

此文件在 16 NOV 2022 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

16 NOV 2022

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

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION

A/YL-TYST/1190 UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

17/11/22

**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

2202763

27/10/22

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14L-7457/1186
	Date Received 收到日期	16 NOV 2022

- 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)

Wing Kei Development Limited (永基發展有限公司)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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 1937 (Part), 1945 (Part), 1946 (Part), 1947 (Part), 1948, 1954 (Part), 1955, 1956 (Part) and 1957 (Part) in D.D. 117 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,164 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,264 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 370 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	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Other Specified Uses' annotated Sewage Treatment Works
(f) Current use(s) 現時用途	Warehouse for storage of home appliance and furniture (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"¹⁸ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹⁸ (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"¹⁸ (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」¹⁸ (請夾附業權證明文件)。
- ☒ is not a "current land owner"¹⁸.
並不是「現行土地擁有人」¹⁸。

- ☐ 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)"¹⁸.
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」¹⁸。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"¹⁸.
已取得 名「現行土地擁有人」¹⁸的同意。

Details of consent of "current land owner(s)" ¹⁸ obtained 取得「現行土地擁有人」 ¹⁸ 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之同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人之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
26/10/2022 (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 27/10/2022 (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
 位於郊外地區土地及/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))
 (如屬位於郊外地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展
 Temporary Warehouse for Storage of Home Appliance and Furniture for a Period of 3 Years
 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for 申請的許可有效期
☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	920	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	3,244	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5		
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 3,264	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 3,264	sq.m	<input checked="" type="checkbox"/> About 約

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

Structure 1: Warehouse (Not exceeding 11m, 1 storey), Structure 2: Site office (Not exceeding 6m, 2 storeys),
 Structure 3: F.S. pump room (Not exceeding 3m, 1 storey), Structure 4: F.S. water tank (Not exceeding 3m,
 1 storey), Structure 5: Toilet (Not exceeding 3m, 1 storey)

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	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA

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

Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴士車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	2 spaces of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 5:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Kung Um Road																															
	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, 否則請提供理由/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的範圍及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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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/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

1. The applicant needs additional time to implement the landscape proposal and FSI proposal. As such, a fresh planning application is submitted for the consideration of the Town Planning Board.
2. The application site subjects to two previous planning permission since 2017. The applied use of the current application is the same as the approved use of the last planning permission (i.e. warehouse) since 2017.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13F) because it is subject to previous planning permission.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. All the planning conditions imposed to the last planning permission except the implementation of the FSI proposal have been complied with. The applicant has implemented the fire service installations at the application site but he is waiting for the WWO46 from the WSD so that the final inspection by FSD is yet to proceed. Due to the dispute of the site boundary with the adjoining land owners, the implementation of the accepted landscape and tree preservation proposal along the southern site periphery is yet to commence.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
12. Insignificant drainage impact because surface U-channel has been provided at the application site.
13. Shortage of land for port back-up purpose in Tong Yan San Tsuen.
14. No workshop activity is proposed within the application site.
15. No medium/heavy goods vehicle, container trailer/tractor would park at/access the application site.

8. Declaration 聲明

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

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

Signature
簽署

.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

27/10/2022

(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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 1937 (Part), 1945 (Part), 1946 (Part), 1947 (Part), 1948, 1954 (Part), 1955, 1956 (Part) and 1957 (Part) in D.D. 117 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
Site area 地盤面積	4,164 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 370 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
Zoning 地帶	'Other Specified Uses' annotated Sewage Treatment Works
Type of Application 申請類別	<input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse for Storage of Home Appliance and Furniture 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,264 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.78 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3-11 <input type="checkbox"/> (Not more than 不多於) m 米	
		1-2 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	77.9 % <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		0
	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) NA		0 0 0 0 0
(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		2
	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) NA		0 0 2 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built Drainage Plan, site plan, location plan and proposed landscape and tree preservation plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Estimated traffic generation		
Note: May insert more than one '✓'. 註: 可在多於一個方格內加上「✓」號		

