

This document is received on - 9 AUG 2021

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
A/YL-TYST/1112 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

STP/YLW1
ATP/YLW1
TPG1
STO/YLW1
SSO/YLW2

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/ YL- TYST / 1112
	Date Received 收到日期	- 9 AUG 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

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)Tam Fung Lam
譚豐林

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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1198 S.E (Part), 1223 R.P. (Part) and 1224 R.P. (Part) in D.D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 453 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 222.31 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)	..... 24 sq.m 平方米 <input checked="" 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	Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13
(e) Land use zone(s) involved 涉及的土地用途地帶	Undetermined ("U")
(f) Current use(s) 現時用途	Temporary Storage of Advertisement Material with Ancillary Workshop (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
04/08/2021 (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 04/08/2021 (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)	
(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)
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(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-TYST</u> / <u>916</u>
(b) Date of approval 獲批給許可的日期	<u>21/09/2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>09/10/2021</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

Please refer to Appendix 1

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.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

FRANCIS LAU

Planning Manager

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 MRTPI, FRICS, RPS(GP)

on behalf of
代表

Goldrich Planners & Surveyors Limited

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



Date 日期

4.8.2021

(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。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1198 S.E (Part), 1223 R.P. (Part) and 1224 R.P. (Part) in D.D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long
Site area 地盤面積	453 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 24 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13
Zoning 地帶	Undetermined ("U")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	222.31 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(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	4.8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	49.0 % <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		2
	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) _____ _____		1 1
(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 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) _____ _____		

Executive Summary

1. The application site is on Lots 1198 S.E (Part), 1223 R. P. (Part) and 1224 R. P. (Part) in D. D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long.
2. The applied use is the Renewal of Planning Approval for "Temporary Storage of Advertisement Material with Ancillary Workshop" for a Period of 3 Years.
3. The site falls within "Undetermined" ("U") zone.
4. The site falls on Category 1 areas of TPB PG-No. 13F and considered suitable for open storage and port back-up uses.
5. The site area is about 453 m².
6. A total of 3 structures (total floor area about 222.31 m²) are proposed on the site for storage, storeroom and toilet use.
7. Operation hours are 8:00 a.m. to 7:00 p.m. (excluding Sundays and Public Holidays).
8. There are 5 nos. of previous approved planning applications for a total of 13 years.

行政摘要

1. 申請地點位於元朗公庵路丈量約份第 119 約地段第 1198 號 E 分段(部份)、第 1223 號餘段(部份)及第 1224 號餘段(部份)及毗連政府土地。
2. 申請用途為臨時存放廣告物料連附屬工場(為期 3 年)的續期申請。
3. 申請地點在「未指定用途」地帶。
4. 申請地點在規劃指引編號 13F 的第 1 類地區，認為適合作露天貯物及港口後勤用途的地區。
5. 申請地點面積約為 453 平方米。
6. 申請地點擬議提供 3 個構築物(總非住用樓面面積約為 222.31 平方米)作貯存、貯物室及廁所用途。
7. 營業時間為早上 8 時到晚上 7 時 (不包括星期日及公眾假期)。
8. 共有 5 個曾經批准的規劃申請，批准年數共為 13 年。

JUSTIFICATIONS

(Lots 1198 E (Part), 1223 R. P. (Part) and 1224 R. P. (Part)
in D. D. 119 and Adjoining Government Land)

1. The Applied Use

The applied use is “Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop” for a Period of 3 Years.

2. The Location

The application site is on Lots 1198 S.E (Part), 1223 R. P. (Part) and 1224 R. P. (Part) in D. D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long.

3. Site Area

The site area is about 453.0 m² which 24.0m² of Government land is involved.

4. Town Planning Zoning

The application site falls within the areas zoned “Undetermined” (“U”) on the draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13.

In the “U” zone, all uses or developments except those specified in paragraphs (8) and (11)(a) of the Notes of S/YL-TYST/13 require permission from the Town Planning Board.

5. Town Planning Board Guidelines

According to TPB PG-No. 13F, the site falls within Category 1 areas, which are considered suitable for open storage and port back-up uses.

Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/dangerous goods etc., may cause significant environmental and traffic concerns.

6. Development Parameters

No.	Structure	Floor Area	Covered Area	No. of Storeys	Height
1	Open Shed	220.00 m ²	220.00 m ²	1	4.8m
2	Container-converted Storeroom	Under structure 1	Under structure 1	1	2.6m
3	Toilet	<u>2.31 m²</u>	<u>2.31 m²</u>	1	2.3m
Total		<u>222.31 m²</u>	<u>222.31 m²</u>	--	--

The development parameters are the same as the previous planning approval A/YL-TYST/916.

7. Operation modes

- The operation hours is 8:00 a.m. to 7:00 p.m. (excluding Sundays and Public Holidays).
- No open storage is on site. Open area is reserved for car parking.
- Light Goods Vehicles will mainly be used. Medium or Heavy Goods Vehicles will seldom be used for logistic use.
- The ancillary workshop will operate cutting of glass, only if necessary.

8. Previous Applications

Application No.	Applied Use	Decision
A/YL-TYST/398	Temporary Vehicle Repair Workshop for a Period of 3 Years	Approved with conditions on 20.6.2008
A/YL-TYST/460	Proposed Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	Approved with conditions on 9.10.2009
A/YL-TYST/609	Renewal of Planning Approval for Temporary "Storage of Advertisement Material with Ancillary Workshop" for a Period of 3 Years	Approved with conditions on 5.10.2012
A/YL-TYST/754	Renewal of Planning Approval for Temporary "Storage of Advertisement Material with Ancillary Workshop" for a Period of 3 Years	Approved with conditions on 18.9.2015
A/YL-TYST/916	Renewal of Planning Approval for Temporary "Storage of Advertisement Material with Ancillary Workshop" for a Period of 3 Years	Approved with conditions on 21.9.2018

The site is subject to 5 previous planning approvals. All the conditions of the previous application have been complied with.

9. Justification

The application site was the subject of the Application No. A/YL-TYST/916 for the same use approved by the RNTPC. As the planning approval under the latest application will expire on 9.10.2021, the applicant would like to seek renewal of planning approval for a period of 3 years to continue the current use.

10. No Adverse Landscape and Drainage Impacts

Landscaping and drainage facilities have already been provided on site to minimize the possible adverse impacts on the surrounding area.

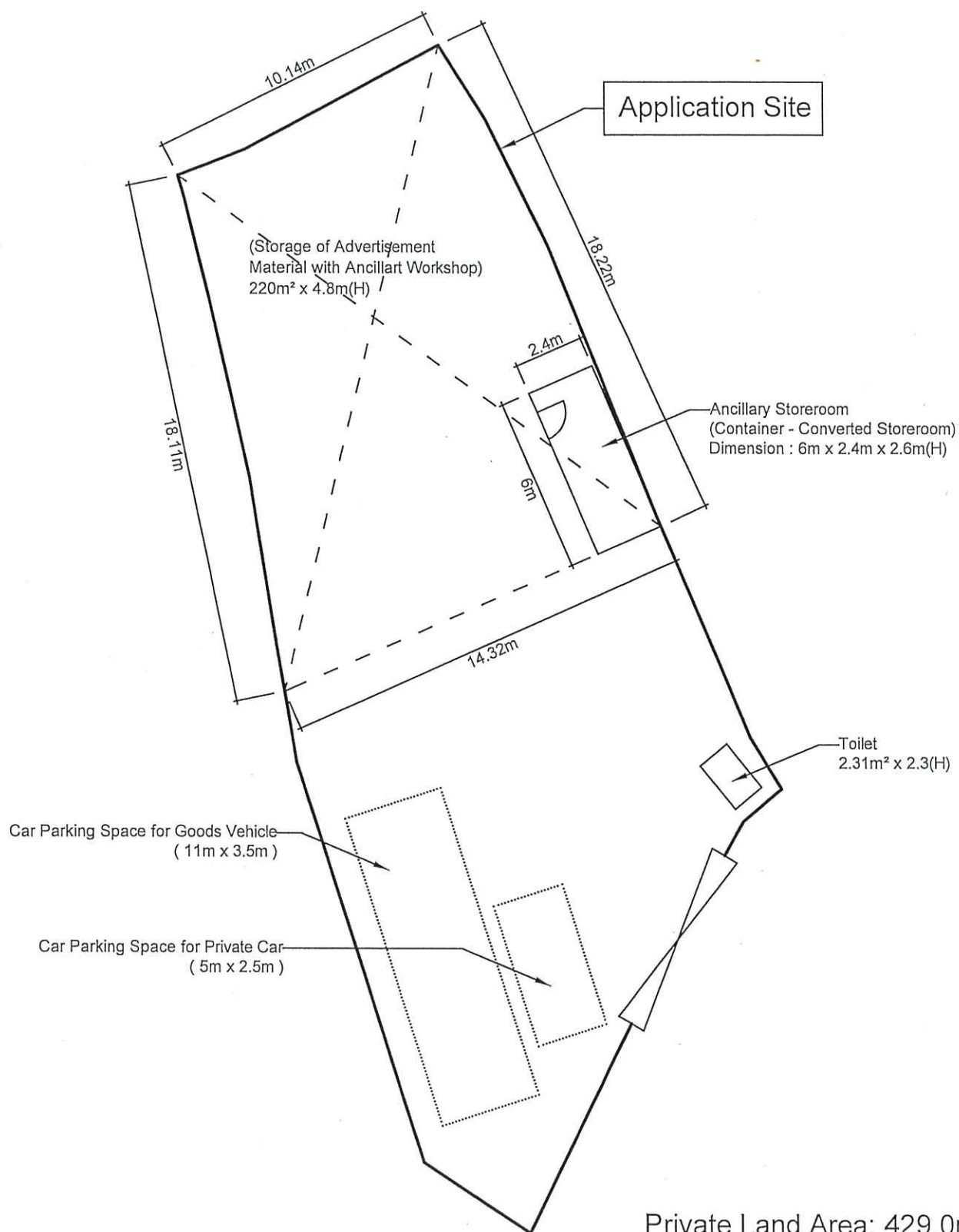
END



**Goldrich Planners &
Surveyors Ltd.**

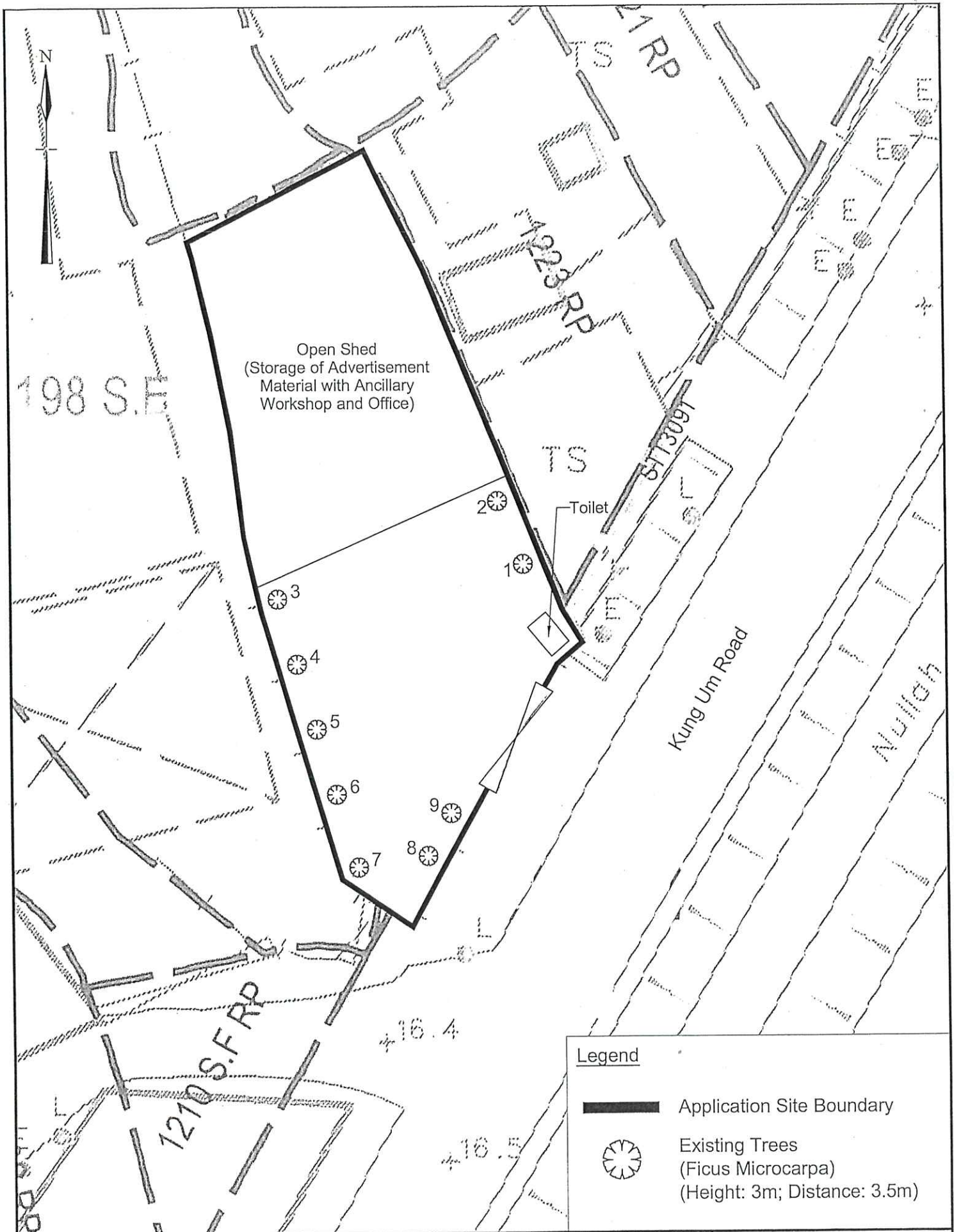
Lots 1198E(Part), 1223 RP(Part), 1224 RP(Part)
in D.D. 119 and Adjoining G.L., Kung Um Road,
Yuen Long, New Territories

