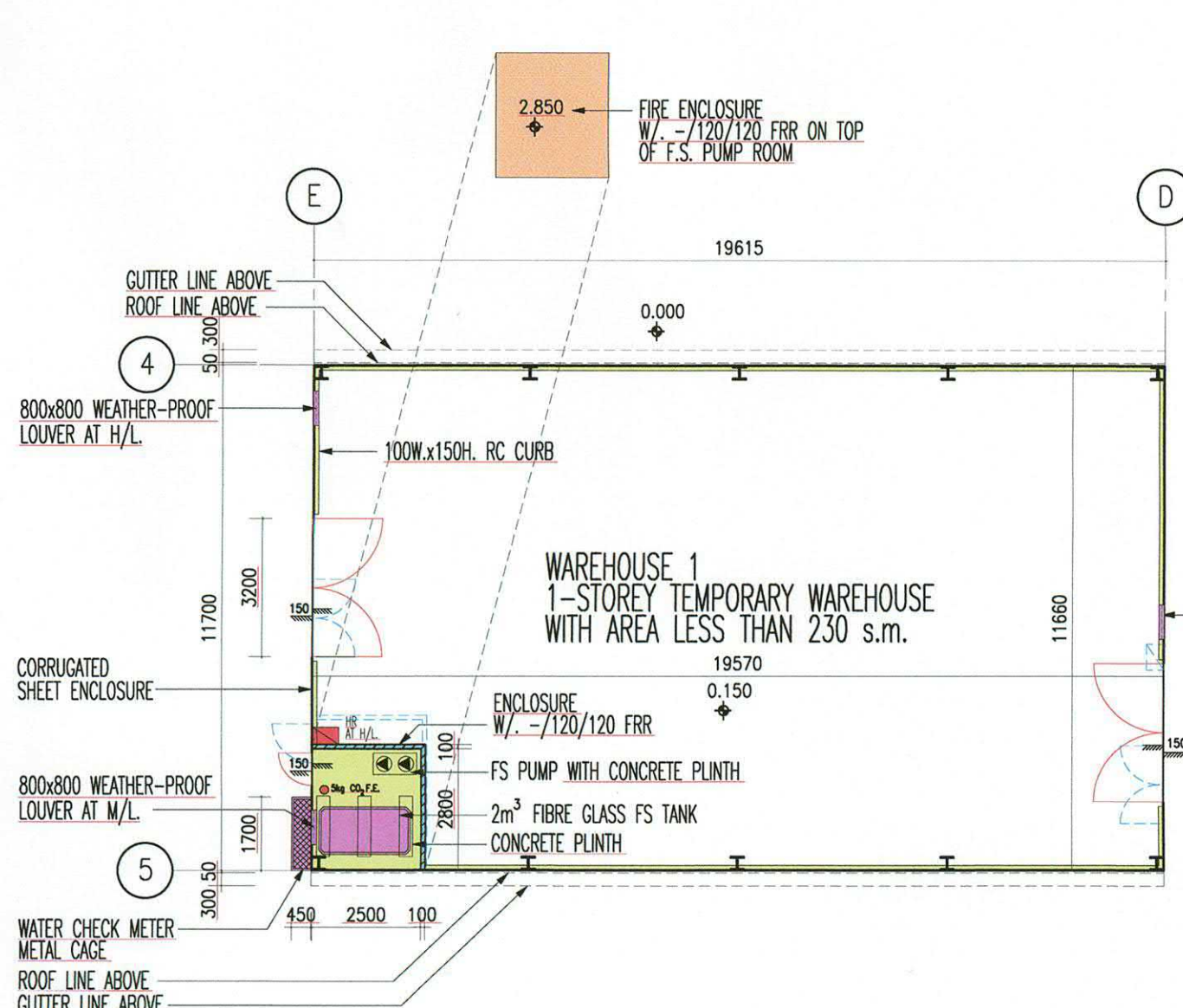
GENERAL NOTES, BLOCK PLAN & CALCULATION

JOB NO.	-	DRAWN	SL
DATE	DECEMBER 2016	CHECKED	-
SCALE	AS SHOWN	APPROVED	-
DRG. NO.	G1	REV.	C

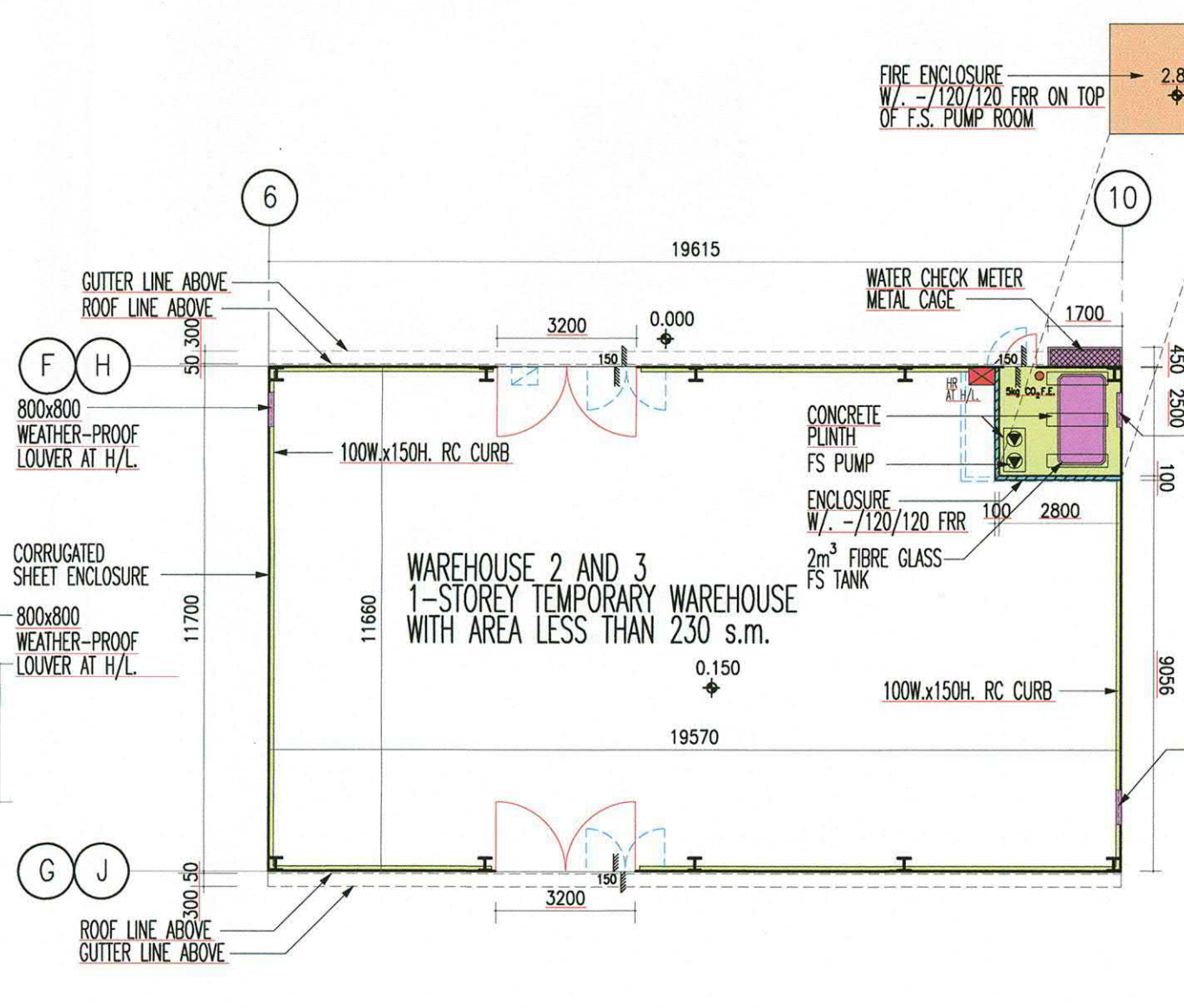
THE WORKS SHOWN ON THIS PLAN ARE TYPE II WORKS (GBP AMENDMENT) IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS.