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

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

**Proposed Temporary Warehouse for Storage of Home Appliance and Furniture for a Period of 3 Years
at**

Lots 1937 (Part), 1945 (Part), 1946 (Part), 1947 (Part), 1948, 1954 (Part), 1955, 1956 (Part), 1957 (Part) in D.D.117 & Adjoining Government Land, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is serviced by an existing vehicular track leading from Kung Um Road. Having mentioned that the site is intended for warehouse, traffic generated by the proposed development is extremely insignificant.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

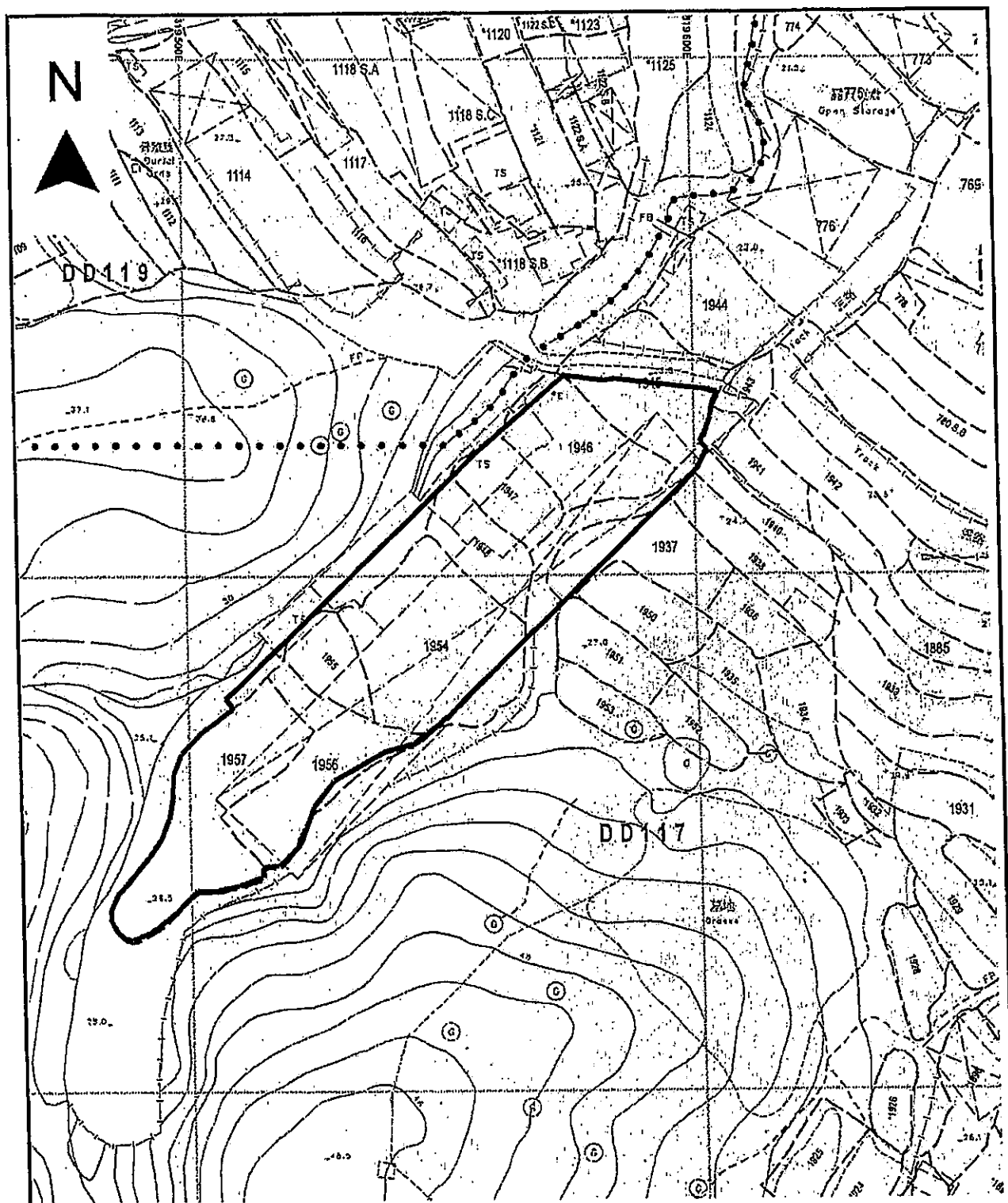
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Light goods vehicle	0.38	0.38	0	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 5:00 p.m. No operation will be held on Sundays and public holidays.