Plan 1
(A8052)



Private Land Area: 429.0m²
Government Land Area: 24.0m²
Total Area: 453.0m²

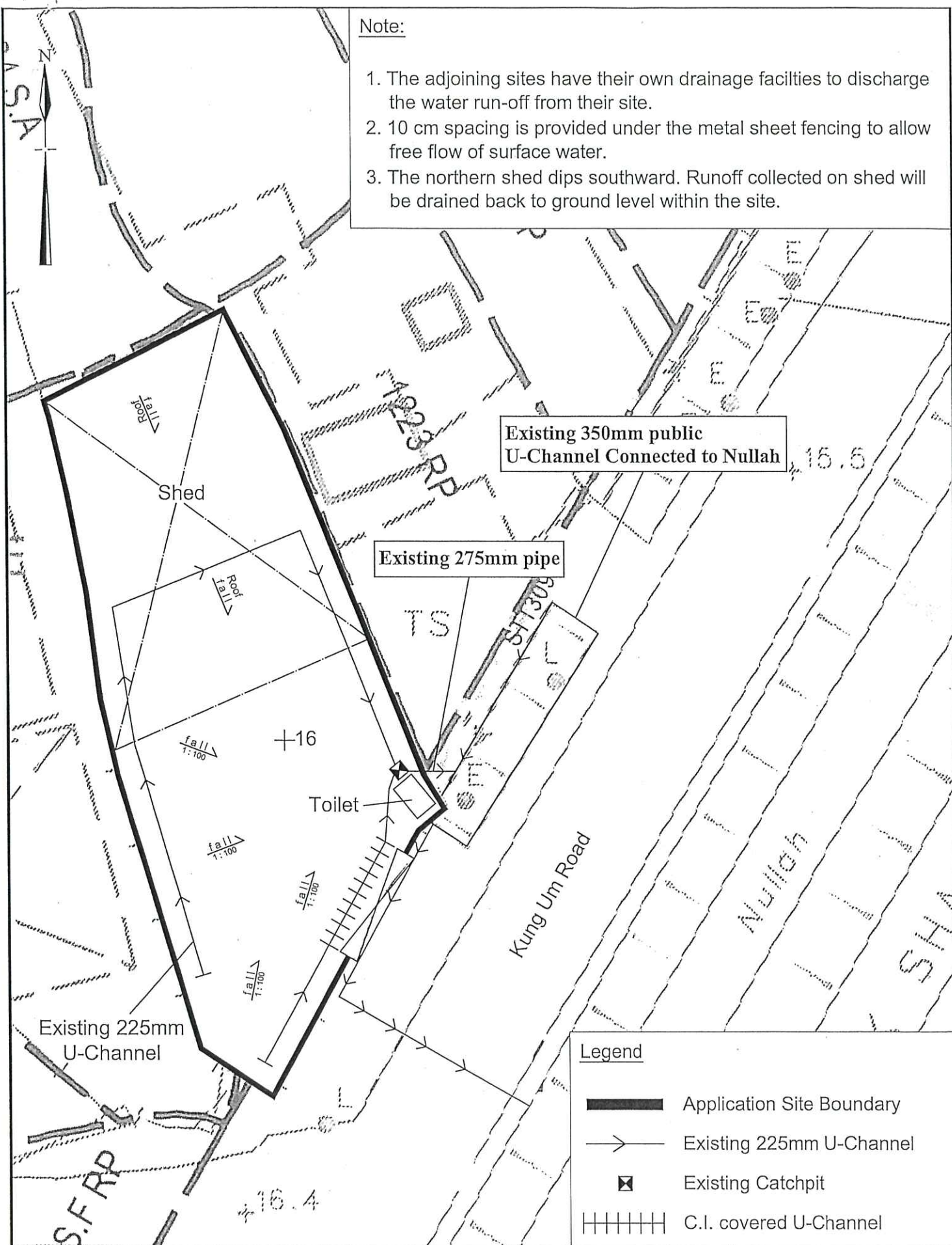
1:200	Site Plan	Goldrich Planners & Surveyors Ltd.
August 2021	Lots 1198E(Part), 1223 RP(Part), 1224 RP(Part) in D.D. 119 and Adjoining G.L., Kung Um Road, Yuen Long, New Territories	Plan 3 (A8052)



1:250	Landscape Proposal	Goldrich Planners & Surveyors Ltd.
August 2021	Lots 1198E(Part), 1223 RP(Part), 1224 RP(Part) in D.D. 119 and Adjoining G.L., Kung Um Road, Yuen Long, New Territories	Plan 4 (A8052)

Note:

1. The adjoining sites have their own drainage facilities to discharge the water run-off from their site.
2. 10 cm spacing is provided under the metal sheet fencing to allow free flow of surface water.
3. The northern shed dips southward. Runoff collected on shed will be drained back to ground level within the site.



1:250

Drainage Proposal

Goldrich Planners & Surveyors Ltd.

August 2021

Lots 1198E(Part), 1223 RP(Part), 1224 RP(Part)
in D.D. 119 and Adjoining G.L., Kung Um Road,
Yuen Long, New Territories

**Plan 5
(A8052)**

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Your Ref.: A/YL-TYST/1112

Our Ref.: A8052/TL21328

17 August 2021

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

Dear Sir,

Submission of Supplementary Information

**S.16 Application for
“Renewal of Planning Approval for Temporary Storage of Advertisement Material
with Ancillary Workshop” for a Period of 3 Years
on Lots 1198 S.E (Part), 1223 R.P. (Part) and 1224 R.P. (Part) in D. D. 119
and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories**

We would like to submit the compliance letter and approval letter of approval condition (i) of the previously approved planning application A/YL-TYST/916.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: TPB/A/YL-TYST/916

Our Ref.: A8052/TL19103

22 March 2019

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

Dear Sir/Madam,

**Compliance of approval condition (i)
Submission of a condition record of the existing drainage facilities**

**Renewal of Planning Approval for Temporary "Storage of Advertisement Material
with Ancillary Workshop" for a Period of 3 Years
in Lots 1198 S.E (Part), 1223 RP (Part) and 1224 RP (Part) in D.D. 119
and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories
(Application No. A/YL-TYST/916)**

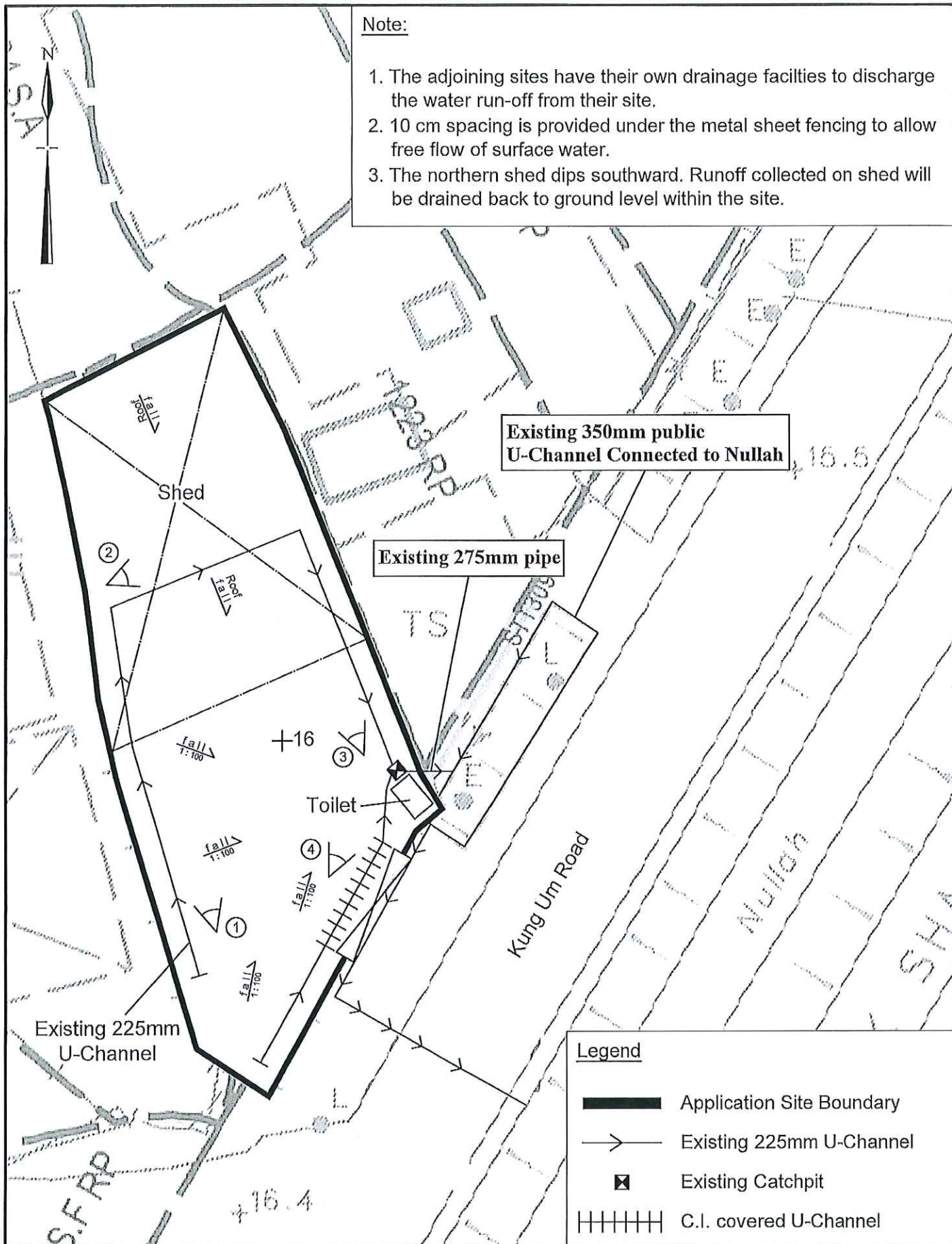
We would like to submit a set of photos and a plan indicating the viewpoint of the photos (Plan 5) for compliance of approval condition (i) regarding the submission of a condition record of the existing drainage facilities for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis Lau

Note:

1. The adjoining sites have their own drainage facilities to discharge the water run-off from their site.
2. 10 cm spacing is provided under the metal sheet fencing to allow free flow of surface water.
3. The northern shed dips southward. Runoff collected on shed will be drained back to ground level within the site.



1:250

Drainage Proposal

Goldrich Planners & Surveyors Ltd.