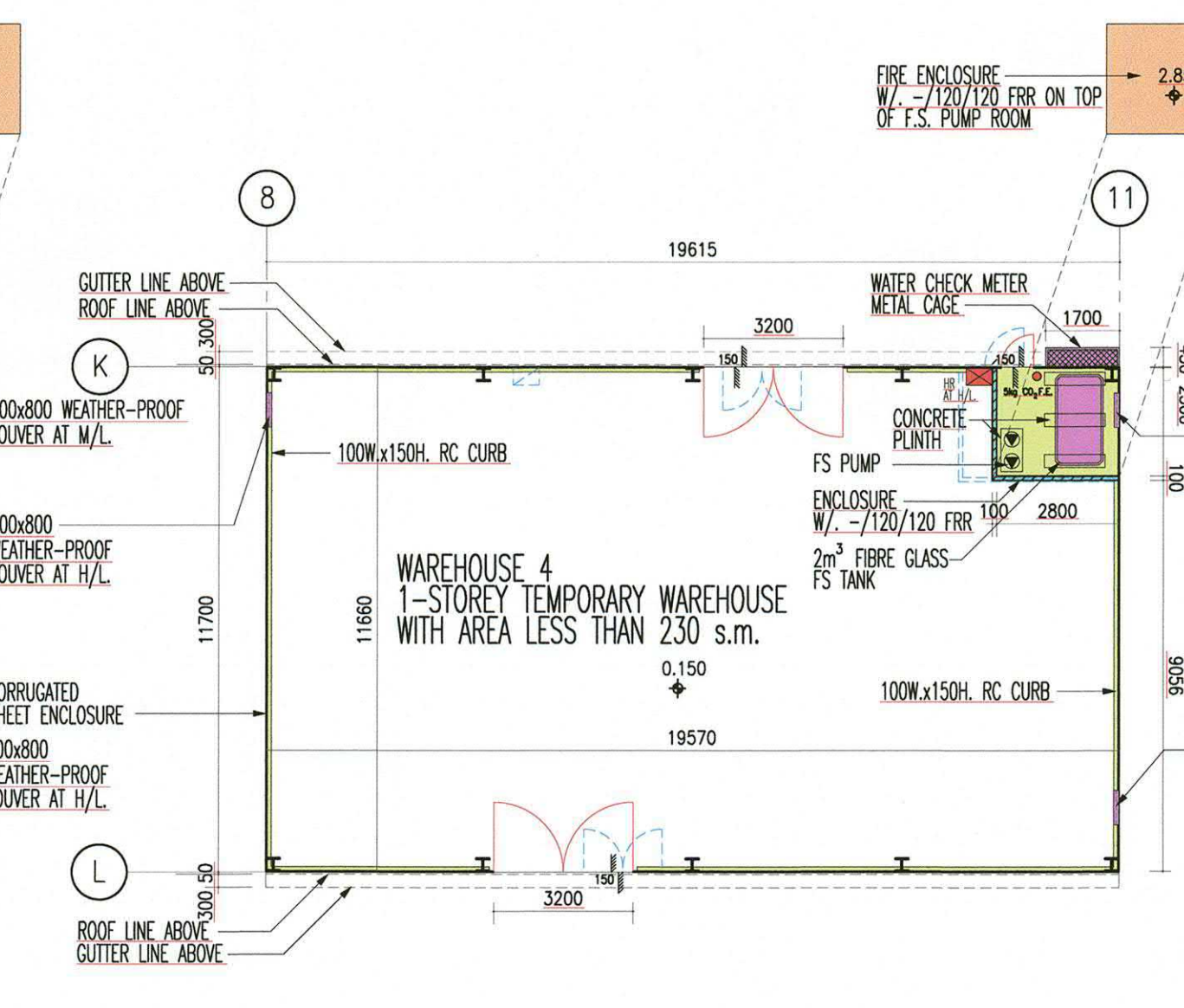
GROUND FLOOR PLAN 1:300



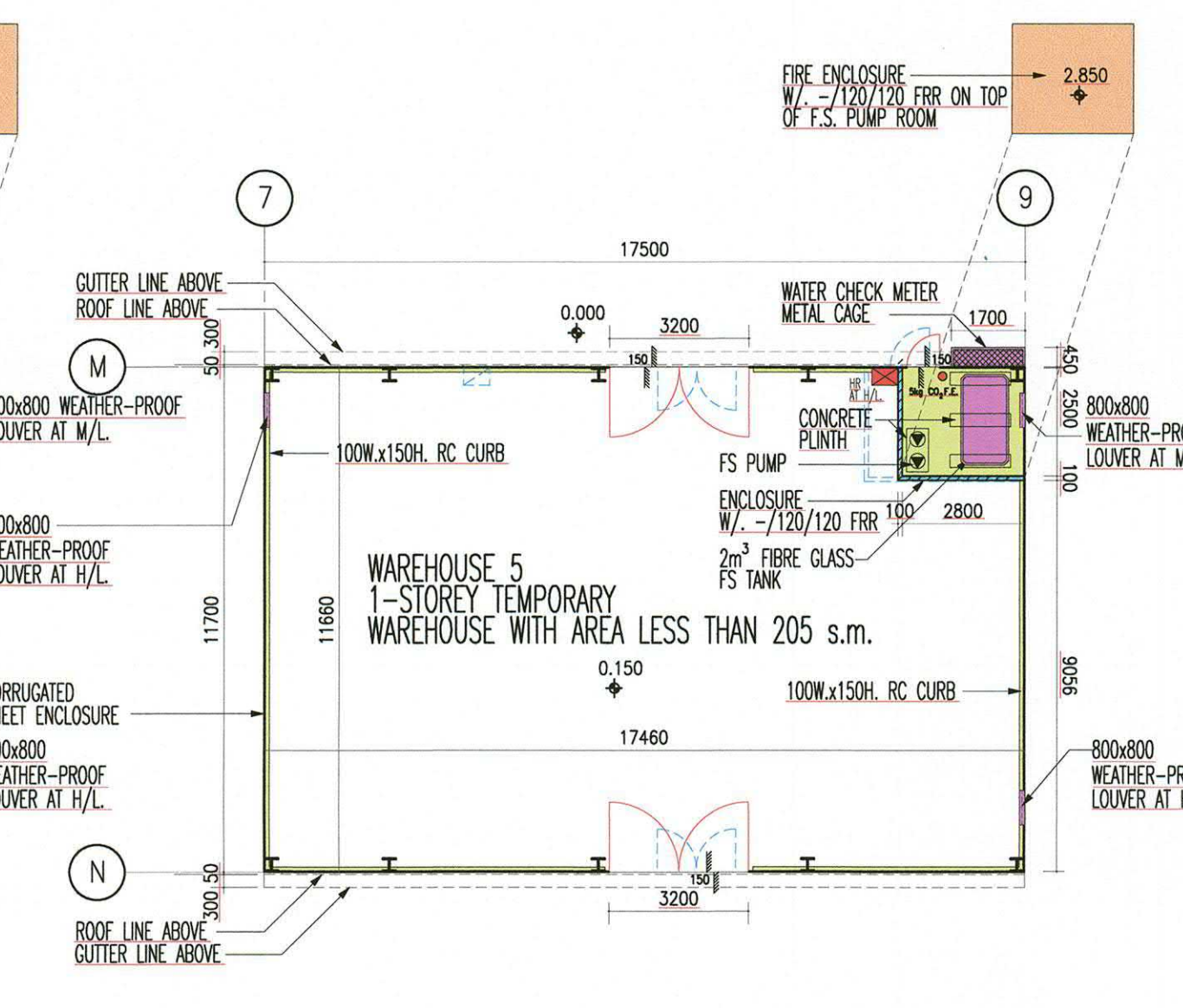
FLOOR PLAN OF WAREHOUSE 1 1:150



FLOOR PLAN OF WAREHOUSE 2 AND 3 1:150



FLOOR PLAN OF WAREHOUSE 4 1:150



FLOOR PLAN OF WAREHOUSE 5 1:150

BD REF. BD 2/9147/13

FSD REF. FP 8/30324

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NOTES:

FIRE SERVICES REQUIREMENTS INCORPORATED

DATE 6 FEB 2018

(LAW Shek-yin)

Senior Station Officer

F.S.D.

C	15-01-2018	GENERAL REVISION
B	24-12-2016	GENERAL REVISION
REV.	DATE	DESCRIPTION

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23 JAN 2018

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PROJECT:

PROPOSED WAREHOUSE AT VARIOUS LOTS IN D.D. 122, PING SHAN, YUEN LONG, HK

DRAWING TITLE:

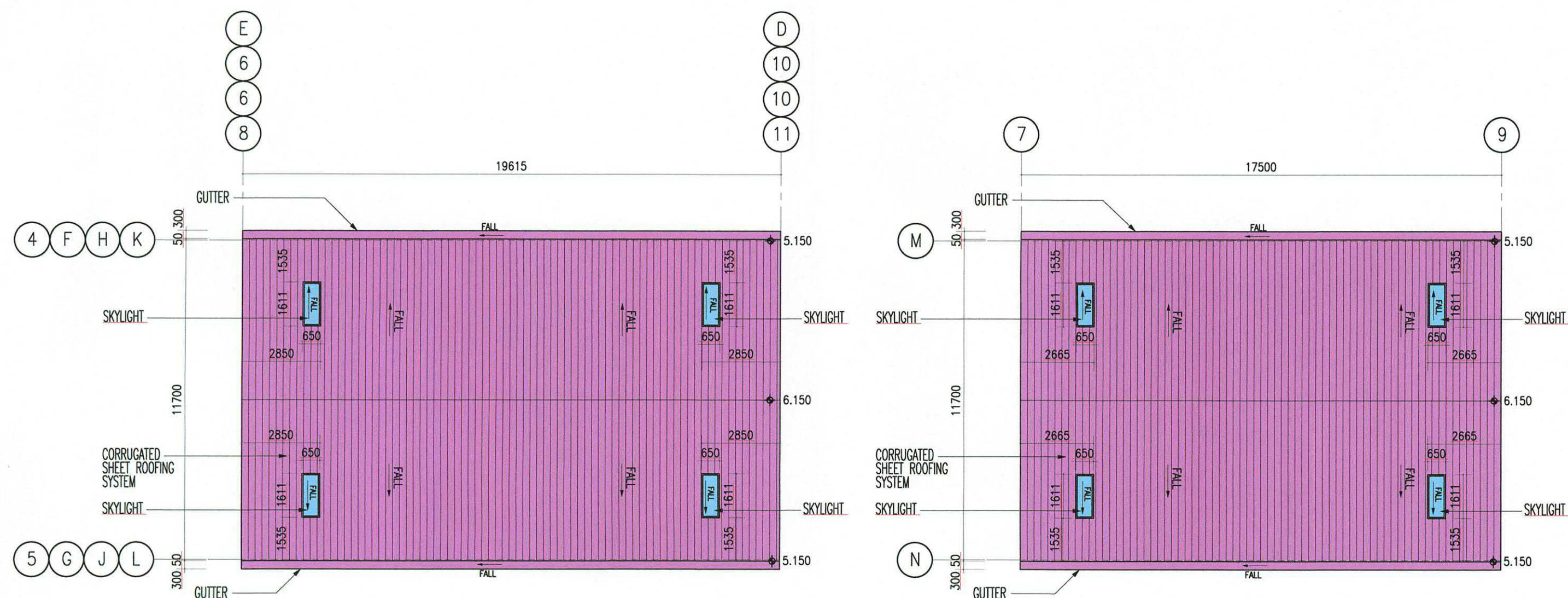
MASTER LAYOUT PLAN & FLOOR PLANS

JOB NO.	-	DRAWN	SL
DATE	DECEMBER 2017	CHECKED	-
SCALE	AS SHOWN	APPROVED	-
DRW. NO.	G2	REV.	C

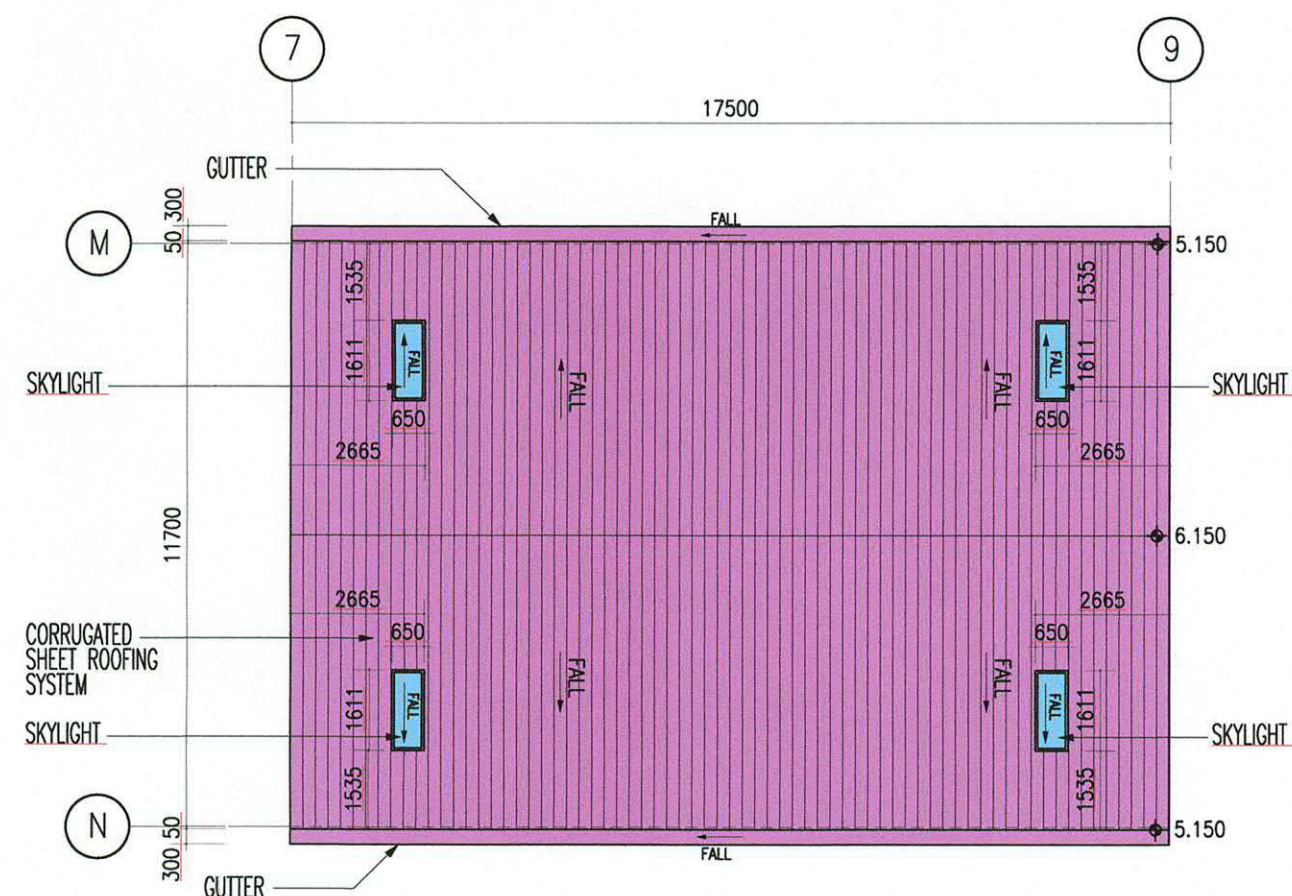
THE WORKS SHOWN ON THIS PLAN ARE TYPE II WORKS (GBP AMENDMENT) IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS.