Note 2: The pcu of light goods vehicle are taken as 1.5.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Kung Um Road especially that it is in operation with planning approval since 2017.
- 1.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Kung Um Road and nearby road networks.



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Home Appliance and Furniture for a Period of 3 Years at Lots 1937 (Part), 1945 (Part), 1946 (Part), 1947 (Part), 1948, 1954 (Part), 1955, 1956 (Part), 1957 (Part) in D.D.117 & Adjoining Government Land, Yuen Long, N.T.

Drawing Title 圖名:

Application Site

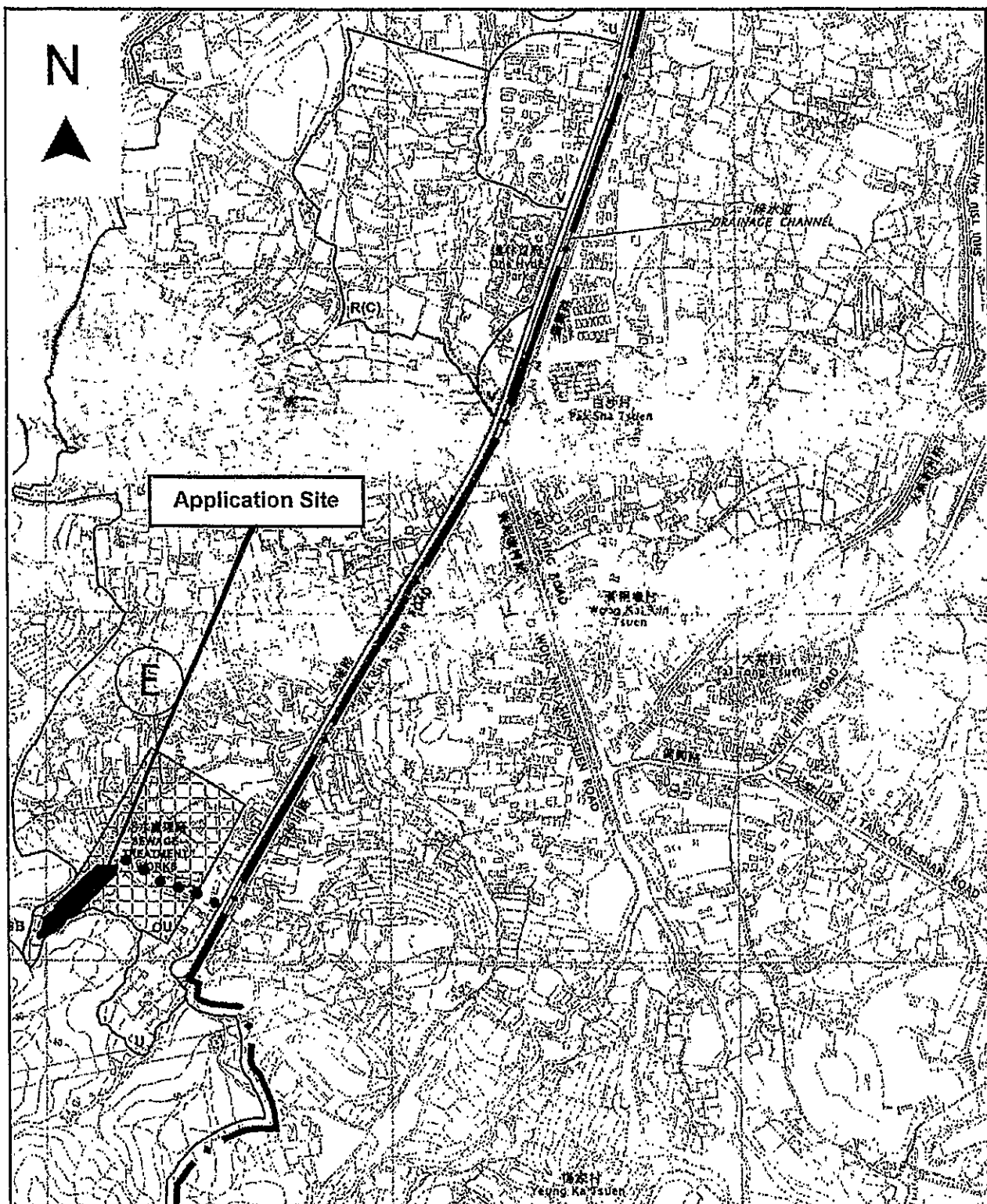
Drawing No. 圖號:

Figure 1

Remarks 備註:

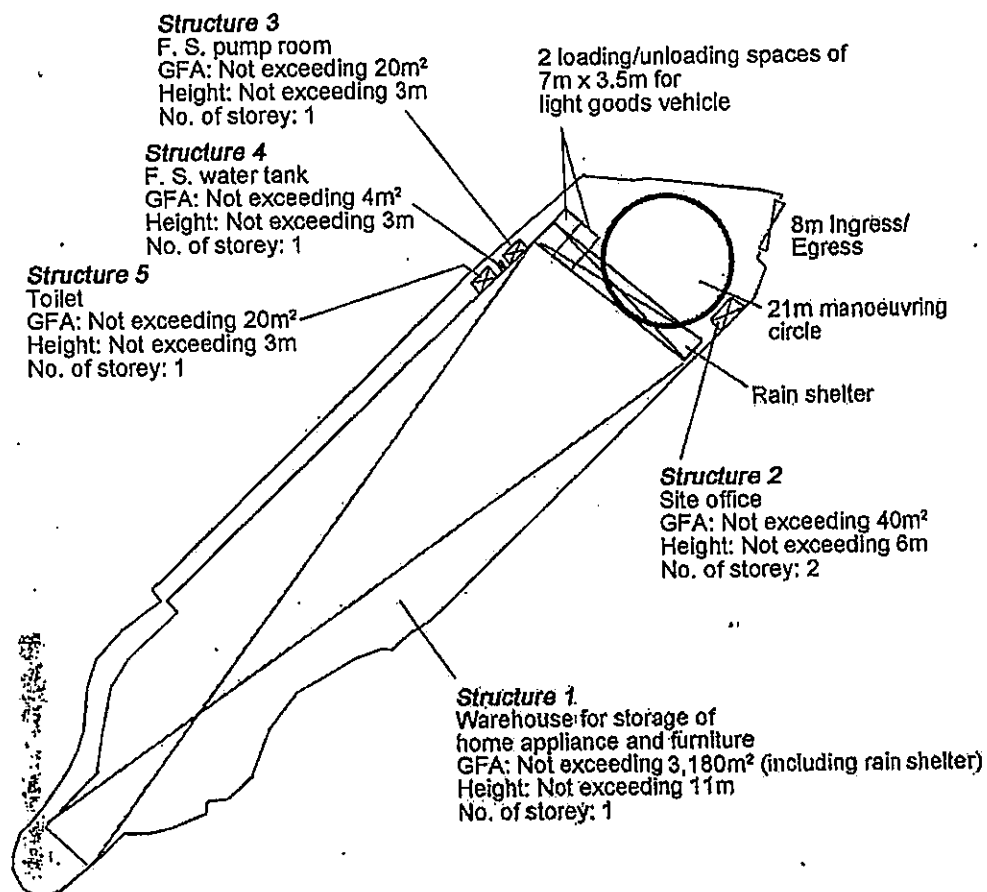
Scale 比例:

1:1000



<p>Project 項目名稱:</p> <p>Proposed Temporary Warehouse for Storage of Home Appliance and Furniture for a Period of 3 Years at Lots 1937 (Part), 1945 (Part), 1946 (Part), 1947 (Part), 1948, 1954 (Part), 1955, 1956 (Part), 1957 (Part) in D.D.117 & Adjoining Government Land, Yuen Long, N.T.</p>	<p>Drawing Title 圖名:</p> <p>Location Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 2</p>	<p>Remarks 備註:</p> <p>●●● Vehicular access leading from Kung Um Road</p> <p>Scale 比例:</p> <p>1:7500</p>
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Project 项目名称:

Proposed Temporary Warehouse for Storage of Home Appliance and Furniture for a Period of 3 Years at Lots 1937 (Part), 1945 (Part), 1946 (Part), 1947 (Part), 1948, 1954 (Part), 1955, 1956 (Part), 1957 (Part) in D.D.117 & Adjoining Government Land, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

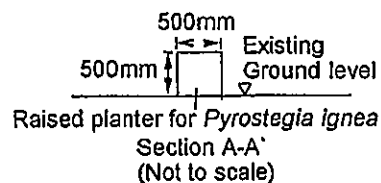
Remarks 備註:

Drawing No. 圖號:

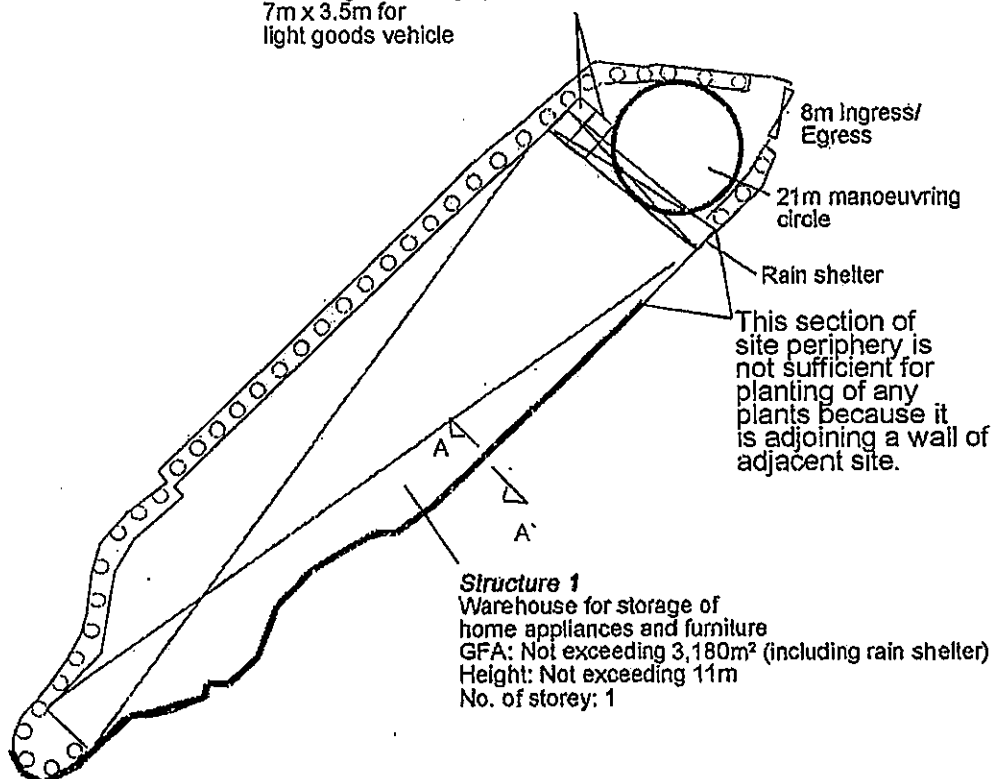
Figure 3

Scale 比例:

1:1000



2 loading/unloading spaces of 7m x 3.5m for light goods vehicle



Structure 1
Warehouse for storage of home appliances and furniture
GFA: Not exceeding 3,180m² (including rain shelter)
Height: Not exceeding 11m
No. of storey: 1

Tree	Approximate Height	Spacing
○ Proposed <i>Bauhinia blakeana</i> / <i>Cassia surattensis</i>	2.75m	4m
— Proposed <i>Pyrostegia ignea</i>	300mm	1,500mm

Project 项目名称:

Proposed Temporary Warehouse for Storage of Home Appliance and Furniture for a Period of 3 Years at Lots 1937 (Part), 1945 (Part), 1946 (Part), 1947 (Part), 1948, 1954 (Part), 1955, 1956 (Part), 1957 (Part) in D.D.117 & Adjoining Government Land, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