July 2018

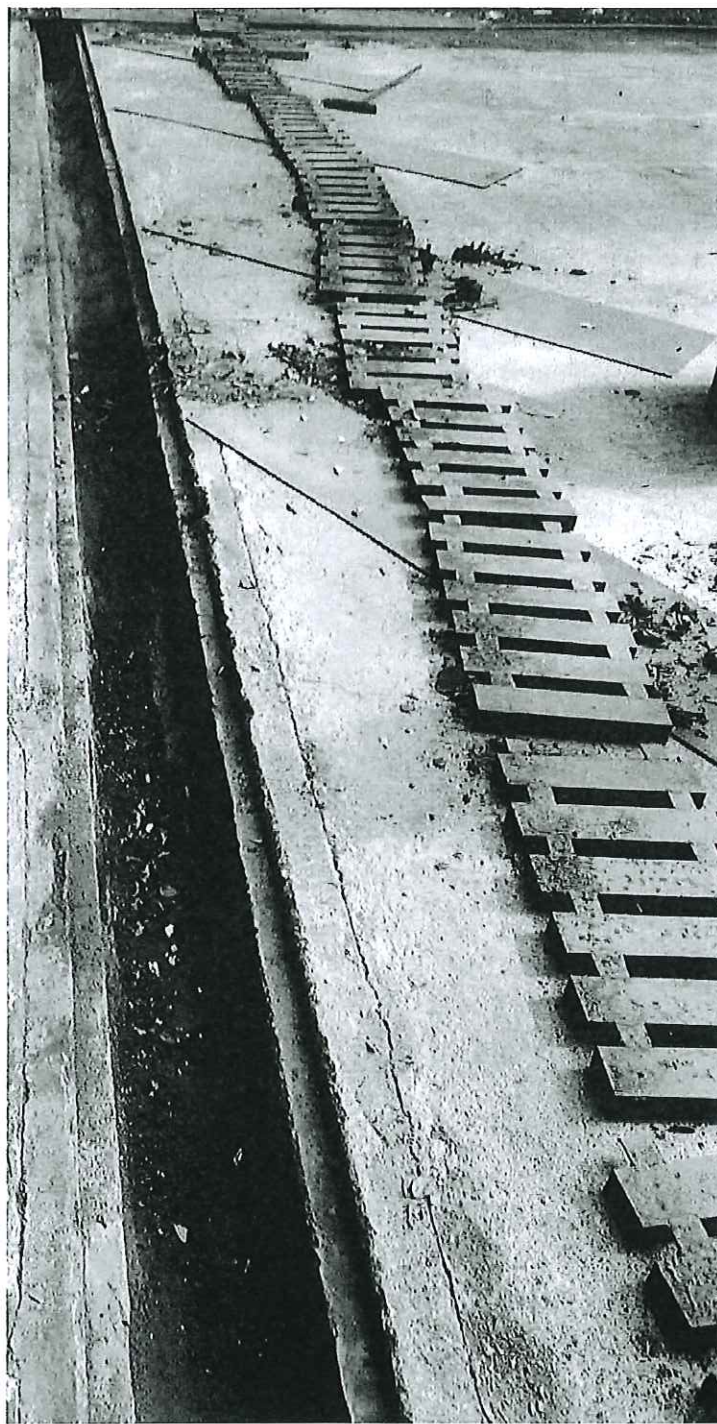
Lots 1198E(Part), 1223 RP(Part), 1224 RP(Part)
in D.D. 119 and Adjoining G.L., Kung Um Road,
Yuen Long, New Territories

**Plan 5
(A8052)**

View Point 1



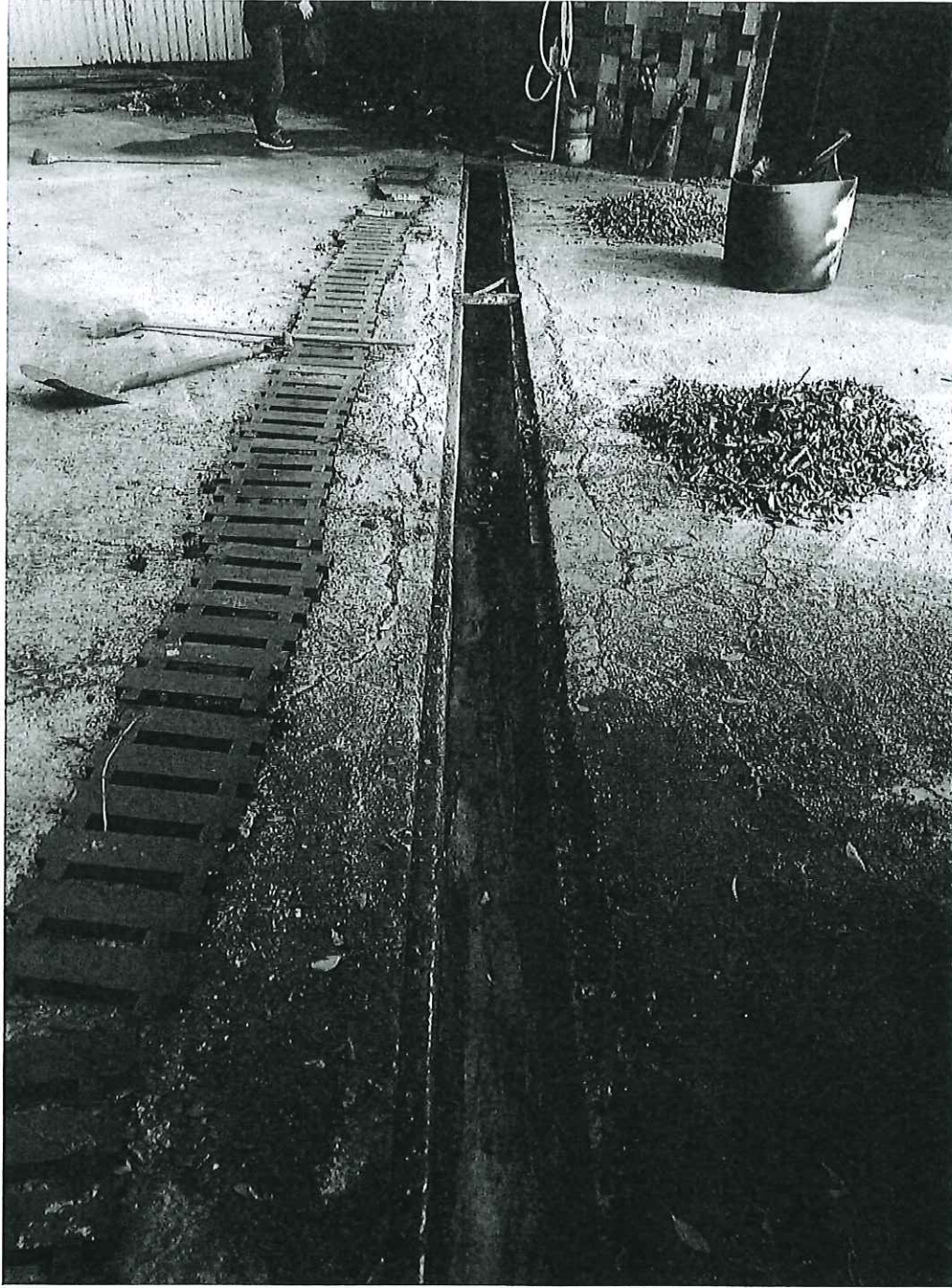
View Point 2



View Point 3



View Point 4



規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



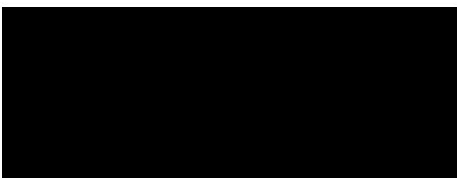
By Fax (2762 1783) & Post

Planning Department

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

來函檔號 Your Reference A8052/TL19103
本署檔號 Our Reference () in TPB/A/YL-TYST/916
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

15 July 2019



Dear Sir,

Compliance with Approval Condition (i) **Planning Application No. A/YL-TYST/916**

I refer to your submission dated 22.3.2019 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilities on the site. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

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

You are reminded that all the existing drainage facilities shall be maintained throughout the approval period. Should you have any queries on the departmental comments, please contact Mr. Bill C H CHAN (Tel: 2781 4107) of DSD or the undersigned.

Yours faithfully,

(K. K. NG)

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

c.c.

CE/MN, DSD (Attn.: Mr. Bill C H CHAN)

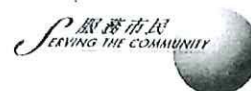
(Ref: (00DL4C) in MN 10/YL/DD119/1198
dated 9.7.2019)

Internal

CTP/TPB (2)

KKN/EY/ak

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TYST/1112

Our Ref.: A8052/TL21329

6 September 2021

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

Dear Sir,

Submission of Further Information

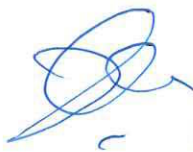
S.16 Application for

**“Renewal of Planning Approval for Temporary Storage of Advertisement Material
with Ancillary Workshop” for a Period of 3 Years
on Lots 1198 S.E (Part), 1223 R.P. (Part) and 1224 R.P. (Part) in D. D. 119
and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories**

We would like to submit the compliance letters and approval letters of approval condition (j) and (k) of the previously approved planning application A/YL-TYST/916.

We clarify that there is no change in the layout / proposed use compared with the previous application no.: A/YL-TYST/916.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/YL-TYST/916

Our Ref.: A8052/TL18538

31 October 2018

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

Dear Sir,

Compliance of approval condition (j)

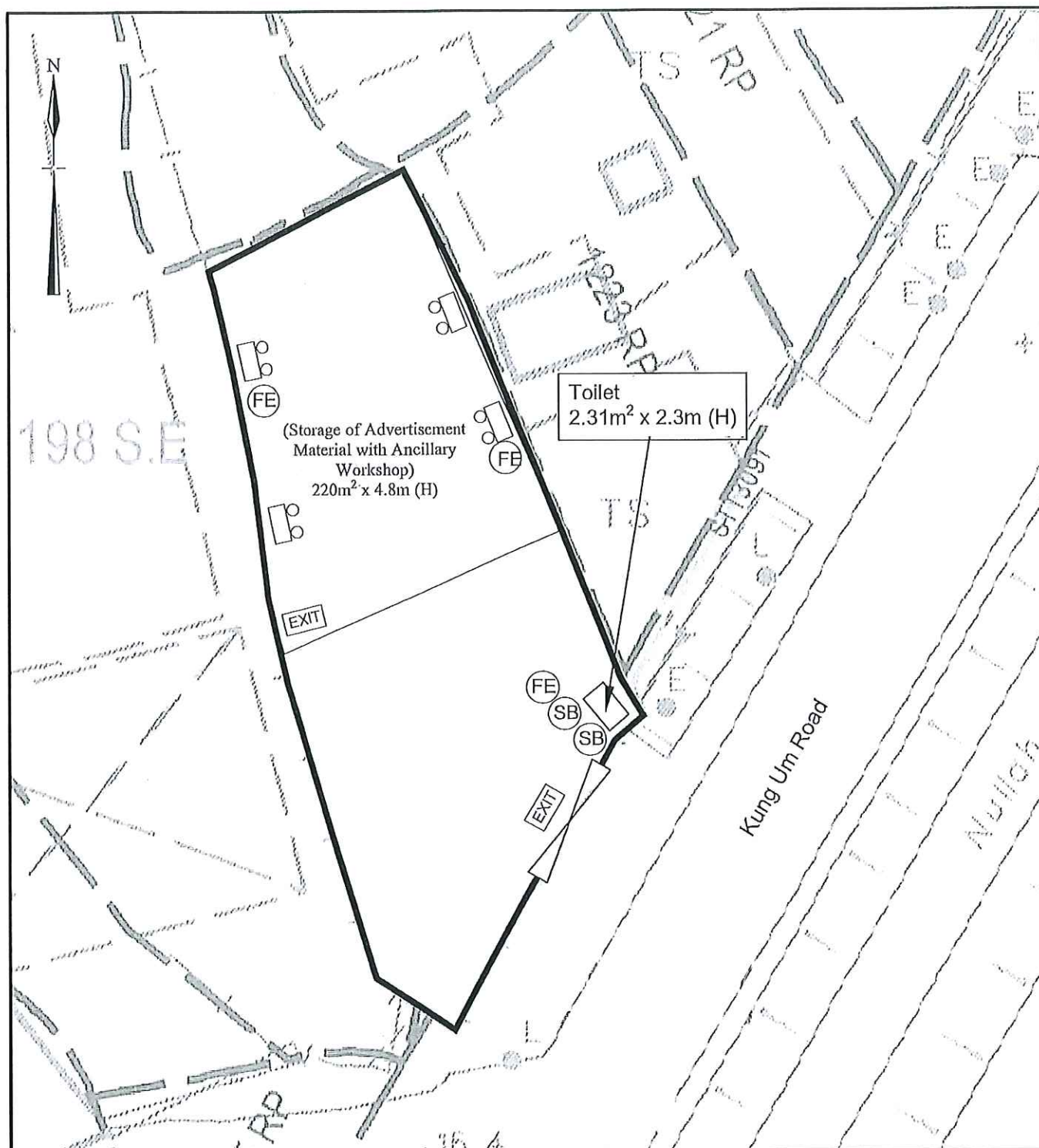
**“Renewal of Planning Approval for Temporary Storage of Advertisement Material
with Ancillary Workshop” for a Period of 3 Years
on Lots 1198E (Part), 1223 R.P. (Part) and 1224 R.P. (Part) in D. D. 119
and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories
(Application No.: A/YL-TYST/916)**

We would like to submit a Fire Service Installations Proposal (Plan 6) for compliance of approval condition (j) regarding the submission of Fire Service Installations Proposal for the captioned s16 application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

LAU Tak, Francis
FRICS FHKIS RPS(GP) MRTPI MHKIP RPP

cc. DPO/TMYLW (Attn.: Mr. TAI Long Him Matthew by email [REDACTED])



FS NOTES :

- (i) Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266: Part 1 and BS EN 1838.
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved application shall be provided as required by occupancy.

LEGEND:

- | | | |
|------|-------------|---------------------------------------|
| (FE) | 5.0公斤二氧化碳氣體 | 5.0 Kg CO2 Gas type Fire Extinguisher |
| EXIT | 出口 | Exit sign |
| ⦿⦿ | 緊急照明燈 | Emergency Light |
| (SB) | 沙筒 | Sand Bucket |

1:250

Fire Service Installation Proposal

Goldrich Planners & Surveyors Ltd.