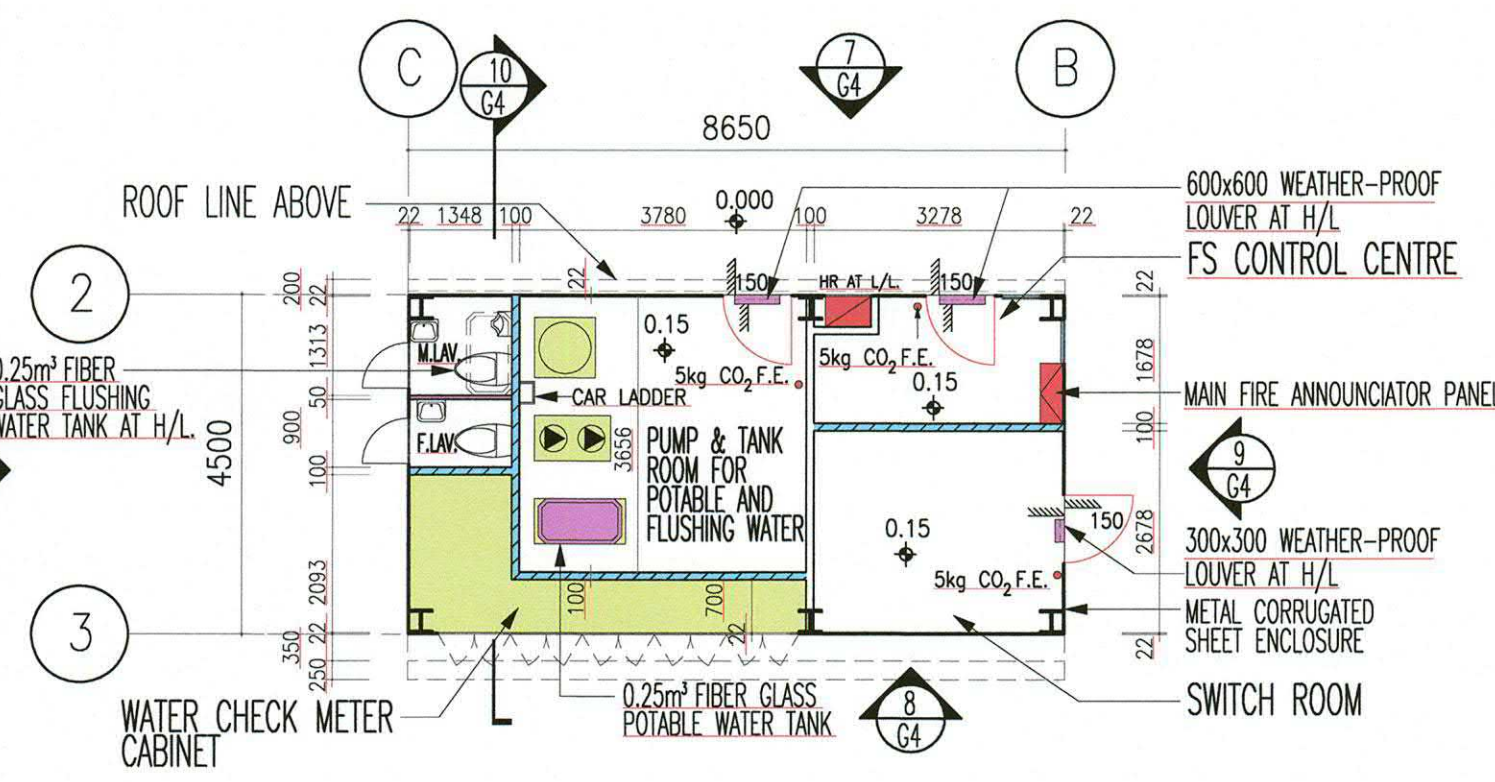
ROOF PLAN 1 : 300



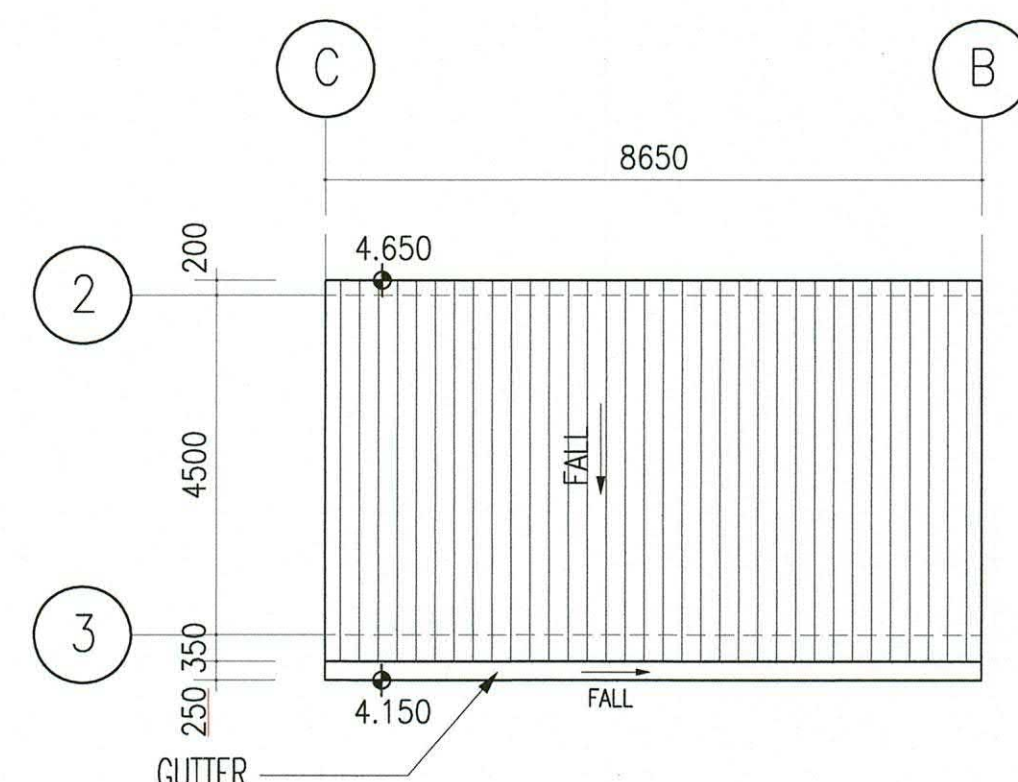
ROOF PLAN OF WAREHOUSE 1 TO 4 1 : 150



ROOF PLAN OF WAREHOUSE 5 1 : 150



FLOOR PLAN OF PUMP AND TANK ROOM FOR POTABLE AND FLUSHING WATER WATER METER CABINET, FS CONTROL CENTRE AND SWITCH ROOM 1 : 100



ROOF PLAN OF PUMP AND TANK ROOM FOR POTABLE AND FLUSHING WATER WATER METER CABINET, FS CONTROL CENTRE AND SWITCH ROOM 1 : 100

BD REF: BD 2/9147/13

FSD REF: FP 8/30324

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NOTES:

FIRE SERVICES REQUIREMENTS INCORPORATED
DATE: 6 FEB 2018
(LAW Shek-yin)
Senior Station Officer

F.S.D.

REV.	DATE	DESCRIPTION
C	15-01-2018	GENERAL REVISION
B	24-12-2016	GENERAL REVISION

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[Signature]

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PROJECT:

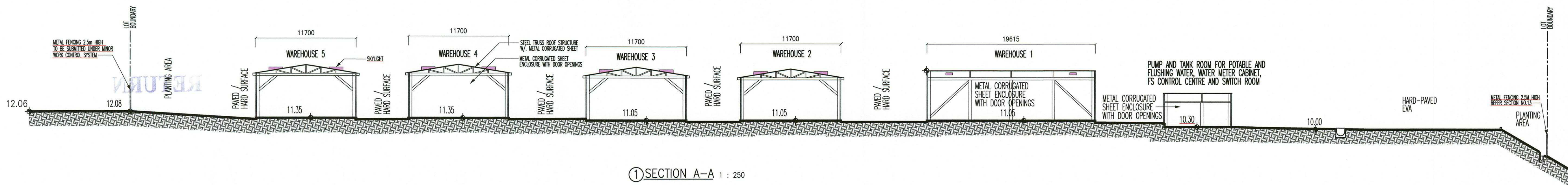
PROPOSED WAREHOUSE AT VARIOUS LOTS IN D.D. 122, PING SHAN, YUEN LONG, HK

DRAWING TITLE:

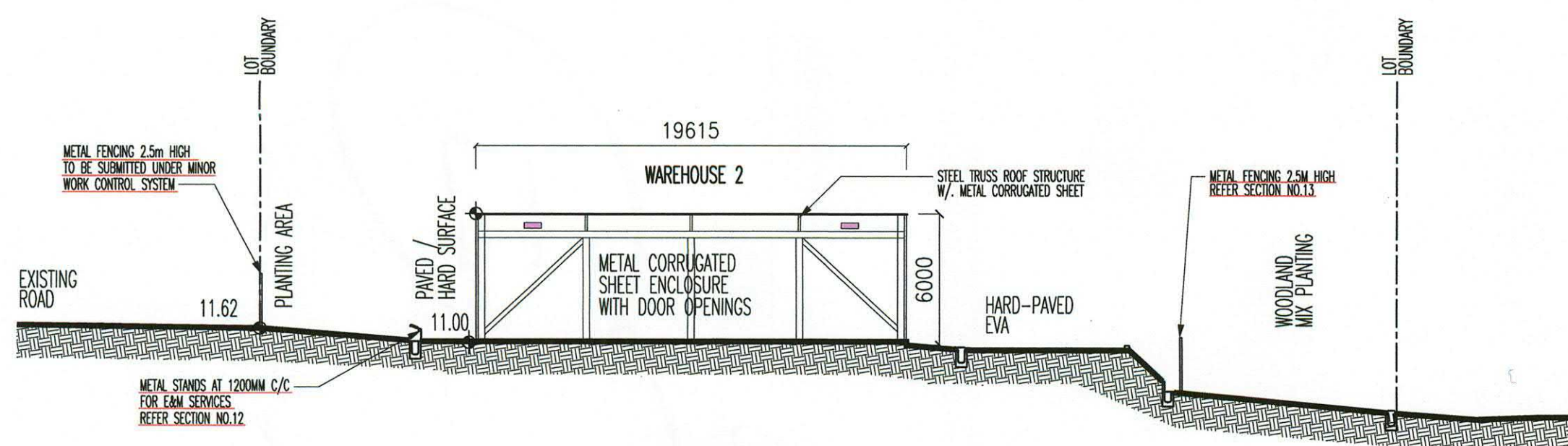
FLOOR PLAN & ROOF PLAN

JOB NO.	DATE	SCALE	DRG. NO.	REV.
-	DECEMBER 2017	AS SHOWN	G3	C

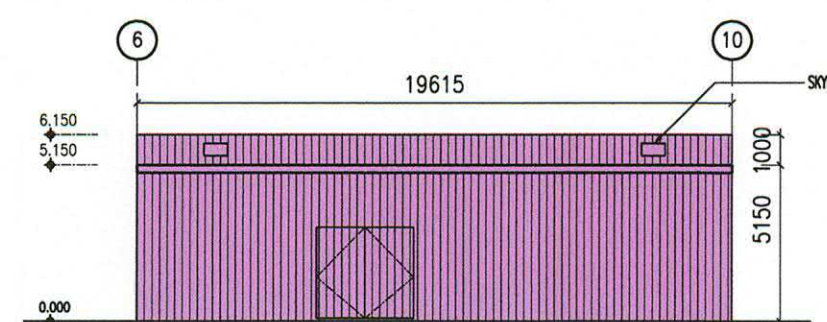
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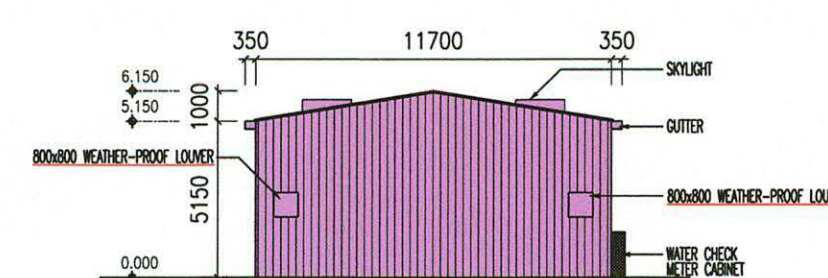
① SECTION A-A 1 : 250



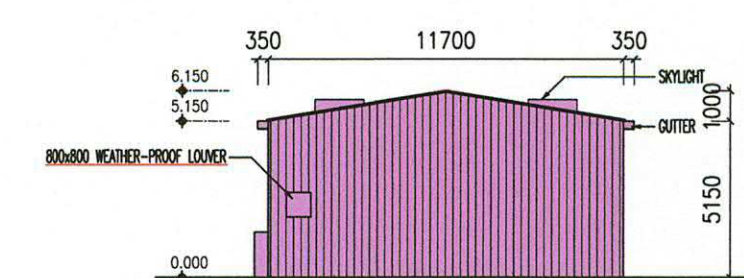
② SECTION B-B 1 : 250



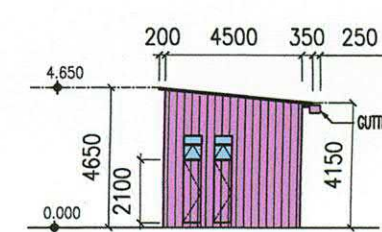
③ TYPICAL ELEVATION OF WAREHOUSE (WAREHOUSE NO.2) 1 : 250