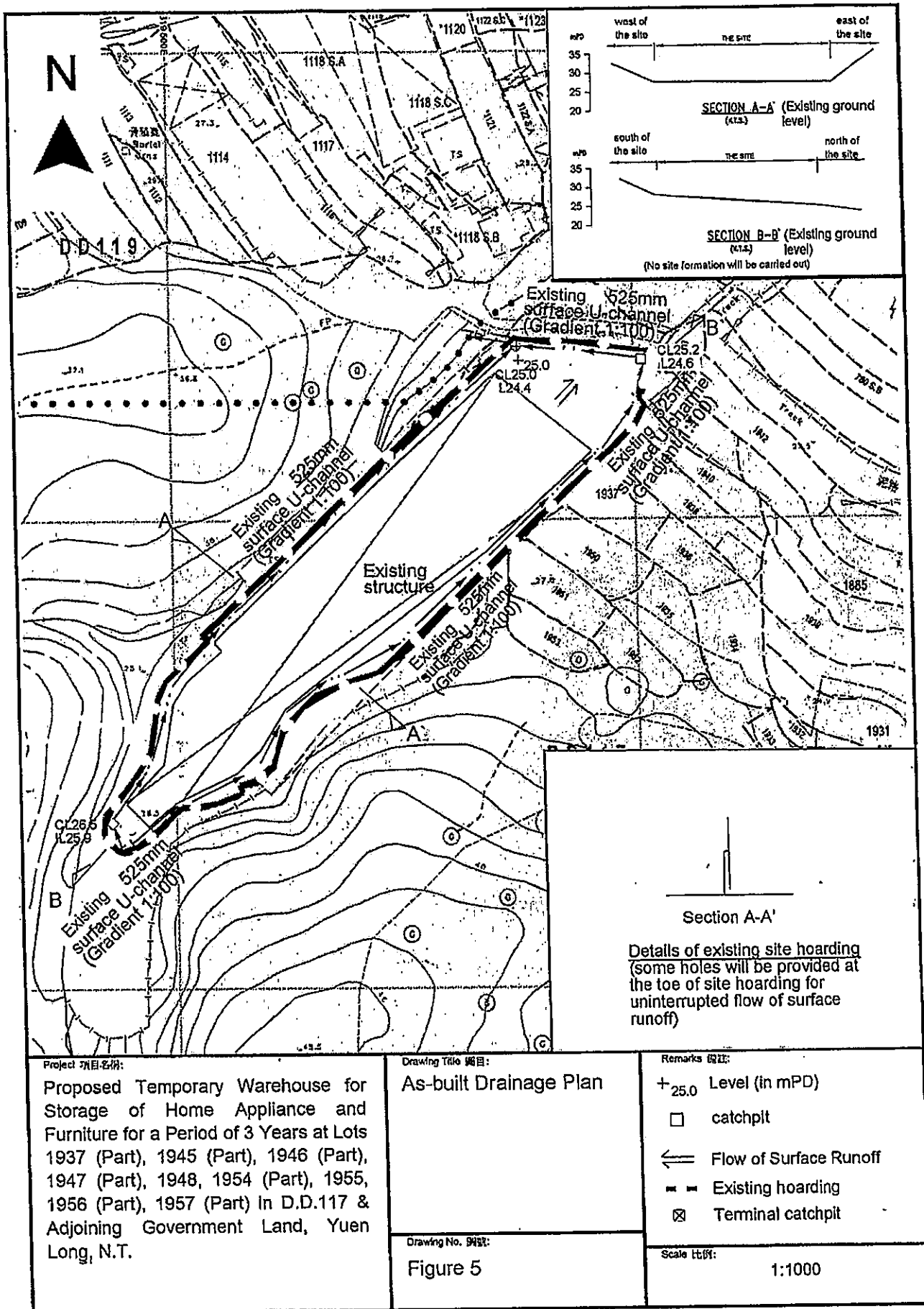
Figure 4

Remarks 備註:

— Proposed kerb at a minimum 1m away from the proposed trees

Scale 比例:

1:1000



Date: 9 January 2023

TPB Ref.: A/YL-TYST/1190

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Home Appliance and Furniture for a Period of 3 Years at Lots 1937 (Part), 1945 (Part), 1946 (Part), 1947 (Part), 1948, 1954 (Part), 1955, 1956 (Part), 1957 (Part) in D.D.117 & Adjoining Government Land, Yuen Long, N.T.