October 2018

Lots 1198E(Part), 1223 RP(Part), 1224 RP(Part)
in D.D. 119 and Adjoining G.L., Kung Um Road,
Yuen Long, New Territories

**Plan 6
(A8052)**

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2762 1783) & Post
Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TYST/916
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

27 November 2018

Dear Sir/Madam,

Compliance with Approval Condition (j)

Planning Application No. A/YL-TYST/916

I refer to your submission dated 31.10.2018 for compliance with the captioned approval condition on the submission of a fire service installations (FSIs) proposal. The relevant department has been consulted on your submission. Your submission is considered:

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

Please implement the accepted FSIs proposal and report completion of works to our Department as soon as possible for compliance with approval condition (k). Please note that the time limit of condition (k) is 10.7.2019. Should you have any queries on the departmental comments, please contact Mr. CHAN Ming-chung (Tel: 2733 7737) or Mr. CHOW Yin-hei (Tel: 2733 7758) of Fire Services Department or the undersigned.

Yours faithfully,

(Ms. Floria TSANG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: TPB/A/YL-TYST/916

Our Ref.: A8052/TL19390

20 September 2019

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

Dear Sir/Madam,

**Compliance of approval condition (k)
Implementation of the fire service installations**

**Renewal of Planning Approval for Temporary "Storage of Advertisement Material
with Ancillary Workshop" for a Period of 3 Years
in Lots 1198 S.E (Part), 1223 RP (Part) and 1224 RP (Part) in D.D. 119
and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories
(Application No. A/YL-TYST/916)**

We would like to submit 2 sets of FS251 Certificates for compliance of approval condition (k) regarding the implementation of the fire service installations for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis Lau

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.: _____

消防處編號

A 8067191

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Lots 1198E (Part), 1223 R.P.

(Part) and 1224 R.P. (Part) in

Street No./Town Lot :

門牌號數/市地段

D.D. 119 and adjoining

Government Land

Street/Road/Estate Name :

街道/屋苑名稱

公庵路

Block :

座

District :

分區

元朗

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 編號 (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	4x 緊急照明燈	地下	符合消防處規定	20-Jul-2019	19-Jul-2020
12	2x 出口指示牌	地下	符合消防處規定	20-Jul-2019	19-Jul-2020

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

Code 編號 (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)
			無		

Part 3 第三部 Defects 損壞事項

Code 編號 (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
			無	

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之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 :
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

20-Jul-2019

For FSD
use only:

Inspected

Key-in

Verified

FSD Ref.: _____
消防處編號

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

A 7870964

Name of Client : _____
顧客姓名

Name of Building : _____
樓宇名稱

Street No./Town Lot : _____
門牌號數/市地段

Street/Road/Estate Name : _____
街道/屋苑名稱

Block : _____
座

District : _____
分區

Area : _____
地區

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，持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 號碼 (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)
24	3 x 5kg. CO ₂ 氣體滅火筒	G/F.	符合消防處規定	20-Jul-2019	19-Jul-2020
35	2 x 沙桶連沙	G/F.	符合消防處規定	20-Jul-2019	19-Jul-2020

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作					
Code 號碼 (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)
Nil			Nil		

Part 3 第三部 Defects 損壞事項				
Code 號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
Nil			Nil	

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之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核

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

F.S. 251 (Rev. 1/2016)

Authorized
Signature : _____
受權人簽署

Name : _____
姓名
FSD/RC No. : _____
消防處註冊號碼

Company Name : _____
公司名稱

Telephone : _____
聯絡電話

Date : _____
日期

20 July 2019

For FSD
use only:

Inspected

Key-in

Verified

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2762 1783) & Post

Planning Department

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

來函檔號 Your Reference A8052/TL19390
本署檔號 Our Reference () in TPB/A/YL-TYST/916
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

18 October 2019

Dear Sir,

Compliance with Approval Condition (k) **Planning Application No. A/YL-TYST/916**

I refer to your submission dated 20.9.2019 for compliance with the captioned approval condition on the implementation of the fire service installations (FSIs) proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

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

You are reminded that the implemented FSIs shall be properly maintained during the planning approval period. Should you have any queries on the departmental comments, please contact Mr. CHOW Yin-hei (Tel: 2733 7737) of FSD or the undersigned.

Yours faithfully,

(K. K. NG)

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

C.C.

D of FS

(Attn.: Mr. CHOW Yin-hei)

(Ref. Email correspondence dated 17.10.2019)

Internal

CTP/TPB (2)

KKN/EY/ey

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TYST/1112

Our Ref.: A8052/TL21344

16 September 2021

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

Dear Sir,

Submission of Further Information

**S.16 Application for
“Renewal of Planning Approval for Temporary Storage of Advertisement Material
with Ancillary Workshop” for a Period of 3 Years
on Lots 1198 S.E (Part), 1223 R.P. (Part) and 1224 R.P. (Part) in D. D. 119
and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories**

We would like to submit a Fire Service Installations Proposal (Plan 6) to respond to the comment from the Fire Services Department.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.



Your Ref.: A/YL-TYST/1112

Our Ref.: A8052/TL21351

20 September 2021

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

Dear Sir,

Submission of Further Information

**S.16 Application for
“Renewal of Planning Approval for Temporary Storage of Advertisement Material
with Ancillary Workshop” for a Period of 3 Years
on Lots 1198 S.E (Part), 1223 R.P. (Part) and 1224 R.P. (Part) in D. D. 119
and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories**

We would like to submit two pages of FS251 certificates to respond to the comment from the Fire Services Department.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

Supersede A8442682

A 8442684

FSD Ref.:

消防處檔號

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 1198E(Part), 1223 RP(Part)

Street/Road/Estate Name:

街道/屋苑名稱

Kung Um Road

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)
24	5Kg CO2 F.E. x 3	G/F	Conforms with FSD requirement	18-Sep-2021	17-Sep-2022
25	Sand Bucket x2	G/F	Conforms with FSD requirement	18-Sep-2021	17-Sep-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)
NIL					

Part 3 第三部 Defects 損壞事項

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

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:

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

18-Sep-2021

For FSD
use only:

Inspected

Key-in

Verified

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

10124 000547

Name of Client 顧客姓名

Address 地址

Lot1298E(Part),1223RP(Part)and 1224RP(Part) in D.D. 119, Kung Um Road, Yuen Long

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)
11	Emergency Lighting (4 nos.)	G/F	Conforms with FSD Requirements	18/09/2021	17/09/2022
12	Exit Sign (2 nos.) &	G/F	Conforms with FSD Requirements	18/09/2021	17/09/2022

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.

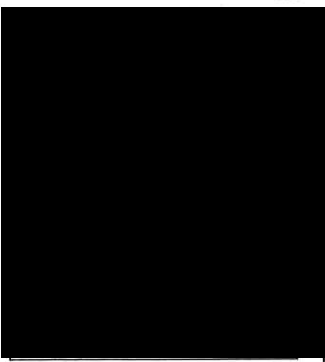
Authorized Signature: 受權人簽署

Name: 姓名

FSD/RC No.: 消防處註冊號碼
Company Name: 公司名稱

Telephone: 聯絡電話

Date: 日期



For FSD use only

Inspected

Key-in

Verified

18/09/2021



Your Ref.: A/YL-TYST/1112

Our Ref.: A8052/TL21339

20 September 2021

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

Dear Sir,

Submission of Further Information

**S.16 Application for
“Renewal of Planning Approval for Temporary Storage of Advertisement Material
with Ancillary Workshop” for a Period of 3 Years
on Lots 1198 S.E (Part), 1223 R.P. (Part) and 1224 R.P. (Part) in D. D. 119
and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories**

We would like to submit further information to respond to the comments from the Transport Department.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Use: Renewal of Planning Approval for "Temporary Storage of Advertisement Material with Ancillary Workshop" for a Period of 3 Years

Location: Lots 1198 S.E (Part), 1223 R. P. (Part) and 1224 R. P. (Part) in D. D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long

Comments of the Transport Department

	Comments dated 9.9.2021	Response																											
(a)	Since Kung Um Road is very busy during peak hours, any traffic flow induced on Kung Um Road during peak hours are undesirable;	No traffic flow is induced during peak hours.																											
(b)	The applicant should provide run-in/out arrangement with dimensions for the proposed development;	In the previous application A/YL-TYST/754, the submission and implementation of run-in/out proposal was approved. Please refer to the submission and approval letters (encl. 1) for details.																											
(c)	The applicant should provide recent photos of the area at the location of the proposed run-in/out;	Please refer to the photograph (encl. 2) for details.																											
(d)	The applicant should provide hourly trip generation and trip attraction of the proposed development;	<p>The trip attraction and generation are as follow:</p> <table border="1"> <thead> <tr> <th></th><th>Trip Attraction (Weekdays)</th><th>Trip Generation (Weekdays)</th></tr> </thead> <tbody> <tr> <td>09:30 – 10:30</td><td>1</td><td>0</td></tr> <tr> <td>10:30 – 11:30</td><td>0</td><td>0</td></tr> <tr> <td>11:30 – 12:30</td><td>0</td><td>0</td></tr> <tr> <td>12:30 – 13:30</td><td>0</td><td>0</td></tr> <tr> <td>13:30 – 14:30</td><td>0</td><td>0</td></tr> <tr> <td>14:30 – 15:30</td><td>0</td><td>0</td></tr> <tr> <td>15:30 – 16:30</td><td>0</td><td>1</td></tr> <tr> <td></td><td><u>1</u></td><td><u>1</u></td></tr> </tbody> </table>		Trip Attraction (Weekdays)	Trip Generation (Weekdays)	09:30 – 10:30	1	0	10:30 – 11:30	0	0	11:30 – 12:30	0	0	12:30 – 13:30	0	0	13:30 – 14:30	0	0	14:30 – 15:30	0	0	15:30 – 16:30	0	1		<u>1</u>	<u>1</u>
	Trip Attraction (Weekdays)	Trip Generation (Weekdays)																											
09:30 – 10:30	1	0																											
10:30 – 11:30	0	0																											
11:30 – 12:30	0	0																											
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13:30 – 14:30	0	0																											
14:30 – 15:30	0	0																											
15:30 – 16:30	0	1																											
	<u>1</u>	<u>1</u>																											

Use: Renewal of Planning Approval for "Temporary Storage of Advertisement Material with Ancillary Workshop" for a Period of 3 Years

Location: Lots 1198 S.E (Part), 1223 R. P. (Part) and 1224 R. P. (Part) in D. D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long

(e)	The applicant should demonstrate with a layout plan with dimension and turning table/swept path that sufficient space would be allowed for manoeuvring inside the proposed development;		Please refer to Swept Path Analysis (Plan 7) for details.
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GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/YL-TYST/754

4 November 2015

Our Ref.: A8052/TL15544

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

Dear Sir,

Compliance with condition (g) & (h)

**Renewal of Planning Approval for Temporary Storage of Advertisement Material
with Ancillary Workshop (A/YL-TYST/609) for a Period of 3 Years
Lots 1198 A & C-G (Part), 1223 R. P. (Part) and 1224 R. P. (Part) in D.D. 119
and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories**

We would like to submit an approved run in/out plan dated 13.11.2012 (Plan 7), typical drawings and 1 photograph of the existing situation of run in/out for compliance with condition (g) and (h) in relation to the submission and implementation of a run in/out proposal. Please note that the run in/out plan is approved in the previous application no. A/YL-TYST/609. We attach a compliance letter from Planning Department dated 27.12.2012 for your reference.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

LAU Tak, Francis
FRICS FHKIS RPS(GP) MRTPI RPP

cc DPO/TMYLW (Miss Karmin TONG email: [REDACTED])

[REDACTED]



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Our Ref.: A8052/12/TL12714
Your Ref.: TPB/A/YL-TYST/609

13 November 2012

By Fax. 2489 9711

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


Dear Sir,

Compliance with Planning Conditions (g), (h), (k) and (l)

Renewal of Planning Approval for Temporary Storage of Advertisement Material with
Ancillary Workshop for a Period of 3 Years,
Lots 1198 S.A and S.C – G (Part), 1223 R.P. (Part) and 1224 R.P. (Part) in D.D. 119 and
Adjoining Government Land, Kung Um Road, Yuen Long

Further to our letter dated 12th November 2012, we submit the previously approved run-in/run-out plan, typical drawings and site photos of the implemented run-in/run-out for your information.