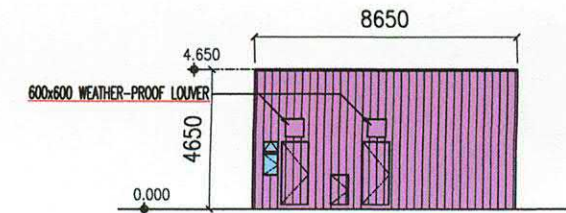
④ TYPICAL SIDE ELEVATION OF WAREHOUSE (WAREHOUSE NO.2) 1 : 250



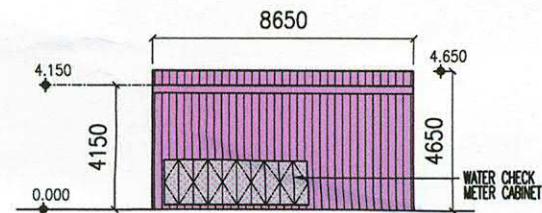
⑤ TYPICAL SIDE ELEVATION OF WAREHOUSE (WAREHOUSE NO.2) 1 : 250



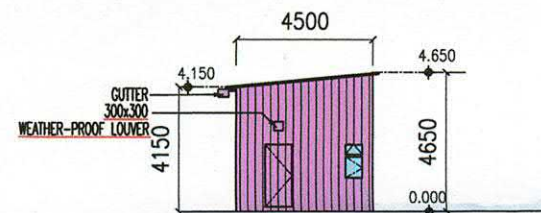
⑥ ELEVATION OF PUMP & TANK ROOM 1 : 250



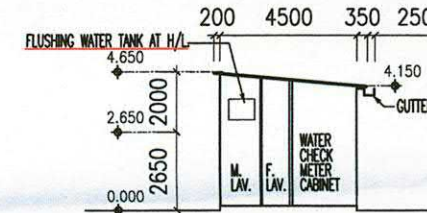
⑦ ELEVATION OF PUMP & TANK ROOM 1 : 250



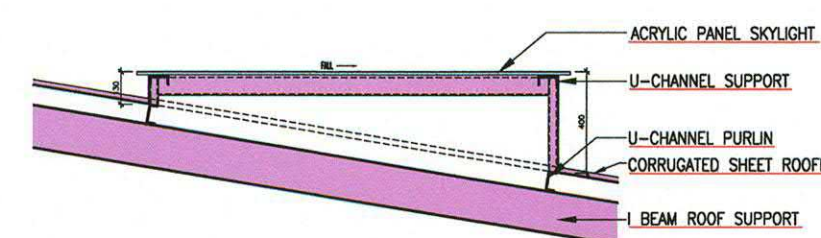
⑧ ELEVATION OF PUMP & TANK ROOM 1 : 250



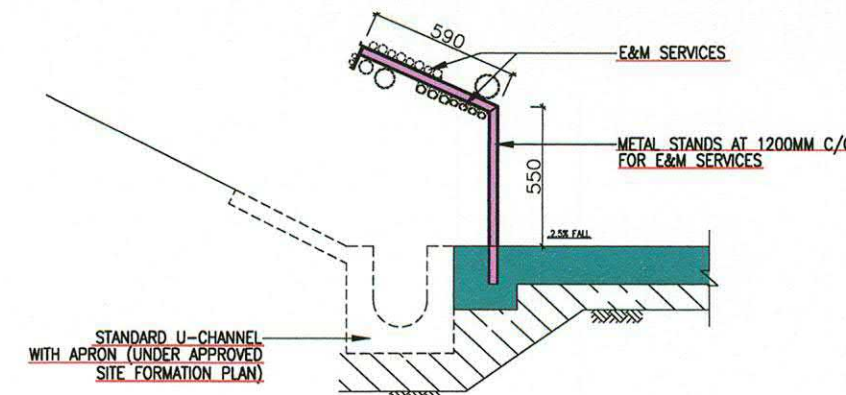
⑨ ELEVATION OF PUMP & TANK ROOM 1 : 250



⑩ SECTION C-C OF PUMP & TANK ROOM 1 : 250

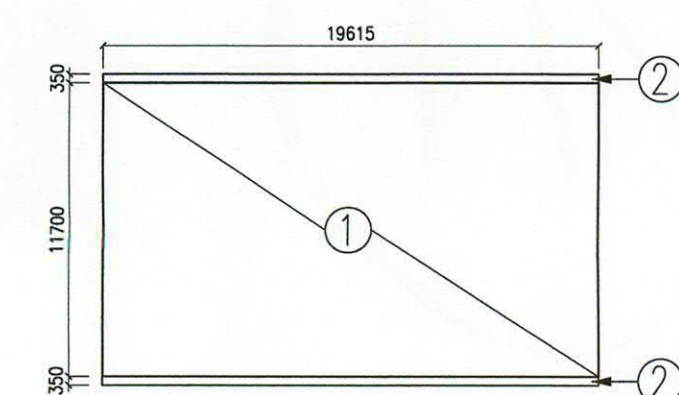


⑪ TYPICAL SECTION OF SKYLIGHT 1 : 30

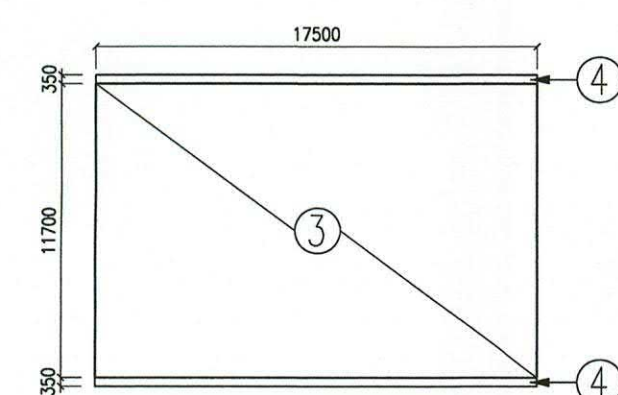


⑫ TYPICAL SECTION OF METAL STANDS 1 : 30

GROSS FLOOR AREA & SITE COVERAGE CALCULATION



AREA DIAGRAM OF WAREHOUSE 1 TO 4



AREA DIAGRAM OF WAREHOUSE 5

PLOT RATIO & SITE COVERAGE CALCULATION [UNDER BUILDING (PLANNING) REGULATION]

1. SITE	
SITE AREA	7074.788 s.m. (ABOUT)
HEIGHT OF BUILDING	5.665m (17.35m - 11.685m MEAN STREET LEVEL)
2. SITE COVERAGE	
PERMITTED PERCENTAGE OF SITE COVERAGE	100 %
NON-DOMESTIC (NOT EXCEEDING 15m)	
ACTUAL NON-DOMESTIC SITE COVERAGE	
(C1)	1233.587 s.m.
PROPOSED PERCENTAGE OF SITE COVERAGE	
NON-DOMESTIC (NOT EXCEEDING 15m)	$\frac{1233.587 \times 100\%}{7074.788} = 17.436\% < 100\%$
3. PLOT RATIO	
PERMITTED PLOT RATIO	5
NON-DOMESTIC (NOT EXCEEDING 15m)	
ACTUAL NON-DOMESTIC G.F.A.	
(C1)	$\frac{1233.587}{7074.788} = 0.174 < 0.210$
ACTUAL PLOT RATIO OF DOMESTIC	$\frac{1233.587}{7074.788} = 0.174 < 0.210$

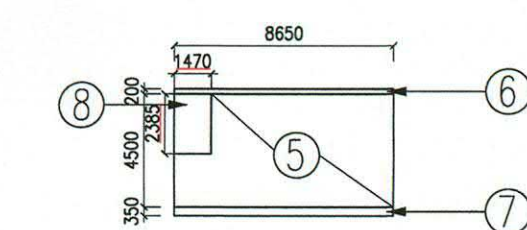
LAV. WINDOW AREA CALCULATION	
AREA OF LAV. WINDOW	$1.313 \times 1.348 = 1.770 \text{ s.m.}$
REQUIRED WINDOW AREA & OPENABLE AREA	$1.770 / 10 = 0.177 \text{ s.m.}$
PROVIDED WINDOW & OPENABLE AREA	$0.600 \times 0.500 \times 0.7 = 0.210 > 0.177 \text{ s.m.}$
AREA OF F.LAV.	$1.348 \times 0.900 = 1.213 \text{ s.m.}$
REQUIRED WINDOW AREA & OPENABLE AREA	$1.213 / 10 = 0.121 \text{ s.m.}$
PROVIDED WINDOW & OPENABLE AREA	$0.600 \times 0.500 \times 0.7 = 0.210 > 0.121 \text{ s.m.}$

GROSS FLOOR AREA CALCULATION

ADDED:		
①	19,615 x 11,700 x 4	= 917,982 s.m.
②	17,500 x 11,700	= 204,750 s.m.
③	1,470 x 2,385	= 3,506 s.m.
		= 1,126,238 s.m.

SITE COVERAGE CALCULATION

ADDED:		
①	19,615 x 11,700 x 4	= 917,982 s.m.
②	19,615 x 0,350 x 2 x 4	= 54,922 s.m.
③	17,500 x 11,700	= 204,750 s.m.
④	17,500 x 0,350 x 2	= 12,250 s.m.
⑤	4,500 x 8,650 - (1,470 x 2,385)	= 35,419 s.m.
⑥	0,200 x 8,650	= 1,730 s.m.
⑦	0,350 x 8,650	= 3,028 s.m.
⑧	1,470 x 2,385	= 3,506 s.m.
		= 1,233,587 s.m.



SITE COVERAGE DIAGRAM OF PUMP AND TANK ROOM FOR POTABLE WATER, WATER METER CABINET, FS CONTROL CENTRE AND SWITCH ROOM

BD REF. BD 2/9147/13

FSD REF. FP 8/30324

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FIRMSERVICES REQUIREMENTS INCORPORATED
DATE 6 FEB 2018
(LAW Shek-yin)
Senior Station Officer

F.S.D.

C	15-01-2018	GENERAL REVISION
REV.	DATE	DESCRIPTION

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AUTHORIZED PERSON

HO Kui-yip, Vincent
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23 JAN 2018

ARCHITECTURAL CONSULTANT

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TEL: 2815 9886 FAX: 2854 1476 Email: concord@concord.com

PROJECT:

PROPOSED WAREHOUSE AT VARIOUS LOTS IN D.D. 122, PING SHAN, YUEN LONG, HK

DRAWING TITLE:

SECTION AND CALCULATION

JOB NO.	DATE	DECEMBER 2017	DRAWN	SL
SCALE	AS SHOWN	CHECKED	APPROVED	
DRG. NO.	G4	REV.	C	

THE WORKS SHOWN ON THIS PLAN ARE TYPE II WORKS (GBP AMENDMENT) IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 8686930

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Occupancy

Name of Building:

樓宇名稱

Warehouse

Street No./Town Lot:

門牌號數/市地段

D.D. 122

Street/Road/Estate Name:

街道/屋苑名稱

Ping Shan

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☒ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團**Part 1 Annual Inspection ONLY**
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Lighting - 20 nos.	Various Area	Conforms with FSD requirement	23/7/2021	22/7/2022
12	Exit Sign - 10 nos.	Various Area	Conforms with FSD requirement	23/7/2021	22/7/2022
13	Fire Alarm System (MFA)	Various Area	Conforms with FSD requirement	23/7/2021	22/7/2022
15	Fire Detection System	Various Area	Conforms with FSD requirement (defects see part 3)	23/7/2021	22/7/2022
16	Hose Reel System - 6 sets	Various Area	Conforms with FSD requirement (defects see part 3)	23/7/2021	22/7/2022
34	Street Fire Hydrant System	Outside Warehouse No.3	Conforms with FSD requirement	23/7/2021	22/7/2022

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

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

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
15	Fire Detection System	AFA Panel Room	Charger Battery Malfunction	Needed to be replaced
16	Hose Reel System	FS Pump Room of Warehouse No.2	Break Glass Malfunction	Needed to be rectified / replaced

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

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

Authorized
Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Yung Leung-man

RC1/161, RC2/286

Yuan Engineering Co.