This letter intends to supersede our letter dated 9.1.2023. We are glad to submit the FSI proposal herewith to support the captioned application.

As shown in annex 1, WSD has wrongly named the application site as DD177 Kung Um Road so that the works has not been commenced even though the applicant has paid the fee for the connection of water pipes. WSD needs the applicant to submit a fresh application for water connection and the address has been updated in the latest water connection letter as shown in Annex 2. The applicant is now waiting for WSD to connect the water pipe to the application site before the applicant can report the completion of implementation of FSI proposal even though the fire service installations at the application site has been completed.

The applicant in in dispute with the land owner of Lot 1937 in D.D.117. As shown in the map in Annex 3, there is only a gap between the as-built structures in Lot 1937 in D.D.117 and both of the structures were fallen on Lot 1937 in D.D.117. Adjacent land owner didn't agree the applicant to provide landscape measures at such portion of land because a surface drain will be covered by the proposed planter. The applicant propose to omit the proposed planter at the location as shown in Annex 3 because it is in between of 2 structures and not facing the "CA" zone.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Edwin YEUNG) – By Email

F.S.NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2012 (COP 2012), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2003 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 3/2006 AND 3/2012. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HIEGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002 +A2:2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2011 AND BS EN 1838 :2013", COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2011 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES


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

LEGEND

 HOSE REEL

 EMERGENCY LIGHT

 BREAK GLASS UNIT

 EXIT SIGN

 FIRE ALARM BELL

 SUBSIDIARY VALVE / FLOW SWITCH

 5KG CO2
FIRE EXTINGUISHER

 SPRINKLER CONTROL VALVE SET

 SPRINKLER INLET

 SPRINKLER HEAD (ON PLAN)

 PUMP SET

Structure 3

F.S. pump room

GFA: Not exceeding 20m²

Height: Not exceeding 3m

No. of storey: 1

2000 LIT. FIBREGLASS
F.S. WATER TANK

Structure 4

F.S water tank

GFA: Not exceeding 4m²

Height: Not exceeding 3m

No. of storey: 1

135000 LIT. RCC

SPRINKLER WATER TANK

Water Tank
Room For FSIs

Structure 5

Toilet

GFA: Not exceeding 20m²

Height: Not exceeding 3m

No. of storey: 1

8m wide
Ingress/Egress

21m diameter
manoeuvring
circle

Structure 2

Site office

GFA: Not exceeding 40m²

Height: Not exceeding 6m

No. of storey: 2

Structure 1

Warehouse for storage of
home appliance and furniture

GFA: Not exceeding 3,180m² (including rain shelter)

Height: Not exceeding 11m

No. of storey: 1

Structure 1 Openable Windows Calculation

Area of Structure 1 = 3180 sq.m.
Area of opening 1 = 5m(W) x 7m(H) = 35 sq.m.
Area of opening 2 = 5m(W) x 7m(H) = 35 sq.m.
Area of opening 3 = 5m(W) x 7m(H) = 35 sq.m.
Area of opening 4 = 5m(W) x 7m(H) = 35 sq.m.
Area of opening 5 = 5m(W) x 7m(H) = 35 sq.m.
Area of opening 6 = 5m(W) x 7m(H) = 35 sq.m.
Total openable window area = 35 + 35 + 35 + 35 + 35 + 35 = 210 sq.m.
= 6.6% of floor area

PROJECT : Proposed Temporary Warehouse for Storage of Home Appliance and Furniture for a Period of 3 Years at Lots 1937 (Part), 1945 (Part), 1946 (Part), 1947 (Part), 1948,1954 (Part), 1955, 1956 (Part), 1957 (Part), in D.D. 117 & Adjoining Government Land , Yuen Long, N.T.	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan			ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.		NAME	DATE	DRAWING NO : FS-02	REV. 0		
								DRAWN BY	C.K.NG			04 Jan 2023	
								CHECKED BY				SCALE : 1 : 350 @ (A1)	
								APPROVED BY				SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
		REV	DESCRIPTION				DATE						