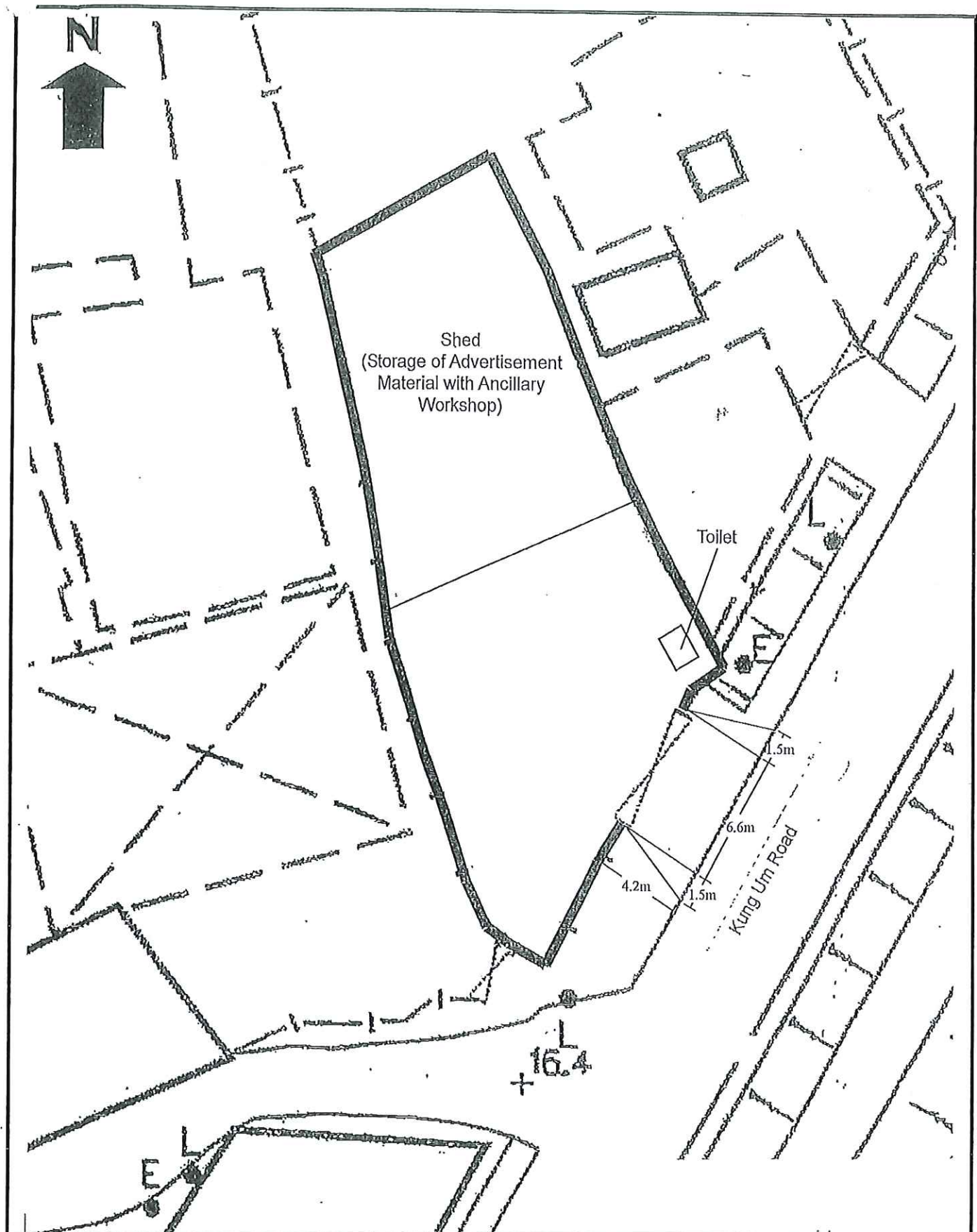
Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Lau Tak, Francis
FRICS FHKIS RPS(GP) MRTPI RPP

Encl.

c. c. DPO/TMYL, Attn.: Mr. Horace Liu, By Fax. 24899711



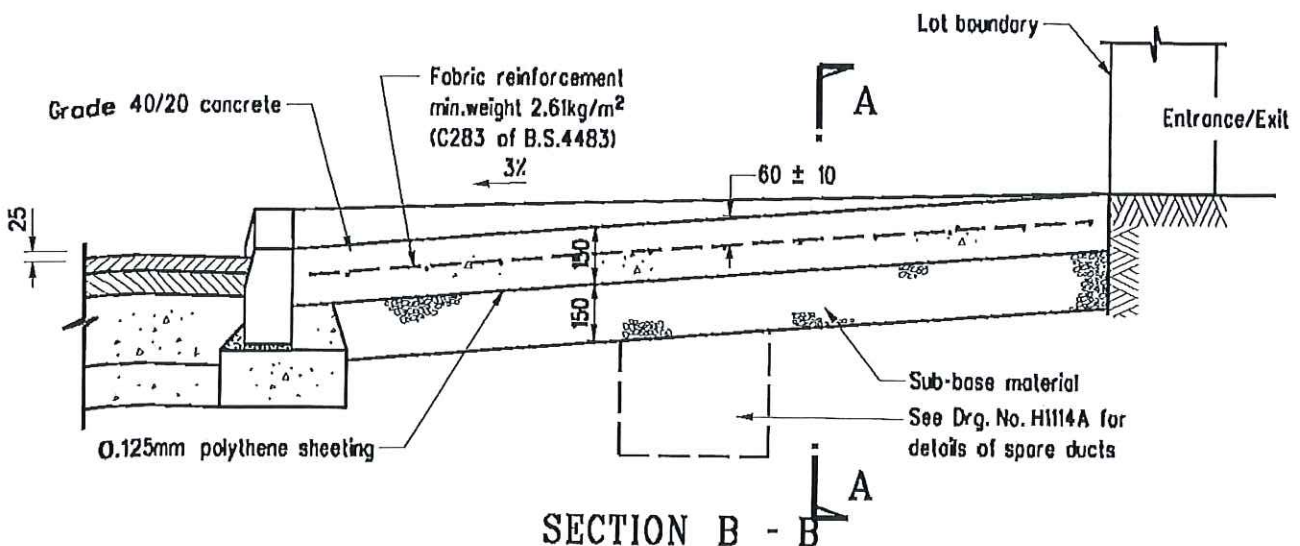
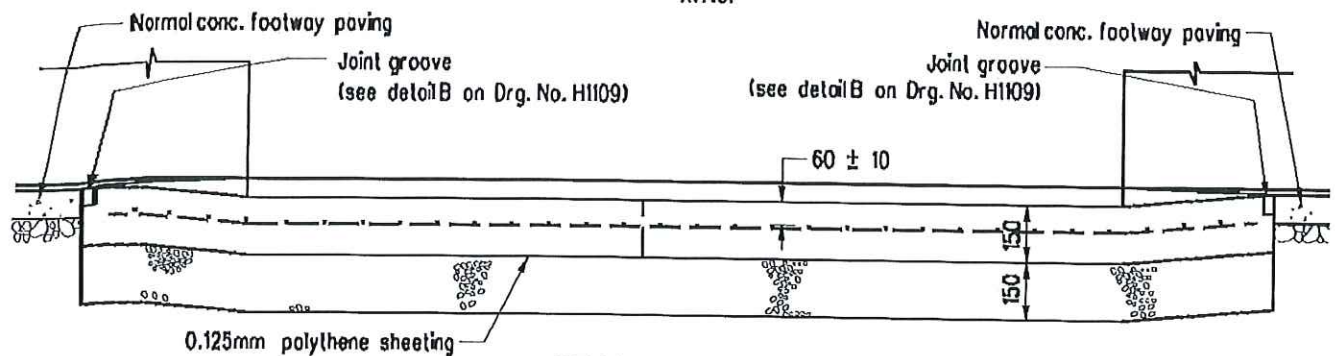
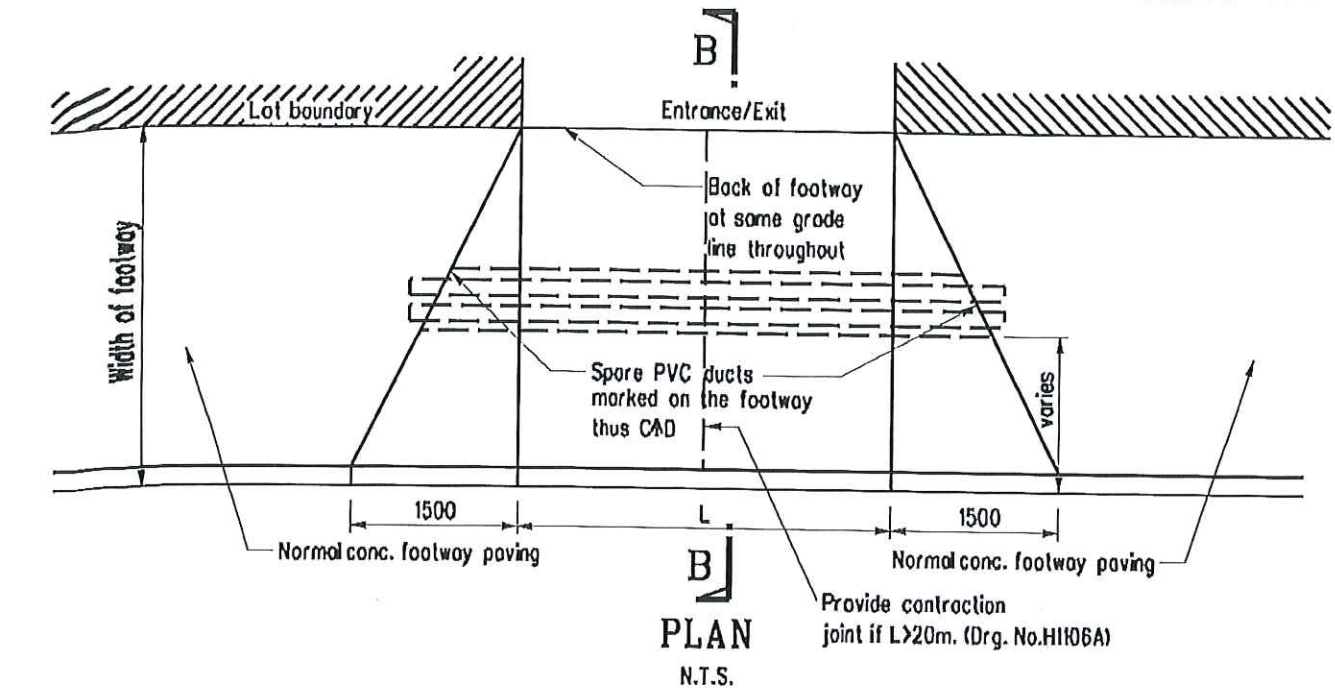
1 : 250

November 2012

Approved and Implemented
Run-in/out Proposal
Application No. A/YL-TYST/609

Goldrich Planners &
Surveyors Ltd.

Plan 7



Note:

1. All dimensions are in millimetres.

B	Joint groove details revised		Nov 96
A	Grade of concrete revised		Sept 96
	Former Drg. No. H1011A with general revision		June 94
REF.	REVISION	SIGNATURE	DATE

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

HIGHWAYS DEPARTMENT

REFERENCE

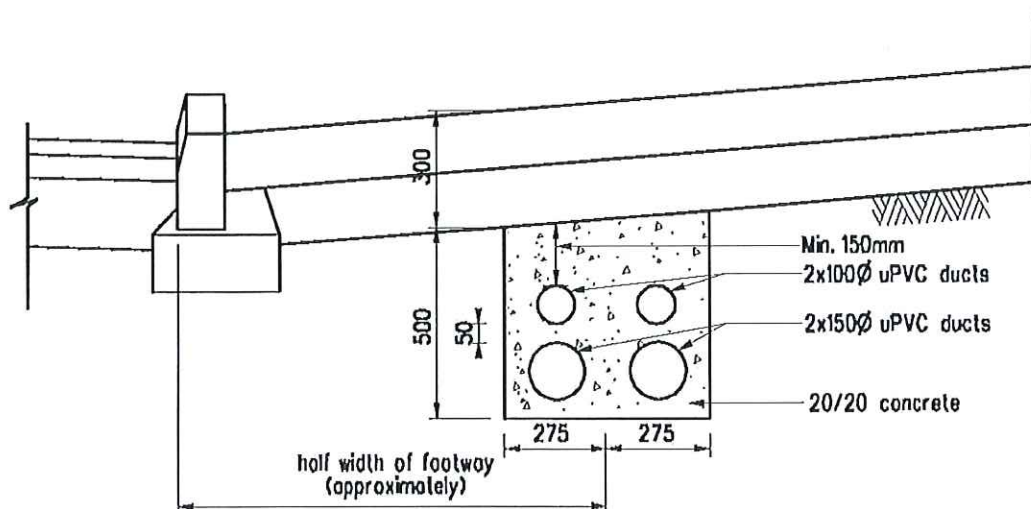
DRAWING No.