27/7/2021

For FSD
use only:

Inspected

Key-in

Verified

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Code 編碼	附錄 (Type of FSI 裝置類型)
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

30442 000856

Name of Client 顧客姓名

Occupancy

Address 地址

Yung Yuen Road, Ping Shan, Yuen Long, D.D. 122, NT

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

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	Portable Fire Extinguisher 5kg CO2 - 5 nos.	FS Pump Room 1-5	Conforms with FSD requirements	23/07/2021	22/07/2022
24	Portable Fire Extinguisher 5kg CO2 - 1 no.	AFA Panel Room	Conforms with FSD requirements	23/07/2021	22/07/2022

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

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

Part 3 第三部 Defects 損壞事項

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

Remark 備註

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized

Signature:

受權人簽署

Name:

姓名

Yung Leung Hang, Daniel

FSD/RC No.:

消防處註冊號碼

RC3 / 0442 RC /

Company Name:

公司名稱

Yung Leung Hang, Daniel

Telephone:

聯絡電話

Date:

日期

27/07/2021



For FSD use only

Inspected

Key-in

Verified



Serial Number

30442 000856

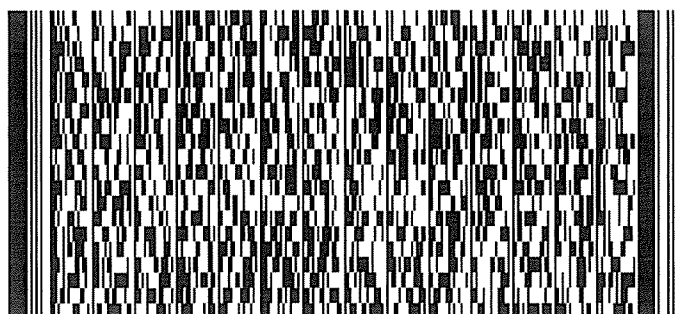
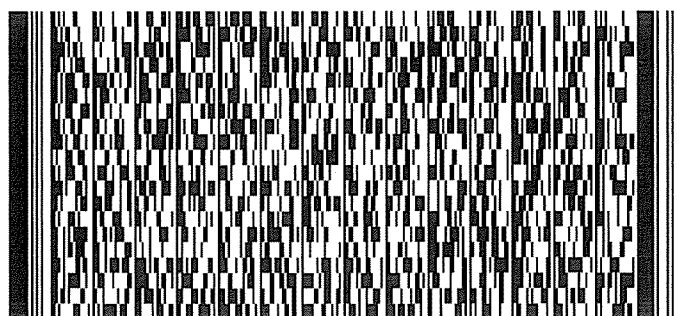
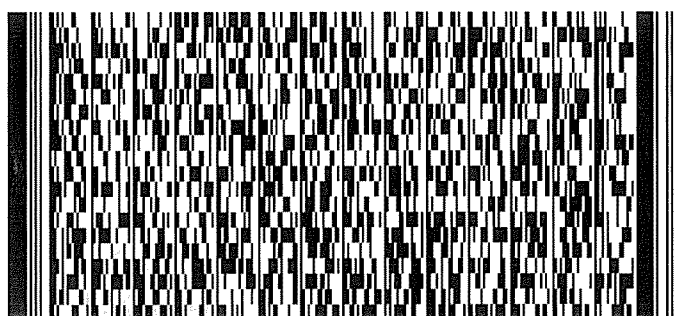
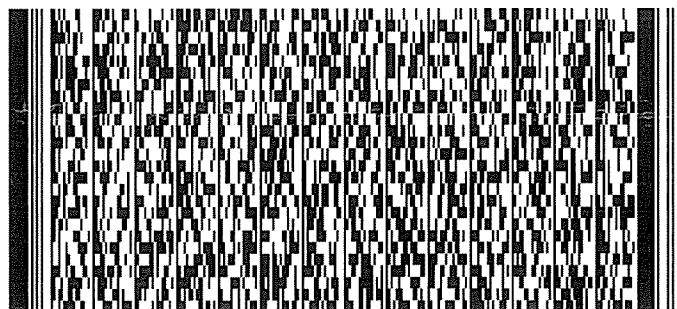
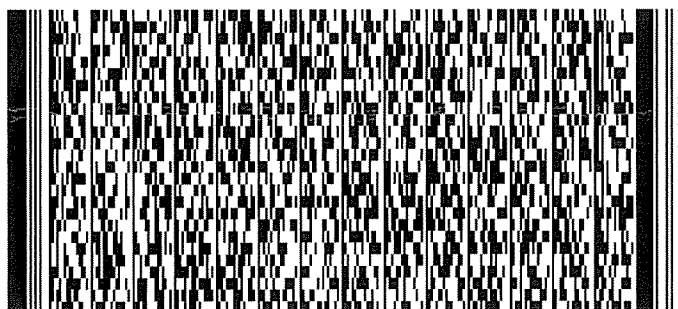
Name of Client 顧客姓名

Occupancy

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	Portable Fire Extinguisher 5kg CO2 - 1 no.	Store Room next to Panel Room	Conforms with FSD requirements	27/07/2021	26/07/2022
24	Portable Fire Extinguisher 5kg CO2 - 1 no.	Outside Warehouse No.5	Conforms with FSD requirements	27/07/2021	26/07/2022

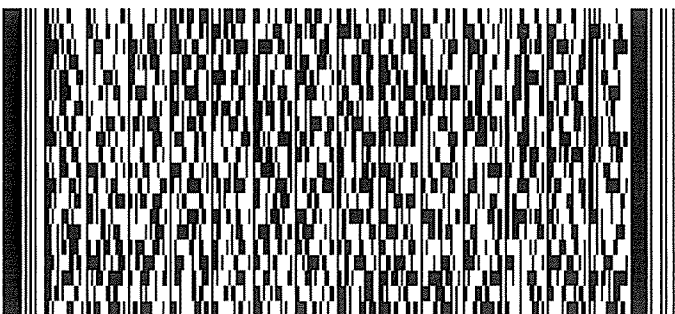
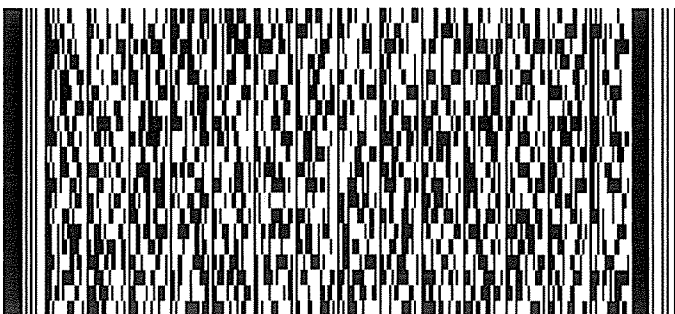
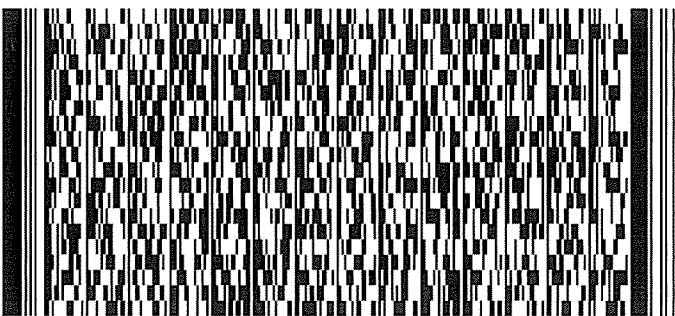
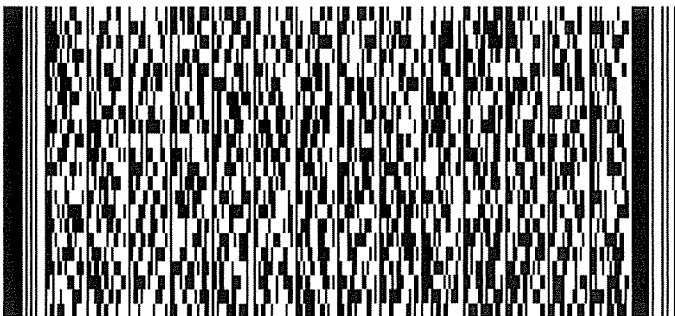
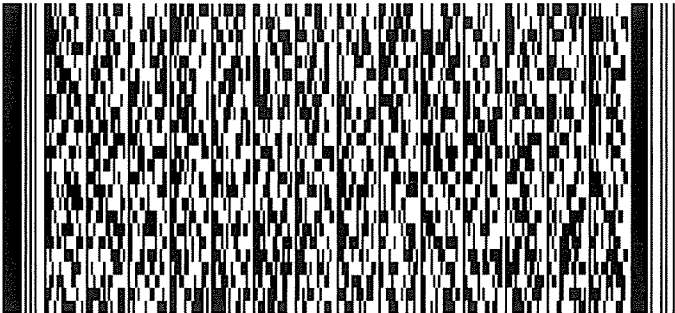
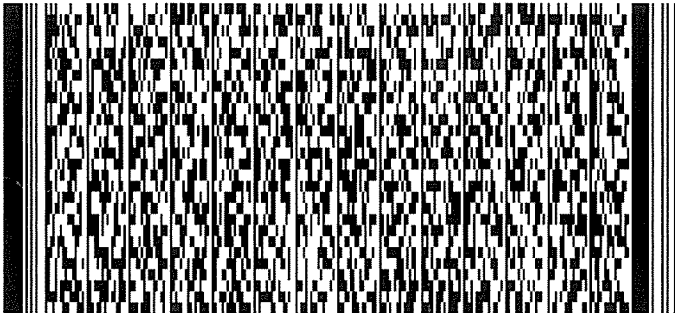
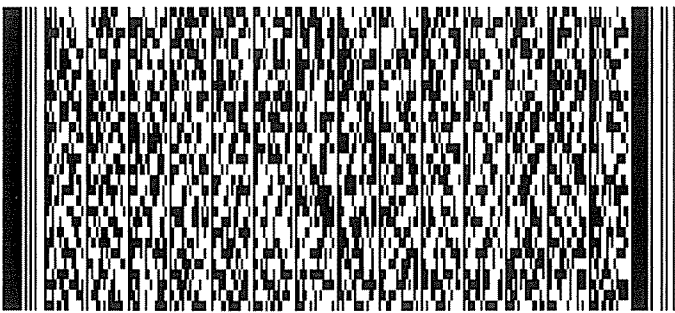
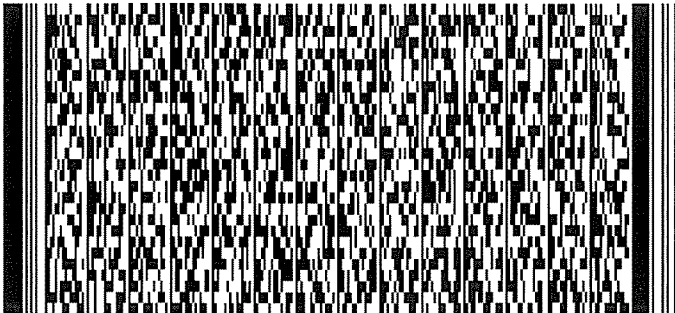


Serial Number

30442000856

Name of Client 顧客姓名

Occupancy



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public



Fwd: A/YL-PS/650 - S16-III Application (Revised Pages)

06/01/2022 12:20

From: [REDACTED]
To: tpbpd@pland.gov.hk
Cc: Ms. Leung <wtleung@pland.gov.hk>, Ms. Liu <ekmliu@pland.gov.hk>
File Ref:
History: This message has been forwarded.

Dear Town Planning Board,

Please note that the attached messages should be referring to A/YL-PS/650, not A/YL-PS/577.

Dear Ms. Leung and Ms. Liu,

Thanks for your call this morning to let us know that the subject of the last 2 emails was incorrect. Appreciated...

Kind Regards,
Sandy Cheong
Maxhero Ltd.

----- Forwarded message -----

寄件者 : [REDACTED]
Date: 2022年1月6日 週四 下午12:02
Subject: Fwd: A/YL-PS/577 - S16-III Application (Revised Pages)
To: Ms. Liu <ekmliu@pland.gov.hk>
Cc: <tpbpd@pland.gov.hk>, Ms. Leung <wtleung@pland.gov.hk>

Dear Ms. Liu,

Sorry that we sent our response yesterday to Ms. Leung by mistake. Below please find the revised pages as per your request yesterday.