CAD

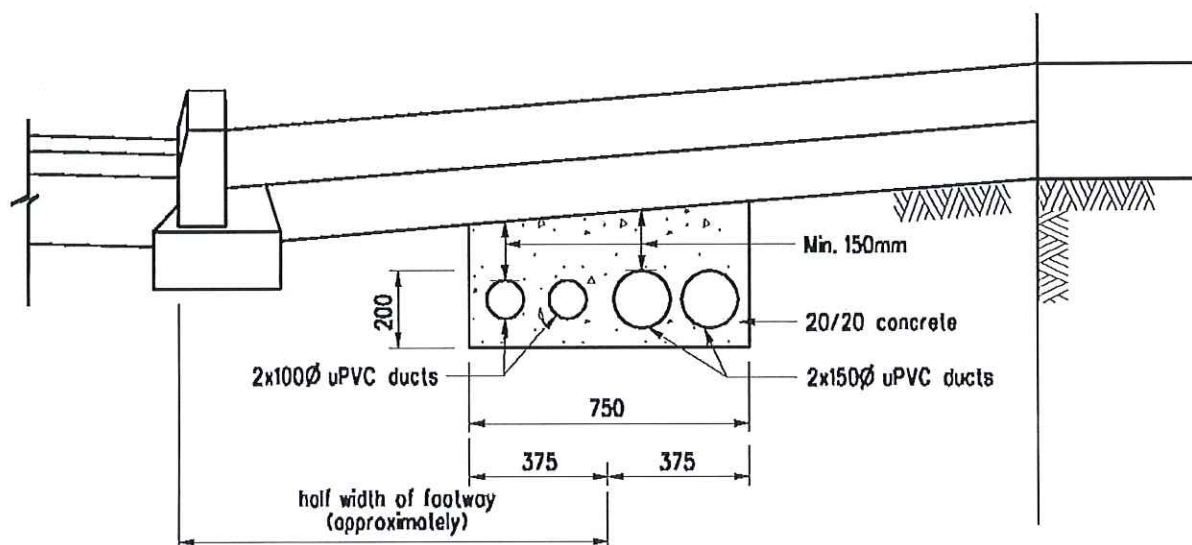
SCALE

1:20

H 1113B



OPTION A



OPTION B

Notes:

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

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

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

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

1:20

H 1114A

規 劃 署

屯門及元朗規劃處
新界沙田上禾輦路一號
沙田政府合署 14 樓



By Post / Fax (2762 1783)

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

來函編號 Your Reference:

本署編號 Our Reference:

電話號碼 Tel. No.:

傳真機號碼 Fax No.:

TPB/A/YL-TYST/609

2158 6208

2489 9711

27 December 2012

A8052 鄧豐林

Dear Sir,

Submission for Compliance with Approval Conditions (g) and (h)

Renewal of Planning Approval for Temporary "Storage of Advertisement Material with Ancillary Workshop" for a Period of 3 Years in "Undetermined" Zone, Lots 1198 S.A and S.C to S.G (Part), 1223 RP (Part) and 1224 RP (Part) in D.D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories
(Application No. A/YL-TYST/609)

I refer to your submission dated 13.11.2012 for compliance with approval conditions (g) and (h) in relation to the submission of run-in/out proposal and provision of run-in/out. The Chief Highway Engineer/NT West of Highways Department (CHE/NTW of HyD) has no comments on your submission. Hence, approval conditions (g) and (h) are deemed complied with.

You are reminded that the constructed run-in/out should be properly maintained during the planning approval period.

Should you have any queries, please feel free to contact Mr. Philip Y. M. LAM (Tel: 2762 3953) of the HyD or the undersigned.

Yours faithfully,

(Karmah TONG)

for District Planning Officer/TMYL
Planning Department

c.c.

CHE/NTW, HyD (Attn.: Mr. Philip Y. M. LAM) (Ref.: (PPWV) in HyD NT/13-5/YL/DD119/1198)
Secy. of TPB

Photo of run in/out

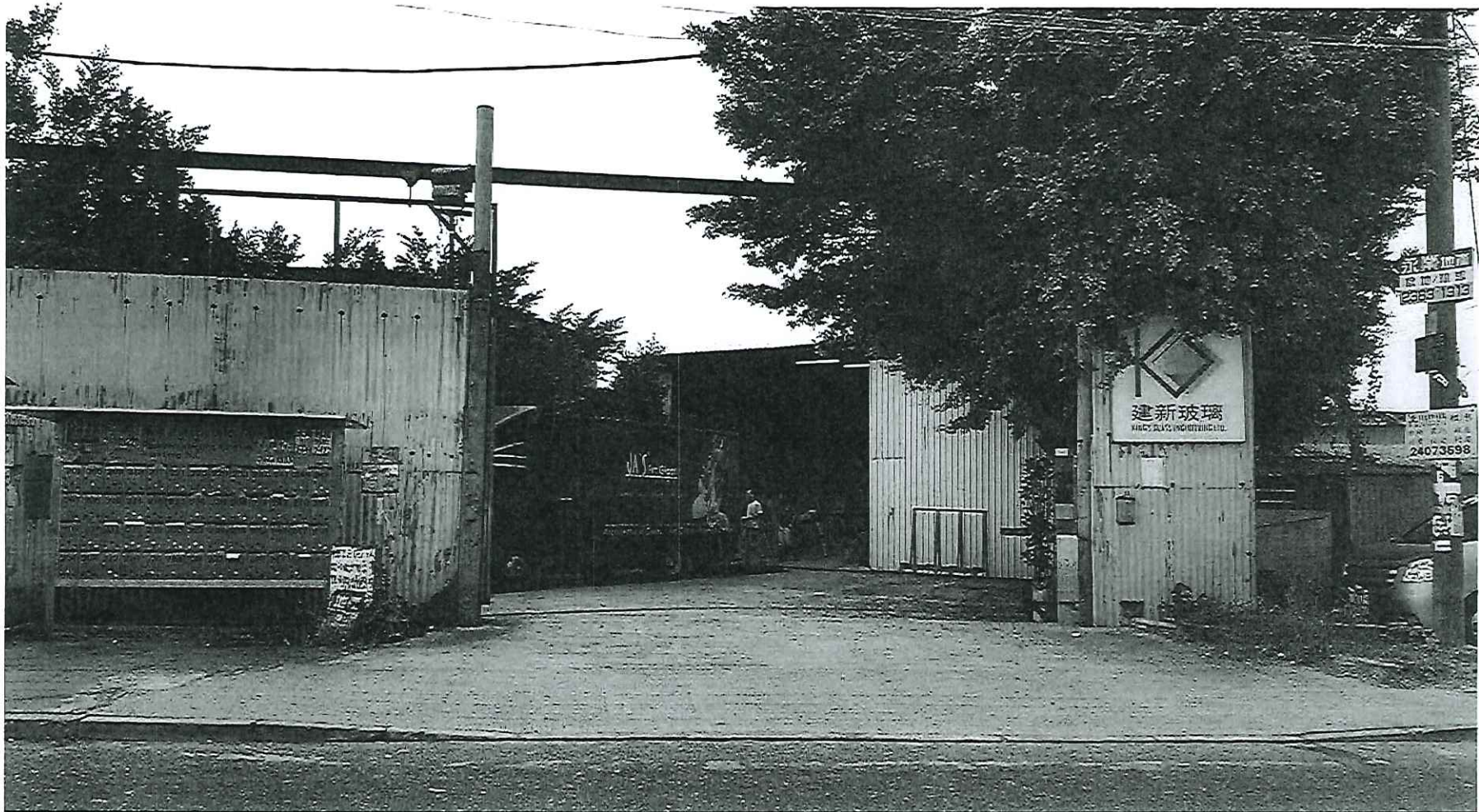


Photo 1

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2762 1783) & Post

Planning Department

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

來函檔號 Your Reference A8052/TL15544
本署檔號 Our Reference () in TPB/A/YL-TYST/754
電話號碼 Tel. No.: 2158 6298
傳真機號碼 Fax No.: 2489 9711

8 January 2016

Dear Sir/Madam,

Compliance with Approval Condition (g)

Planning Application No. A/YL-TYST/754

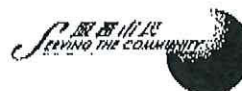
I refer to your submission dated 4.11.2015 for compliance with the captioned approval condition on the submission of run-in/out proposal. The relevant departments have been consulted on your submission. Your submission is considered:

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

Please implement the accepted run-in/out proposal and report completion of works to our Department as soon as possible for compliance with approval condition (h). Please note that the time limit of condition (h) is 10.7.2016. Should you have any queries on the departmental comments, please contact Mr. SHIH Yung Chi (Tel: 2762 4078) of Highways Department, Mr. H.L. SU (Tel: 2443 1044) of Lands Department, Mr. Kin Fung CHAN (Tel: 2399 2565) of Transport Department or the undersigned.

Yours faithfully,

(Miss Karmin TONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department





GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/YL-TYST/754

28 September 2016

Our Ref.: A8052/TL16370

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

Dear Sir/Madam,

**Compliance of Approval Condition (h)
Provision of run-in/out**

**Renewal of Planning Approval for 'Temporary Storage of Advertisement Material
with Ancillary Workshop' for a Period of 3 Years**

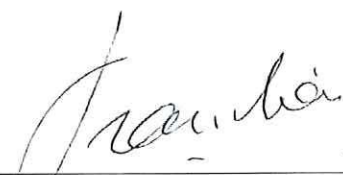
**Lots 1198 S.A and 1198 S.C to S.G (Part), 1223 RP (Part) and 1224 RP (Part)
in D.D. 119 and Adjoining Government Land,
Kung Um Road, Yuen Long, New Territories
(Application no. A/YL-TYST/754)**

We refer to our previous submissions dated 4.11.2015 and 28.6.2016 and the comments from Highways Department dated 8.1.2016 and 31.8.2016 respectively. We have submitted photos of existing run-in/out, approved under Application No. A/YL-TYST/609, on 4.11.2015. Comments were received from Highways Department on 8.1.2016, specifying several defeats, including the spare PVC ducts. Yet, it was understood that the PVC ducts were optional and not a mandatory requirement for a standard run-in/out. Hence, a revised submission dated 28.6.2016 was made.

After receipt of Highways Department's comments dated 31.8.2016 and further liaison with applicant, it was confirmed that the PVC duct was a mandatory requirement. The applicant also declared that PVC ducts were installed as per the Highways Department requirement. In this regard, we would like to provide a self-declaration letter

for the captioned approval condition, stating that the applicant has completed the run-in/out as per Highways Department standards. It also stated that the applicant is willing to retrofit the PVC ducts at his own cost should the PVC ducts not be found in future road works.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



LAU Tak, Francis

FRICS FHKIS RPS(GP) MRTPI MHKIP RPP

Encl.

cc. DPO/TMYLW (Attn.: Mr. Frankie TSANG by email [REDACTED])

Planning Approval for Temporary Storage of Advertisement Material with Ancillary
Workshop for a Period of 3 Years

Lots 1198 s.A and s.C to s.G (Part), 1223RP (Part) and 1224 RP (Part) in D.D.119 and
adjoining Government Land, Hung Um Road, Yuen Long, New Territories
(Application No. A/YL-TYST/754)

Declaration Letter

I, Mr. Tam Fung Lam, declare that the run-in/out of the captioned site has been
completed with the PVC ducts as per the Highways Department standard drawing Nos.
H1113B and 1114A. If they are not found in future road works, I will retrofit the spare
PVC ducts at my own cost.

Signature:

Tam Fung Lam

Name:

Tam Fung Lam

Date:

28.9.2016

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2762 1783) & Post

Planning Department

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

來函檔號 Your Reference A8052/TL16370
本署檔號 Our Reference () in TPB/A/YL-TYST/754
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

3 October 2016

Dear Sir/Madam,

Compliance with Approval Condition (h)

Planning Application No. A/YL-TYST/754

I refer to your submission dated 28.9.2016 for compliance with the captioned approval condition on the provision of run-in/out. The relevant departments have been consulted on your submission. Your submission is considered:

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

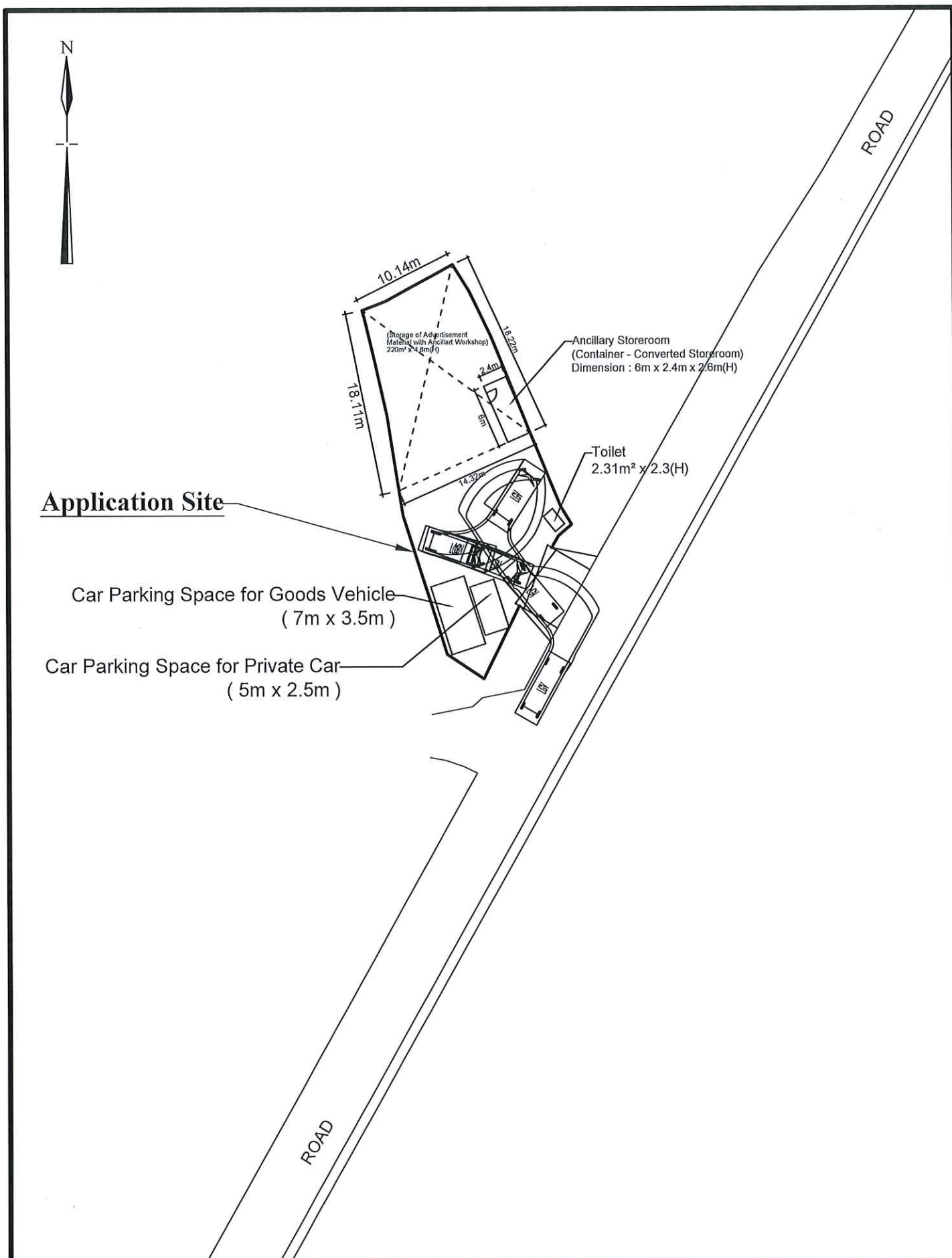
You are reminded that the implemented run-in/out shall be maintained throughout the approval period. Should you have any queries on the departmental comments, please contact Mr. SHIH Yung Chi (Tel: 2762 4078) of Highways Department, Mr. Derek M Y AU (Tel: 2399 2565) of Transport Department or the undersigned.

Yours faithfully,

(Miss Karmin TONG)

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





1 : 500	Swept Path Analysis	Goldrich Planners & Surveyors Ltd.
September 2021	Lots 1198E(Part), 1223 RP(Part), 1224 RP(Part), in D.D. 119 and Adjoining G.L., Kung Um Road, Yuen Long, New Territories	Plan 7

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

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstance 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.

Appendix III of RNTPC
Paper No. A/YL-TYST/1112

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/398	Temporary Vehicle Repair Workshop for a Period of 3 Years	20.6.2008 approved for 1 year	(1), (2), (3), (4), (5), (6), (7), (8)
2	A/YL-TYST/460	Proposed Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	9.10.2009	(2), (3), (4), (5), (6), (8), (9), (10), (11),
3	A/YL-TYST/609	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	5.10.2012	(1), (3), (4), (5), (6), (8), (9), (10), (12), (13)
4	A/YL-TYST/754	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	18.9.2015	(1), (3), (4), (5), (6), (8), (9), (10), (12), (13)
5	A/YL-TYST/916	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	21.9.2018	(4), (6), (8), (9), (12), (13), (14), (15), (16)

Approval Conditions

- (1) Submission and/or implementation of landscape and/or tree preservation proposals.
- (2) Submission of drainage proposals/Drainage Impact Assessment and flood mitigation measures proposals and/or provision of drainage facilities.
- (3) Submission and/or implementation of water supplies for firefighting/fire service installations/emergency vehicular access proposal(s)/provision of a 9-litre water type/3kg dry powder fire extinguisher.
- (4) Revocation of planning approval for non-compliance with conditions by a specified date/at any time during the approval period.
- (5) Reinstatement of the application site upon expiry of planning permission.
- (6) No night-time operation during specific time limit is allowed on the site.
- (7) No repairing/dismantling/breaking/fixing/maintenance/cleansing/paint-spraying/workshop activities are allowed on the site.
- (8) No operation is allowed on Sundays and public holidays.
- (9) No open storage is allowed on the site.
- (10) Submission and implementation of run-in/out proposal.
- (11) The landscape planting and/or drainage facilities on the site should be maintained at all times.
- (12) No vehicle queuing and no reverse movement of vehicles on Kung Um Road are allowed at all times.
- (13) Maintenance of the existing drainage facilities/ submission of a record of the existing drainage facilities.
- (14) No workshop activities except ancillary glass cutting activities are allowed on the site.
- (15) Maintenance of all existing trees and landscape plantings within the Site.
- (16) Submission of a condition record of the existing drainage facilities on the Site.

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/139	Temporary open storage of construction materials for a period of 2 years	15.6.2001	(1), (2)

Rejection Reasons

- (1) Not compatible with the scattered residential structures in the surrounding areas.
- (2) No/insufficient information in the submission to demonstrate that the development would not generate adverse environmental and drainage impacts.

**Similar Applications within/straddling the “U” Zone
on the Tong Yan San Tsuen OZP since 2015**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/707	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	16.1.2015	(1), (2), (3), (8), (9) (11), (13), (15), (20)
2	A/YL-TYST/715	Temporary Warehouse for Storage of Adblue for a Period of 3 Years	27.2.2015 [revoked on 27.8.2016]	(2), (4), (5), (6), (9), (10), (14), (17), (28)
3	A/YL-TYST/718	Temporary Warehouse for Storage of Construction Material and Used Electrical Appliance for a Period of 3 Years	27.3.2015	(1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20), (30)
4	A/YL-TYST/719	Temporary Warehouse for Storage of Construction Material, Exhibition Material and Furniture for a Period of 3 Years	27.3.2015 [revoked on 27.9.2016]	(1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20)
5	A/YL-TYST/722	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	17.4.2015 [revoked on 17.10.2016]	(1), (2), (4), (5), (6), (9), (10), (14), (17), (28)
6	A/YL-TYST/735	Temporary Warehouse for Storage of Construction Material and Scrap Metal for a Period of 3 Years	3.7.2015 [revoked on 3.7.2016]	(1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20), (30)
7	A/YL-TYST/741	Temporary Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office for a Period of 3 Years	3.7.2015	(4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (29)
8	A/YL-TYST/742	Temporary Warehouse for Storage of Clothes and Household Products and Logistics Centre for a Period of 3 Years	17.7.2015 [revoked on 17.10.2015]	(1), (4), (5), (6), (8), (9), (10), (11), (13), (14), (19), (20), (24)
9	A/YL-TYST/743	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	17.7.2015 [revoked on 17.1.2017]	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (20)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
10	A/YL-TYST/749	Renewal of Planning Approval for Temporary "Warehouse for Storage of Furniture" for a Period of 3 Years	21.8.2015	(1), (3), (5), (6), (7), (8), (11), (13), (15), (19), (20), (23)
11	A/YL-TYST/751	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	4.9.2015	(4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20), (23)
12	A/YL-TYST/759	Temporary Warehouse for Storage of Exhibition Materials, Furniture, Wooden Products, Construction Materials and Vehicle Parts for a Period of 3 Years	23.10.2015 [revoked on 23.7.2016]	(3), (4), (5), (6), (7), (8), (10), (11), (12), (13), (19), (20)
13	A/YL-TYST/765	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	4.12.2015	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (14), (20)
14	A/YL-TYST/773	Temporary Warehouse for Storage of Construction Materials, Food Provisions and Electronic Products for a Period of 3 Years	18.12.2015	(1), (4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (30)
15	A/YL-TYST/752	Temporary Warehouse for Storage of Non-Staple Food for a Period of 3 Years	8.1.2016	(4), (5), (6), (8), (9), (11), (13), (19), (20)
16	A/YL-TYST/779	Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	19.2.2016	(1), (4), (5), (6), (8), (9), (10), (11), (13), (19), (20), (22)
17	A/YL-TYST/781	Temporary Warehouse and Open Storage of Homeware for a Period of 3 Years	18.3.2016	(1), (4), (5), (6), (8), (10), (11), (13), (14), (19), (20), (22)
18	A/YL-TYST/796	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	15.7.2016	(2), (3), (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20)
19	A/YL-TYST/797	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	15.7.2016 [revoked on 15.10.2018]	(2), (3), (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
20	A/YL-TYST/798	Temporary Warehouse for Storage of Construction Material and Furniture for a Period of 3 Years	29.7.2016 [revoked on 29.12.2018]	(2), (3), (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20)
21	A/YL-TYST/801	Proposed Temporary Warehouse for Storage of Furniture for a Period of 3 Years	26.8.2016	(1), (3), (4), (5), (6), (8), (10), (11), (13), (20), (24)
22	A/YL-TYST/803	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	26.8.2016 [revoked on 7.2.2019]	(4), (5), (6), (7), (8), (9), (11), (12), (14), (15), (16), (19), (20), (24)
23	A/YL-TYST/806	Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	14.9.2016	(4), (5), (6), (7), (8), (10), (11), (12), (13), (19), (20), (24)
24	A/YL-TYST/812	Proposed Temporary Warehouse for Storage of Construction Materials, Private Car and Aquarium Fish for a Period of 3 Years	14.10.2016 [revoked on 14.1.2018]	(4), (5), (6), (8), (11), (12), (13), (14), (19), (20), (24), (33)
25	A/YL-TYST/816	Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years	9.12.2016	(4), (5), (6), (8), (10), (11), (19), (20), (34)
26	A/YL-TYST/822	Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	3.2.2017	(3), (4), (5), (6), (8), (10), (11), (13), (19), (20)
27	A/YL-TYST/823	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	3.2.2017 [revoked on 3.5.2017]	(3), (4), (5), (6), (8), (10), (11), (13), (19), (20)
28	A/YL-TYST/829	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	17.3.2017 [revoked on 17.6.2018]	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (24),
29	A/YL-TYST/833	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	28.4.2017	(1), (4), (5), (6), (8), (10), (11), (13), (19), (20), (22), (28)
30	A/YL-TYST/831	Temporary Warehouse for Storage of Construction Material and Electronic Goods for a Period of 3 Years	12.5.2017 [revoked on 12.6.2019]	(3), (5), (6), (7), (8), (10), (11), (13), (14), (19), (20), (23), (24)
31	A/YL-TYST/836	Temporary Warehouse for Storage of Home Appliance and Furniture and Ancillary Site Office for a Period of 3 Years	12.5.2017 [revoked on 12.8.2019]	(1), (3), (5), (6), (7), (8), (10), (11), (14), (19), (20), (23), (24), (30)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
32	A/YL-TYST/843	Temporary Warehouse for Storage of Construction Material and Scrap Metal for a Period of 3 Years	14.7.2017	(1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (19), (20)
33	A/YL-TYST/856	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2017	(4), (5), (6), (7), (8), (10), (11), (12), (13), (19), (20)
34	A/YL-TYST/857	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2017 [revoked on 13.3.2020]	(3), (5), (6), (7), (8), (10), (11), (12), (19), (20), (22), (23)
35	A/YL-TYST/861	Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	24.11.2017	(3), (5), (6), (8), (11), (12), (13), (15), (20), (23)
36	A/YL-TYST/851	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	22.12.2017 [revoked on 22.3.2018]	(3), (4), (5), (6), (8), (10), (11), (13), (19), (20)
37	A/YL-TYST/867	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	22.12.2017	(4), (5), (6), (8), (10), (11), (13), (19), (20), (22), (23), (29)
38	A/YL-TYST/868	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	22.12.2017 [revoked on 22.05.2020]	(3), (5), (6), (8), (10), (11), (19), (20), (23)
39	A/YL-TYST/876	Renewal of Planning Approval for Temporary "Warehouse for Storage of Construction Material and Used Electrical Appliance" for a Period of 3 Years	2.3.2018	(4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20), (30)
40	A/YL-TYST/879	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	16.3.2018 [revoked on 16.2.2020]	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (24)
41	A/YL-TYST/889	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	20.4.2018	(3), (4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (23), (24)
42	A/YL-TYST/871	Temporary Warehouse for Storage of Clothes and Shoes for a Period of 3 Years	4.5.2018 [revoked on 4.8.2019]	(4), (5), (6), (7), (8), (10), (11), (12), (13), (14), (19), (20), (24)
43	A/YL-TYST/891	Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	4.5.2018	(5), (6), (7), (8), (10), (12), (11), (13), (19), (20), (23), (24)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
44	A/YL-TYST/893	Renewal of Planning Approval for Temporary “Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office” for a Period of 3 Years	1.6.2018 [revoked on 4.10.2020]	(4), (5), (6), (8), (10), (11), (12), (13), (19), (20)
45	A/YL-TYST/904	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/ Machinery and Household Detergent for a Period of 3 Years	3.8.2018 [revoked on 3.7.2020]	(1), (2), (3), (7), (8), (9), (10), (11), (12), (13), (14), (15)
46	A/YL-TYST/907	Proposed Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal for a Period of 3 Years	17.8.2018 [revoked on 17.1.2021]	(1), (3), (5), (6), (8), (10), (11), (13), (19), (20), (22), (23)
47	A/YL-TYST/909	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	7.9.2018 [revoked on 7.12.2020]	(1), (3), (4), (5), (6), (9), (11), (13), (15), (20)
48	A/YL-TYST/910	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	7.9.2018 [revoked on 7.12.2020]	(3), (4), (5), (6), (8), (11), (13), (15), (20)
49	A/YL-TYST/917	Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years	21.9.2018	(4), (5), (6), (8), (12), (13), (15), (19), (20)
50	A/YL-TYST/920	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	19.10.2018 [revoked on 19.3.2021]	(3), (4), (5), (6), (8), (11), (13), (15), (20)
51	A/YL-TYST/923	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	2.11.2018	(3), (5), (7), (8), (11), (12), (13), (15), (19), (20), (23)
52	A/YL-TYST/927	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	7.12.2018 [revoked on 7.5.2021]	(3), (4), (5), (6), (7), (8), (11), (13), (15), (20)
53	A/YL-TYST/928	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	7.12.2018	(4), (5), (6), (7), (8), (11), (12), (13), (15), (19), (20), (27)
54	A/YL-TYST/932	Renewal of Planning Approval for Temporary “Warehouse for Storage of Non-Staple Food” for a Period of 3 Years	4.1.2019	(4), (5), (8), (11), (13), (19), (20)
55	A/YL-TYST/941	Temporary Warehouse for Storage of Construction Materials, Food Provisions and Electronic Products for a Period of 3 Years	1.2.2019 [revoked on 1.5.2021]	(4), (5), (7), (8), (11), (12), (13), (15), (19), (20), (27)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
56	A/YL-TYST/945	Temporary Warehouse and Open Storage of Homeware for a Period of 3 Years	8.3.2019	(4), (5), (8), (10), (11), (13), (19), (20), (22)
57	A/YL-TYST/947	Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	22.3.2019	(4), (5), (7), (9), (10), (12), (16), (17), (18), (25)
58	A/YL-TYST/971	Temporary Warehouse for Storage of Paper Products and Electronic Goods for a Period of 3 Years	2.8.2019	(3), (4), (5), (8), (9), (11), (12), (15), (19), (20), (34)
59	A/YL-TYST/972	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	2.8.2019	(4), (5), (8), (11), (12), (13), (15), (19), (20), (34)
60	A/YL-TYST/960	Temporary Warehouse for Storage of General Goods for a Period of 3 Years	16.8.2019	(3), (4), (5), (7), (8), (11), (13), (19), (20), (22)
61	A/YL-TYST/966	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	6.9.2019	(4), (5), (8), (11), (12), (19), (20), (35)
62	A/YL-TYST/982	Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	18.10.2019	(4), (5), (8), (11), (12), (13), (19), (20), (22), (35)
63	A/YL-TYST/987	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	15.11.2019	(4), (5), (8), (10), (11), (12), (13), (19), (20)
64	A/YL-TYST/992	Renewal of Planning Approval for Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years	29.11.2019	(4), (5), (8), (10), (11), (13), (19), (20)
65	A/YL-TYST/983	Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	3.1.2020	(5), (7), (8), (10), (11), (12), (19), (20), (21), (34)
66	A/YL-TYST/1007	Proposed Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	24.4.2020	(4), (5), (7), (8), (10), (11), (12), (13), (19), (20), (21)
67	A/YL-TYST/1012	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	24.4.2020	(5), (8), (10), (11), (12), (13), (19), (20), (22), (34)
68	A/YL-TYST/1004	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	26.5.2020	(3), (4), (5), (7), (8), (10), (11), (12), (13), (19), (20)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
69	A/YL-TYST/1009	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	26.6.2020	(3), (5), (8), (10), (11), (13), (19), (20), (23)
70	A/YL-TYST/1021	Temporary Warehouse for Storage of Furniture for a Period of 3 Year	26.6.2020	(3), (4), (5), (8), (11), (13), (19), (20), (21)
71	A/YL-TYST/1022	Temporary Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years	26.6.2020	(3), (4), (5), (8), (11), (13), (19), (20), (21)
72	A/YL-TYST/1030	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	1.9.2020	(4), (5), (8), (10), (11), (12), (19), (20), (21), (22), (30)
73	A/YL-TYST/1025	Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years	23.10.2020 [revoked on 23.4.2021]	(4), (5), (8), (10), (11), (12), (19), (20), (21), (22)
74	A/YL-TYST/1000	Temporary Warehouse for Storage of Construction Materials and Household Materials with Ancillary Office for a Period of 3 Years	20.11.2020	(3), (4), (5), (8), (11), (12), (13), (19), (20), (34)
75	A/YL-TYST/1019	Temporary Warehouse for Storage of Construction Materials and Exhibition Materials for a Period of 3 Years	20.11.2020	(3), (4), (5), (8), (11), (12), (13), (19), (20), (34)
76	A/YL-TYST/1053	Temporary Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office for a Period of 3 Years	20.11.2020	(4), (5), (8), (11), (12), (13), (19), (20), (34)
77	A/YL-TYST/1054	Renewal of Planning Approval for Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	20.11.2020	(5), (8), (11), (12), (19), (20), (34)
78	A/YL-TYST/1057	Temporary Storage of Construction Materials for a Period of 3 Years	4.12.2020	(3), (4), (5), (8), (10), (11), (13), (19), (20)
79	A/YL-TYST/1059	Proposed Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building/Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	18.12.2020	(4), (5), (8), (11), (12), (19), (20), (21), (22), (33), (35)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
80	A/YL-TYST/1060	Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	18.12.2020	(3), (5), (8), (11), (13), (19), (20), (33)
81	A/YL-TYST/1038	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	22.1.2021	(8), (11), (19), (20), (22), (26), (29), (31)
82	A/YL-TYST/1070	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.2.2021	(5), (8), (10), (11), (13), (19), (20), (24), (34)
83	A/YL-TYST/1079	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.3.2021	(4), (5), (8), (11), (13), (19), (20), (22), (26), (29)
84	A/YL-TYST/1088	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	30.4.2021	(5), (7), (8), (10), (11), (13), (19), (20), (22), (29), (34)
85	A/YL-TYST/1081	Temporary Warehouse for Storage of Construction Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts and Scrap Metal for a Period of 3 Years	14.5.2021	(5), (8), (11), (14), (19), (20), (22), (26), (29), (31)
86	A/YL-TYST/1089	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	14.5.2021	(3), (5), (8), (11), (13), (19), (20), (24), (26)
87	A/YL-TYST/1094	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.6.2021	(3), (5), (8), (11), (12), (19), (20), (26)
88	A/YL-TYST/1097	Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	25.6.2021	(3), (5), (8), (11), (13), (19), (20), (26)
89	A/YL-TYST/1100	Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years	9.7.2021	(3), (5), (8), (11), (13), (19), (20), (26)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
90	A/YL-TYST/1105	Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years	10.9.2021	(4), (5), (8), (11), (12), (14), (19), (22), (26), (36)
91	A/YL-TYST/1106	Renewal of Planning Approval for Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years	10.9.2021	(5), (7), (8), (11), (12), (13), (19), (34)

Approval Condition(s):

- (1) Submission and/or implementation of (accepted) landscape and/or tree preservation proposals.
- (2) Paving of the site and provision of boundary fencing on the application site.
- (3) Submission of (a revised) drainage proposals and/or implementation of (accepted) drainage facilities.
- (4) Submission and/or implementation of (accepted) water supplies for firefighting/fire service installations/emergency vehicular access proposal(s)/provision of a (9-litre water type/3kg dry powder) fire extinguisher/ fire extinguisher(s) with valid fire certificate (FS 251).
- (5) Revocation of planning approval for non-compliance with conditions by a specified date/at any time during the approval period.
- (6) Reinstatement of the application site upon expiry of planning permission.
- (7) No open storage is allowed on the site.
- (8) No night-time operation during specific time limit is allowed on the site.
- (9) Submission and/or implementation of run-in/out proposal.
- (10) No repairing/dismantling/breaking/fixing/maintenance/cleansing/paint-spraying/packaging/workshop activities are allowed on the site.
- (11) No operation is allowed on Sundays and public holidays.
- (12) The existing landscape planting and/or trees on the site shall be maintained at all times.
- (13) No medium goods vehicles/heavy goods vehicles/container tractor/trailer are allowed to be used, parked/stored on the site.
- (14) No plastic waste/electronic waste/used batteries/used electrical appliances/televisions/computer monitors/computer parts/electronic parts (include-ray tubes) are allowed to be stored/processed on the site.
- (15) No dismantling/repairing/cleansing/workshop activities, except cutting of materials as proposed by the applicant, are allowed on the site.
- (16) No dismantling/repairing/cleansing/workshop activities are allowed in the open area of the site.
- (17) No grinding/polishing/cutting/repairing/dismantling/workshop activities are allowed in the open area or outside the specified structure of the site.
- (18) Posting of a notice at a prominent location of the site to indicate that no medium or heavy goods vehicle including container trailer/tractor is allowed to be parked/stored on the site.
- (19) Maintenance of existing/implemented drainage facilities/submission of a record of the existing drainage facilities.
- (20) No parking/queuing/queue back/reverse movement of vehicles on public road.
- (21) No repairing/dismantling/cleansing/paint-spraying/workshop activities, except sorting/packaging activities, are allowed on the site.
- (22) Maintenance of existing boundary fence within the application site.
- (23) Implementation of accepted fire service installations proposal.
- (24) Provision of boundary fence.
- (25) Submission of record photos of existing trees.

- (26) Submission/ implementation of a fire service installations proposal.
- (27) No ancillary maintenance work to be carried out in open area.
- (28) The stacking height of materials stored within the site should not exceed the height of the boundary fence.
- (29) Maintenance of all existing trees on site.
- (30) No handling/storage/loading/unloading of used electrical appliances/construction material/scrap metal is allowed on site/outside the concrete-paved covered structure(s)/shall be carried out within enclosed structure(s) on site.
- (31) No container tractor/trailer, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the site.
- (32) No storage or handling of sand and gravel is allowed on the site.
- (33) No vehicle is allowed to enter/exit the site during specific time limit.
- (34) Maintenance of existing fire service installations.
- (35) No workshop activities, except within enclosed structures No. 1 and 2, are allowed on the site.
- (36) free public access to the existing footpath within the Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason</u>
1	A/YL-TYST/922	Temporary Warehouse for Storage of Exhibition Materials, Furniture, Wooden Products, Construction Materials, and Vehicle and Electronic Parts for a Period of 3 Years	2.11.2018	(1)
2	A/YL-TYST/926	Temporary Warehouse for Storage of Construction Materials and Furniture for a Period of 3 Years	7.12.2018	(1)
3	A/YL-TYST/943	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	1.2.2019	(1)
4	A/YL-TYST/1082	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	23.7.2021	(1)

Rejection Reason:

- (1) The application involves previously revoked planning permissions due to non-compliance with the approval conditions. Approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, nullifying statutory planning control.

Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises government land (GL) and 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. Within the Site, the GL and Lot No. 1224 RP in D.D. 119 are currently covered by Short Term Tenancy (STT) No. 3092 and Short Term Waiver (STW) No. 4732 respectively to permit structures erected thereon for the purpose of “Storage of Advertisement Material with Ancillary Workshop”. Lots No. 1198 S.E and 1223 RP in D.D. 119 are currently covered by STWs No. 4527 and 4734 to permit structures erected thereon for the purpose of “Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent” and “Temporary Warehouse for Storage of Non-Staple Food” respectively. The STW/STT holder(s) will need to apply to her office for modification of the STW/STT conditions where appropriate. Besides, given the applied 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 her department 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 her department;
- (c) to note the comments of the Commissioner for Transport that sufficient space should be provided within the Site for manoeuvring of vehicles. No parking of vehicles on public road are allowed;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department should be followed to minimise any potential environmental nuisance on the surrounding areas;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that all the drainage facilities on site should be maintained in good condition and the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The drainage system should be rectified at your own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BD, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy

against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and

- (h) to note the comments of the Project Manager (West), Civil Engineering and Development Department that the northwestern part of the Site falls within the boundary of the proposed Yuen Long South (YLS) Development – Stage 3. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS Development – Stage 3 is being formulated. The southeastern part of the Site falls within the boundary of YLS Development – Stage 2 Phase 2. The land resumption and clearance programme of the project is subject to Executive Council’s authorisation on land resumption and Finance Committee’s funding approval of the project. Land clearance operation is tentatively targeted to commence in 2024. Extension of the planning permission may not be supported in future and no substantial works shall be carried out in view of the planned YLS Development – Stage 2 Phase 2.