Dear Ms. Leung,

Also apologies for any inconvenience caused.

Thank you.

Kind Regards,
Sandy Cheong
Maxhero Ltd.

This e-mail, including any attachment, is strictly confidential. It may also be legally privileged. Any unauthorized use of it is strictly prohibited. If you are not the designated recipient, please delete this email (including any attachments and all copies) from your system. Please also notify the sender immediately by return e-mail. Internet communications cannot be guaranteed to be timely, secure, error or virus-free. The sender does not accept liability for any errors or omissions.

"REDUCE, REUSE and RECYCLE - THINK BEFORE YOU PRINT!"

7. Justifications 理由

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

Because of shortage construction materials storage in the area, our high quality warehouses can provide a secure and sizeable places for the materials storages and facilitate the building development in Yuen Long and its surrounding areas. We also envisage that even more construction activities in the neighbourhood in the coming years according to the latest Government planning policy.

Thus, renewal of the permission will enable us to continue to provide storage facility as support for such construction activities.

As mentioned in our last EOT application, the actual duration of storage operation is still short as we spent most of time to tackle the technical problem in the development. We really hope that this development can be fully utilised to continue providing the storage facilities and contribute to the society.

Operation Hours: Monday to Saturday between 9am to 5pm, and no operation on Sunday and public holidays

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,235 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.175 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	5 Blocks of Warehouses and 1 block of Plant Room	
(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	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		One Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	17.436 % <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 Nos. (Private Car Parking Spaces)
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		3 3 Nos. (Light Goods Vehicle Spaces)

Appendix Ib of RNTPC Paper No. A/YL-PS/650



Re: Planning Application No. A/YL-PS/650 - Renewal of Planning Approval for Temporary Warehouse (storage of used and new construction materials and equipment) for a Period of 3 Years in "Comprehensive Development Area" Zone at Lots 763 RP, 764, 765, 766, 767, 768, 771 and 772 S.B in D.D.122, East of Yung Yuen Road, Ping Shan, Yuen Long 07/01/2022 11:52

From: [REDACTED]

To: "Ms. Liu" <ekmliu@pland.gov.hk>

Cc: "Mr. Kent KH Lee" <kkhlee@pland.gov.hk>, tpbpd@pland.gov.hk, [REDACTED]

File Ref:

3 Attachments



20220107_Letter to TPB re Application A YL-PS 650_Comments fr TD.pdf



Various Lots at DD122_Temporary Warehouses_Traffic Impact Assessment prepared by MVA Systra Group.pdf



Various Lots at DD122_Temporary Warehouses_Master Layout Plan.pdf

Dear Ms. Liu,

With reference to your email message dated 05Jan2022 (attached below for your easy reference), enclosed please find our reply regarding the comments from the Transport Department for your kind handling.

Thank you.

Kind Regards,

Sandy Cheong
Maxhero Ltd.

This e-mail, including any attachment, is strictly confidential. It may also be legally privileged. Any unauthorized use of it is strictly prohibited. If you are not the designated recipient, please delete this email (including any attachments and all copies) from your system. Please also notify the sender immediately by return e-mail. Internet communications cannot be guaranteed to be timely, secure, error or virus-free. The sender does not accept liability for any errors or omissions.

"REDUCE, REUSE and RECYCLE - THINK BEFORE YOU PRINT!"

此電子郵件，包括任何附件，是嚴格保密的；它亦可能受法律保護。所以，嚴格禁止擅自使用它作任何用途。若你不是此郵件的指定收件人，請立即通知發件人，同時從系統中刪除此郵件，包括所有附件及副本。
互聯網通信不能保證按時送達，安全，沒有誤差或病毒；發件人絕不就任何錯誤或遺漏承擔任何責任。

請支持環保，節約用紙！

<ekmliu@pland.gov.hk> 於 2022年1月5日 週三 上午9:45寫道：

Our Reference: () in TPB/A/YL-PS/650

Dear Sir/Madam,

Maxhero Limited

Room 803, Tung Hip Commercial Building, 248 Des Voeux Road Central, Hong Kong.

Your Ref: () in TPB/A/YL-PS/650
Our Ref: JHK811013/LT203

Date: 07th January, 2022

**The Secretary of
The Town Planning Board**
15/F, North Point Government Office
333 Java Road, North point
Hong Kong

Dear Sirs

**Renewal of Planning Approval for Temporary Warehouse
(Storage of used and new construction materials and equipment) for a period of 3 years
in "Comprehensive Development Area" Zone at lots 763RP, 764, 765, 766, 771 and 772 S.B
in D.D. 122, East of Yung Yuen Road, Ping Shan, Yuen Long**

We refer to the comments from the Transport Department regarding the captioned application via email dated 5 January 2022 by Planning Department. We would like to response the comments as below for your kind consideration:

a) Estimation the Traffic Generation and Attraction to the nearby public road arising from the proposed development

The comprehensive traffic impact analysis (TIA) for the captioned development had been conducted in 2015 and the TIA report was submitted with our application (Application No. AVL-PS/513) under S.16 of the Town Planning Ordinance.

As stated in the TIA report, the estimated traffic generation and attraction is low because our development only consists of 5 temporary warehouses for storage purpose. The aforesaid estimation is extracted from the TIA report as below:

Trips (pcu/hr)			
AM Peak		PM Peak	
Generation	Attraction	Generation	Attraction
6	11	7	6

As the usage and operation of our development are kept unchanged since the development was built in 2018, we consider that the above estimations in TIA report would remain valid.

b) Width of Vehicle Access of the proposed development

The width of vehicle access of the development is 7.3M which is specified in the attached master layout plan.

Thank you for your kind attention and look forward to your granting of the renewal of the planning approval. Should you have any queries, please feel free to contact the undersigned or Sr Vincent Ho at [REDACTED]

Yours faithfully,
For and on behalf of
Maxhero Limited


Sandy Cheong
Management Office

Encl

4. TRAFFIC IMPACT ASSESSEMENT

4.1 Design Year

- 4.1.1 If the proposed temporary warehouse is approved by TPB, it is anticipated that it can be completed and in operation by late 2016. Hence, 2019 will be adopted as design year which is 3 years after operation in 2016.

4.2 Reference Traffic Forecasts

Future Transport Context

- 4.2.1 It is anticipated that the future local road network will remain unchanged and there are no plans for any major road infrastructure in the vicinity by 2019. Therefore, reference traffic flows for the design year (without the proposed warehouse) would be derived from the expected growth of traffic in the area with reference to the historical growth trend and area planning data.

Traffic Growth Rate

- 4.2.2 The 2011-Based TPEDM Scenario I land use/planning data published by the Planning Department (PlanD) has been referenced for the determination of growth rate. Both population and employment planning data are adopted to derive the growth rate. **Tables 4.1 and 4.2** show the population and employment figures in years 2011, 2016 and 2021 respectively for CTS zone 232 where the proposed development site is located and two adjacent zones. The boundaries of the three zones are shown in **Figure 4.1**.

Table 4.1 Population Planning Data

CTS Zone	Population			Growth Rate per annum (%)
	2011	2016	2021	2011-2021
177	44,050	44,100	45,500	0.32%
232	9,850	11,300	12,000	1.99%
313	5,800	6,150	6,500	1.15%
Total	59,700	61,550	64,000	0.70%

Table 4.2 Employment Planning Data

CTS Zone	Employment			Growth Rate per annum (%)
	2011	2016	2021	2011-2021
177	6,850	7,450	7,700	1.18%
232	6,950	6,600	10,150	3.86%
313	1,450	1,900	2,050	3.52%
Total	15,250	15,950	19,900	2.70%

4.2.3 As shown in **Table 4.1** and **Table 4.2**, the annual growth rates from year 2011 to 2021 of the population and employment in the area are +0.7% and +2.7% per annum (p.a.) respectively.

4.2.4 Taking into account of the above, conservative estimations of 2.7% p.a. have been adopted for the purpose of traffic growth factors in this study. The adopted growth rate will ensure a reasonable estimation of future year traffic flows by allowing for presently unforeseen developments. By applying this growth factor to the existing 2015 observed traffic flows, the anticipated 2019 reference traffic flows have been derived and are presented in **Figure 4.2**.

4.3 Additional Development Traffic Trips

4.3.1 In order to estimate the “worst case” of the potential traffic generated and attracted by the proposed change of use at the Site, the maximum observed trip generation rates for warehouse from the two surveyed sites are to be adopted for analyzing the change of use at the Site.

4.3.2 The maximum trip rates were identified at Kung Um Road (Application No. A/YL-TYST/537), by referring to the survey results in **Chapter 3**. The adopted trip rates are listed in **Table 4.3**.

Table 4.3 Adopted Trip Rates

Land Use	Trip Rate (pcu/hr/100m ² GFA)			
	AM Peak		PM Peak	
	Generation	Attraction	Generation	Attraction
Warehouse	0.5228	0.9709	0.5975	0.5228

4.3.3 By applying the trip rates as shown in **Table 4.3** to the proposed development at the Site, the traffic generation and attraction in both AM and PM peaks have been calculated and are listed in **Table 4.4**.

Table 4.4 Development Traffic for Proposed Temporary Warehouse

Land Use	GFA (m ²)	Trips (pcu/hr)			
		AM Peak		PM Peak	
		Generation	Attraction	Generation	Attraction
Warehouse	1,125	6	11	7	6

4.3.4 As indicated in **Table 4.4**, the proposed warehouse would generate additional trips of 17 pcu/hr and 13 pcu/hr (2-ways) during the morning and evening peak hour periods.

4.3.5 The estimated additional traffic trips have been superimposed onto the anticipated year 2019 reference traffic flows and assigned to the local road network according to the estimated ingress/egress route as shown in **Figure 4.3** to produce the anticipated year 2019 design traffic flows (with proposed warehouse) during the weekday morning and evening peak hours as presented in **Figure 4.4**.

4.4 Junction Performance

4.4.1 With the development traffic as listed in the above **Table 4.4**, junction capacity analyses have been carried out at the same critical junctions as shown in **Figure 2.1**. The results are listed in the following table:

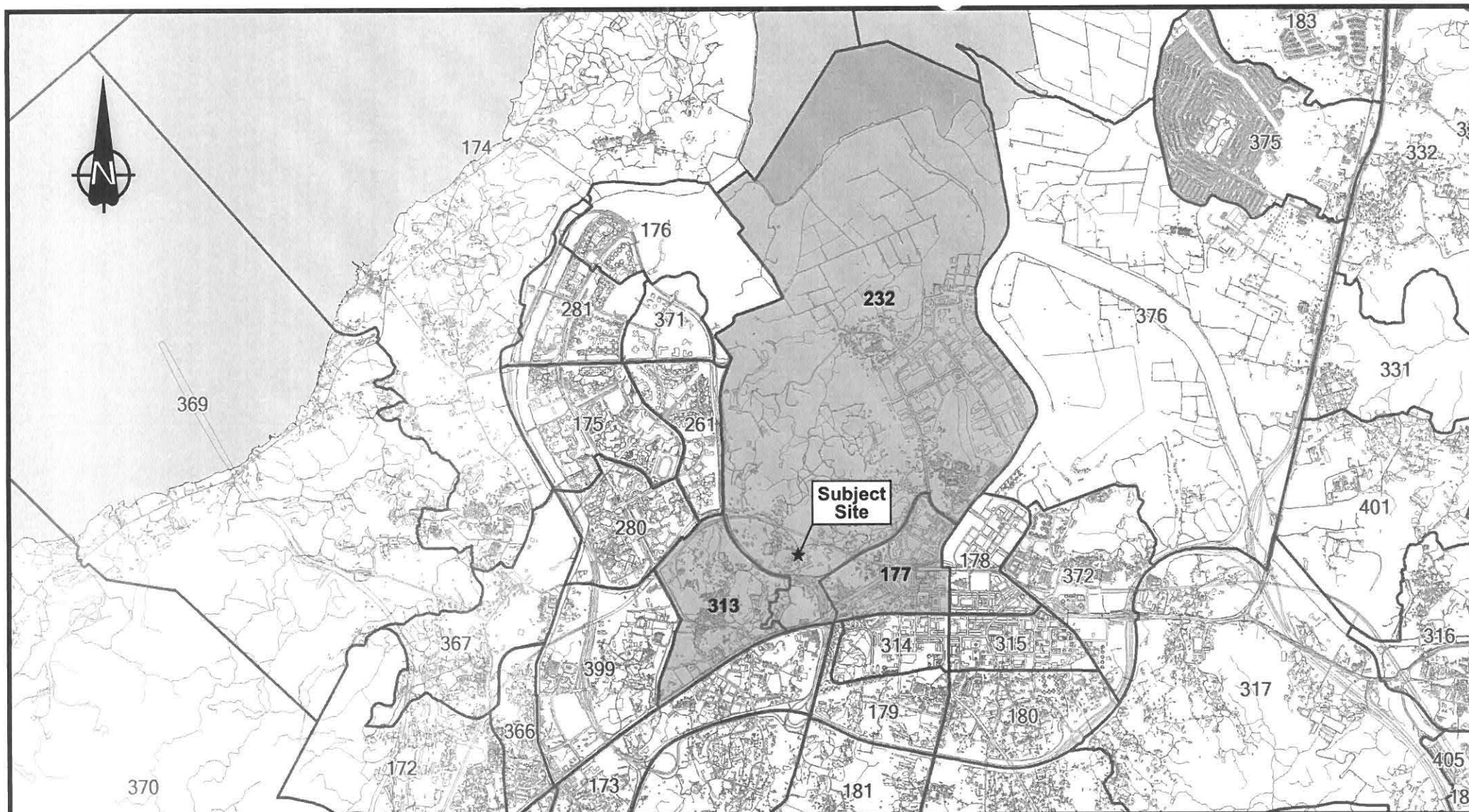
Table 4.5 Junction Performance in Design Year 2019

Junction No.	Junction	Reserve Capacities			
		2019 Without Proposed Development		2019 With Proposed Development	
		AM	PM	AM	PM
T23	CPR – Ping Shan/ Ping Kwai Road/ San Hi Tsuen Street	217%	116%	217%	116%
Mj14	CPR – Ping Shan/Ping Ha Road/Tong Yan San Tsuen Road	7%	8%	7%	8%
Mn43	CPR – Ping Shan/ Yung Yuen Road	40%	84%	22%	62%
Mj15	CPR – Ping Shan/ Ma Wang Road/Wang Tat Road	9%	20%	7%	19%
NT584	Shui Pin Wai Interchange/ Long Ping Road	43%	59%	42%	59%

- 4.4.2 As indicated in **Table 4.5**, the Reserve Capacities in 2019 with the proposed development remain similar saturation level to those without the proposed development. It is hence shown that with the proposed temporary warehouse, there will be no significant adverse impact to be induced to the adjacent road network. In order to minimize the traffic impact, the normal operation hours of the proposed temporary warehouse will be limited to the off-peak hour (i.e. 09:00 - 17:00) in non-public holiday.

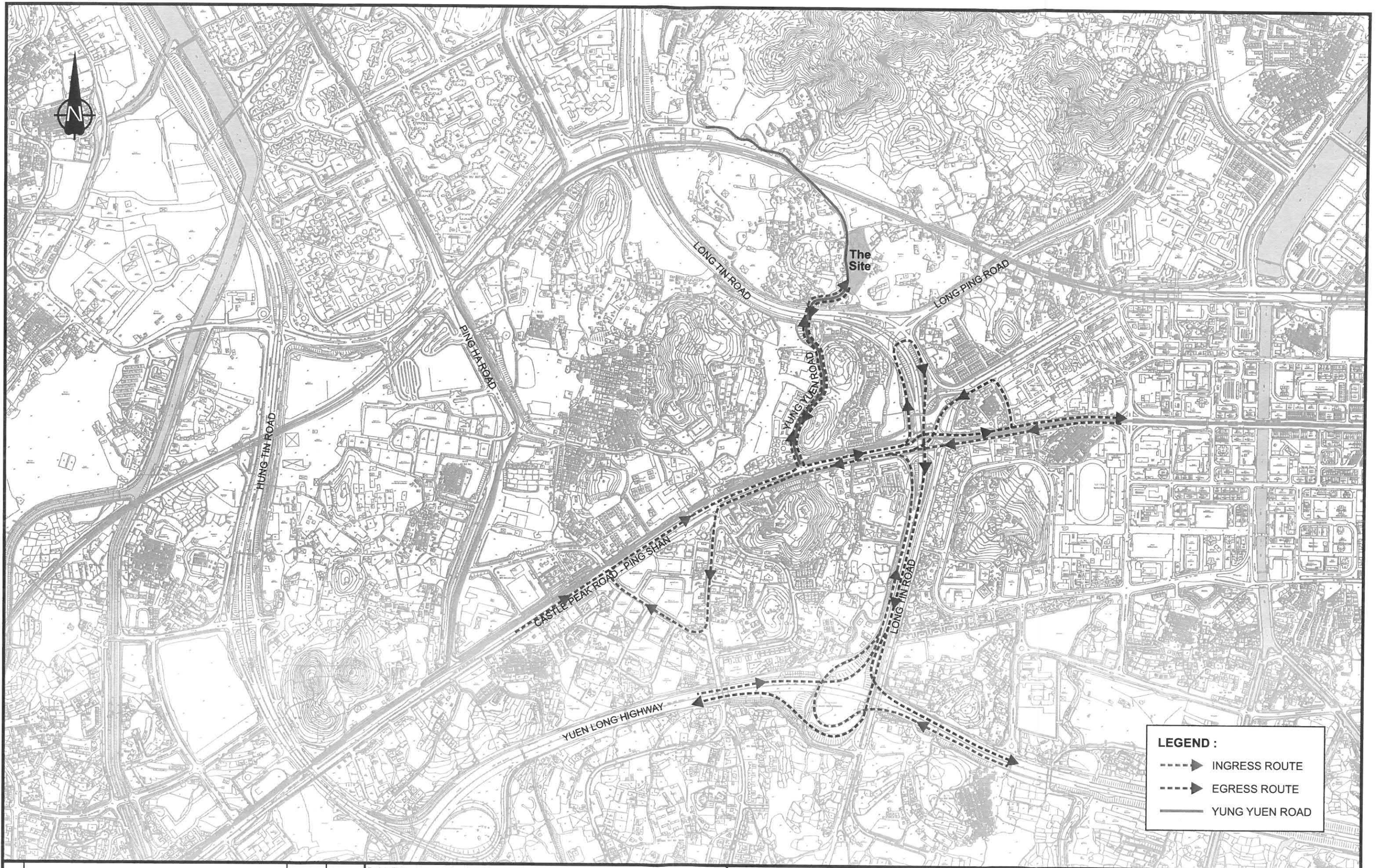
4.5 Upgrading of Yung Yuen Road

- 4.5.1 At present, the subject site is mainly served by (i) Yung Yuen Road connecting to Castle Peak Road (CPR)– Ping Shan to the South; (ii) Yung Yuen Road to Tin Shui Wai Tin Tsz Road to the west and (iii) via village roads to Long Ping Road to the east. A tentative interim access arrangement for the proposed temporary warehouse use is to allow development traffic to gain access to the external road network/ CPR – Ping Shan via Yung Yuen Road, traffic engineering design input for upgrading section(s) of Yung Yuen Road between the site and CPR – Ping Shan to a road capable to accommodate additional traffic from the proposed development will be provided in later stage.
- 4.5.2 Yung Yuen Road is a village road in Ping Shan running in the north-south direction. It is a single carriageway with one traffic lane each bound in 2 sections with width approximately of 6m across Long Tin Road and near the junction with CPR – Ping Shan. It is a single track access road with various widths of 3m to 4.5m at locations except the above 2 sections. The existing traffic arrangement on Yung Yuen Road is shown in **Figure 4.5**.
- 4.5.3 The existing Yung Yuen Road will not be upgraded for the proposed temporary warehousing operation as the development traffic is not significant. Longer term access arrangement for serving the entire CDA zone would likely be through Tin Shui Road and Long Ping Road considering the capacity constraint at junction of CPR – Ping Shan/ Yung Yuen Road.



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Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
Project Title				Drawing Title							
TIA FOR TEMPORARY WAREHOUSE DEVELOPMENT IN DD122 PING SHAN, YUEN LONG				TPEDM ZONE MAP							
Designed		CFC	Checked	YIP	Scale	NTS	Date	JUN 2015	Drawing No.	4.1	Rev.
											-





LEGEND :

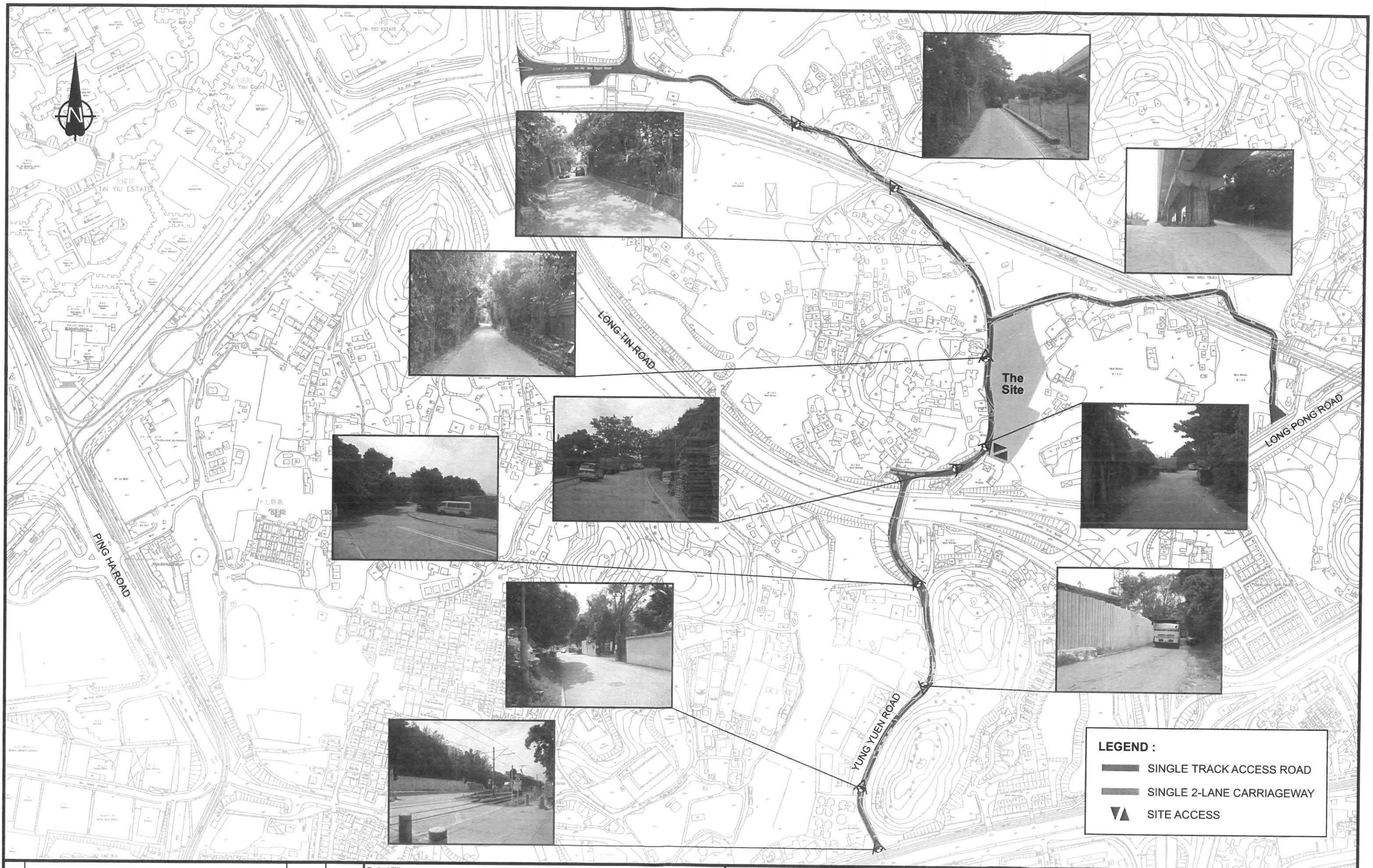
- > INGRESS ROUTE
- > EGRESS ROUTE
- YUNG YUEN ROAD

-	-	-	-
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Rev.	Description	Checked	Date

Project Title
TIA FOR TEMPORARY WAREHOUSE DEVELOPMENT IN DD122 PING SHAN, YUEN LONG

Drawing Title										
INGRESS & EGRESS ROUTES										
Designed	CFC	Checked	YIP	Scale	NTS	Date	JUN 2015	Drawing No.	43	Rev.





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Rev.	Description	Checked	Date

Project Title
TIA FOR TEMPORARY WAREHOUSE DEVELOPMENT IN DD122 PING SHAN, YUEN LONG

Drawing Title										
EXISTING TRAFFIC ARRANGEMENT ALONG YUNG YUEN ROAD										
Designed	CFC	Checked	YIP	Scale	NTS	Date	JUN 2015	Drawing No.	4.5	Rev.



5. CONCLUSIONS

5.1 Summary

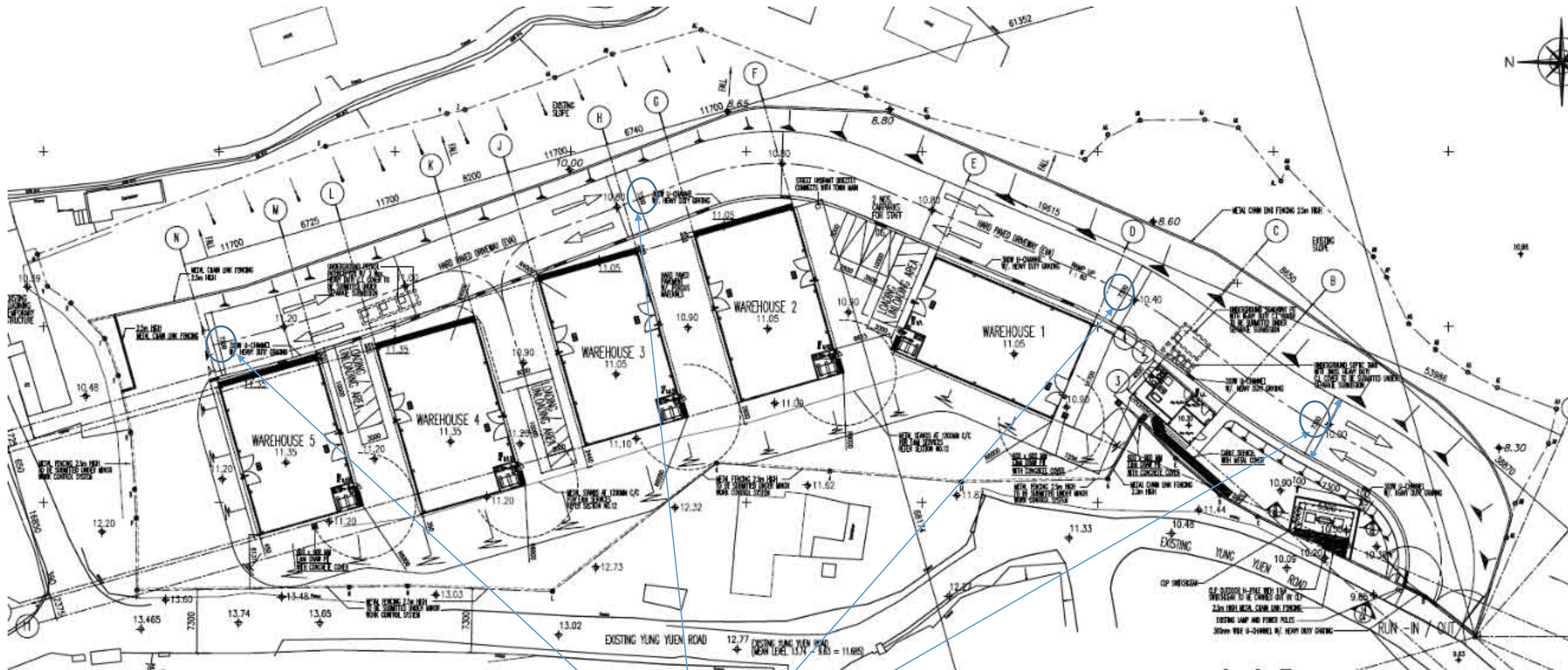
- 5.1.1 The Town Planning Board approved on 15 March 2013 an application (A/YL-PS/393) under S16 of the Town Planning Ordinance for a temporary warehouse development at the site.
- 5.1.2 The owner of the Site (i.e. Maxhero Limited) intends to rearrange the layout of the proposed temporary warehouses so that it can keep clear from the slope toe and minimize future slope retaining works.
- 5.1.3 The key development parameters of the proposed temporary warehousing development are summarized in **Table 2.1**.
- 5.1.4 From the surveyed warehouse sites and HKPSG requirement, the maximum observed trip rate and ratio of internal transport facilities demand per warehouse GFA are adopted for the “worst case” analysis with the proposed development of the Site. Development traffic flow and the demand of internal transport facilities of the Site estimated under the proposed change of use are presented in **Chapter 3** and **Chapter 4**.
- 5.1.5 With the junction assessments, it is shown that with the proposed change of use in the proposed site, there will be no adverse impact to the adjacent road network in Ping Shan. In order to minimize the traffic impact, the normal operation hours of the proposed temporary warehouse will be limited to the off-peak hour (i.e. 09:00 - 17:00) in non-public holiday.
- 5.1.6 Based on the requirements as stipulated in the HKPSG, there are sufficient internal transport facilities to handle the goods vehicles servicing demand, which is limited to LGV only and requires 3 bays for loading/unloading.

5.2 Conclusion

- 5.2.1 It is concluded that the proposed temporary warehousing operation is solely for storage of the land owner’s building materials and equipment. The scale of development of such development is small and hence will not induce adverse traffic impact on its surrounding road network.

Lots 763RP, 764, 765, 766, 767, 768, 771 & 772S.B. in D.D.122, East of Yung Yuen Road, Ping Shan, Yuen Long, New Territories - Temporary Warehouse Development

Master Layout Plan



7300

**Appendix II of RNTPC
Paper No. A/YL-PS/650**

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

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

Previous Applications Covering the Site

Approved Applications

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/393	Proposed Temporary Warehouse (for Storage of Used and New Construction Materials and Equipments) for a Period of 3 Years	15.3.2013 (revoked on 15.12.2013)	(1), (2), (3), (4), (6), (7), (8), (9), (10), (11), (12)
A/YL-PS/513	Proposed Temporary Warehouse (Storage of Used and New Construction Materials and Equipment) for a Period of 3 Years	19.2.2016	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12)
A/YL-PS/577	Renewal of Planning Approval for Temporary Warehouse (storage of used and new construction materials and equipment) for a Period of 3 Years	21.12.2018	(1), (2), (3), (4), (5), (7), (8), (9), (10), (11)

Approval Conditions

- (1) No night-time operation and no operation on Sundays and public holidays.
- (2) No repairing, dismantling or other workshop activity is allowed on the site.
- (3) Only private cars and light goods vehicles are allowed to be parked on the site.
- (4) Posting of a notice at a prominent location to indicate the type of vehicles to be allowed or not allowed to enter/be parked on the site.
- (5) No vehicle queuing back to public road or vehicle reversing onto/from the public road is allowed.
- (6) Submission and implementation of drainage proposals or provision of drainage facilities.
- (7) Maintenance of implemented drainage facilities.
- (8) Submission and/or implementation of the (accepted) landscape and tree preservation proposals.
- (9) Submission and implementation of fire service installations proposal.
- (10) Provision and/or maintenance of boundary fencing.
- (11) Revocation clauses.
- (12) Reinstatement clause.

Rejected Applications

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/YL-PS/33	Temporary Private car/rigid lorry/container lorry park and open storage of unregistered car for a period of 4 years	17.7.1998	(1) & (2)
A/YL-PS/47	Proposed Residential Development	8.1.1999 (TPB)	(1) & (2)
A/YL-PS/79	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	14.7.2000	(3) & (4)
A/YL-PS/82	Temporary Open Storage of Construction Materials for 3 Years	23.2.2001 (TPB)	(3) & (4)
A/YL-PS/642	Proposed Residential Development (Houses)	24.12.2021	(1) & (5)

Rejection Reasons

- (1) Insufficient information to demonstrate the proposed development would not have adverse traffic and/or drainage and/or sewerage and/or environmental and/or landscape impacts on the surrounding areas.
- (2) Approval of the application would set an undesirable precedent for other similar applications.
- (3) Not compatible with the surrounding land uses as there are many residential dwellings located immediately adjacent to the site.
- (4) Insufficient information to demonstrate that adequate screening and mitigation measures would be implemented to ensure that the development would have no adverse impacts on the surrounding areas.
- (5) Insufficient information to demonstrate that due effort has been made to acquire the remaining portion of the Site; the comprehensiveness of the proposed development will not be adversely affected; the resultant development in different phases would be self-contained in terms of layout design and provision of open space, and the development potential of the unacquired lots would not be absorbed in other sites of the development and individual lot owner's land interest should not be adversely affected.

Similar Applications within the adjacent “CDA” zone

Approved Applications

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/YL-PS/482	Temporary Warehouse (Storage of Electronic Products and Daily Necessities) for a Period of 3 Years	4.12.2015	(1), (4), (5), (6), (7), (8), (10), (11), (12), (14), (15), (16)
A/YL-PS/573	Temporary Warehouse (Storage of Daily Necessities) for a Period of 3 Years	16.11.2018	(1), (2), (3), (4), (5), (6), (7), (9), (11), (13), (14), (15),
A/YL-PS/646	Temporary Warehouse (Storage of Daily Necessities) for a Period of 3 Years	12.11.2021	(1), (7), (9), (11), (14), (15)

Approval Conditions

- (1) No night time operation and no operation on Sundays and public holidays.
- (2) No vehicle without valid license issued under the Road Traffic Ordinance is allowed to be parked/stored on the site.
- (3) Only private cars and light goods vehicles are allowed to enter/be parked on the site.
- (4) No vehicle washing/repairing/dismantling/paint spraying and other workshop uses/activities.
- (5) No vehicle is allowed to queue back to or reverse onto/from public road.
- (6) Submission of Drainage Impact Assessment (DIA) and implementation of drainage mitigation measures identified in the DIA.(7)
- (7) Maintenance of implemented drainage facilities.
- (8) Submission and implementation of diversion proposal of existing water mains.
- (9) Submission of a condition record of the existing drainage facilities on the site.
- (10) Provision of 3m wide water works reserve within 1.5m from the centreline of the water mains.
- (11) Submission and implementation of fire services installations proposal.
- (12) Submission and implementation of landscape and tree preservation proposal.
- (13) Maintenance of the existing trees and landscape planning on the site.
- (14) Provision and/or maintenance of boundary fencing.
- (15) Revocation Clauses.
- (16) Reinstatement Clause.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-PS/650

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人是永寧村代表，反對續期，原因他不是用來存放舊和全新建築材料，他違規了用途，他轉了做凍倉，請你們巡查下，強迫反對。

反對編號：A/YL-PS/650

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

陳景金

日期 Date

2021-12-23

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

參考編號

Reference Number:

211221-142738-55770

提交限期

Deadline for submission:

04/01/2022

提交日期及時間

Date and time of submission:

21/12/2021 14:27:38

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/650

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

Advisory Clauses

- (a) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) Lot Nos. 763RP, 764, 765, 766, 768, 771 & 772 S.B in D.D.122 within the Site are covered by Short Term Waiver (STW) No. 4855 to permit structures erected thereon for the purpose of “temporary warehouse (storage of used and new construction materials and equipment)”; and
 - (iii) the STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or regularize any irregularities on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that sufficient space within the Site should be provided for manoeuvring of vehicles. The Site is connected to the public road network via a local access road which is not managed by the Transport Department. The land status of that local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public roads/drains; and
 - (ii) only the section of Yung Yuen Road to the south of lamp post no. V0297 is maintained by HyD. HyD is not and shall not be responsible for the maintenance of any access connecting the Site and that section of Yung Yuen Road;
- (d) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites” (“COP”) issued by the Environmental Protection Department;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services

Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal; and

- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the installation/maintenance/modification/repair work of fire service installations (FSIs) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to D of FS; and
 - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.