付款通知書



每日

華生(中港)有限公司

帳戶收費：

代客戶進行工程的確實費用

TO PROVIDE 50MM FSFW
CONNECTION

AT VARIOUS LOTS IN ID 177, KUNG
UM ROAD, YUEN LONG, NT

JR NO. : [REDACTED] CCID : [REDACTED]

JOB PAID UNDER A/C : [REDACTED]

Payment for \$40,000.00 has been been
made on 14/10/2020

The actual cost of the job has been finalized
as \$48,829.80

Enquiry Number: 2829 4646 (Mr. CHAN)

小計

收費總額

餘額撥入下期

應繳款額



水務署
Water Supplies Department

總部 Headquarters

香港灣仔告士打道七號入境事務大樓 43 樓

43/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong

本署檔號 : 6388257252 of 6388257966

Our ref.

來函檔號 :

Your ref.

電話 : 2824 5000

Tel.

傳真 : 2802 7333

Fax.

華生(中港)有限公司

申請書編號 : 9217654949

先生/女士 :

**DD 177 LOT 1937(PART), 1945(PART), 1946(PART), 1947(PART)
1948, 1954(PART), 1955, 1956, 1957(PART), KUNG UM ROAD
YUEN LONG, NEW TERRITORIES**

本署收到你於 2021 年 6 月 20 日的來信，要求為上述樓宇延期遞交下列表格：

水務表格 WWO46 第四部份：持牌水喉匠完成喉管工程通知。

對於有關事項的申請，本署原則上並無異議。現請你在本函發出的日期起計六個月或之前遞交有關表格。

如有查詢，請致電 3701 5217 與本署新界西區申請供水組公共聯絡經理曾愷茵女士或 3701 5222 與本署水務督察李嘉敏女士聯絡。來函請註明本署檔案編號。

水務監督



(王 麒珪 代行)

寄： 宋文浩

副本送： 華生(中港)有限公司

2021年6月29日

先生/女士：

供水作消防用途

**DD 117 LOT 1937(PART), 1945(PART), 1946(PART), 1947(PART),
1948, 1954(PART), 1955, 1956, 1957(PART), KUNG UM ROAD,
YUEN LONG, NEW TERRITORIES**

本署於2022年09月10日收到閣下所委聘的水喉匠宋文浩為上址供應淡水作為消防系統所提交經修訂的水務表格WWO542C備悉。

本署並不反對申請用水地址更正為DD 117 LOT 1937(PART), 1945(PART), 1946(PART), 1947(PART), 1948, 1954(PART), 1955, 1956, 1957(PART), KUNG UM ROAD, YUEN LONG, NEW TERRITORIES。

如果水管穿越他人擁有的土地 / 物業、政府土地或影響第三者，你必須自行與有關業權人、政府部門或受影響人士作出安排，並取得他們同意。假如相關人士或政府部門要求更改水管路線，你亦須為此負全責。如你因未能取得相關人士或政府部門同意而須更改相關的水管工程，你亦須為此負全責，本署對此並無責任。是項批准及提供供水不會對未獲有關政府部門批准而敷設於政府土地上的喉管及其配件授予任何合法性或產生任何效力以阻止其他政府部門就該喉管及其配件採取行動。無論如何，你依然有責任為水錶位至接駁位的內部供水系統部份進行有關維修保養及更改事宜。

是項批准不會免除你或你所委聘的持牌水喉匠在進行上述水管工程時需嚴格按照其他條例和規例（例如土地，安全和環境法例）的責任和義務，並需避免對公眾造成任何帶來的不便/干擾。你亦有責任確保在進行上述水管工程時遵守所有法律要求（包括但不限於工地安全相關的問題），並避免對受影響的第三者造成任何不便/干擾。您也必須自行通知受影響的第三者，並解決因上述有關水管工程而可能引起的任何糾紛。

[20221013000448-001/001-1/2]

是項批准不會影響有關樓宇的法律地位，而提供供水也不會對該處所的結構地位授予任何合法性或產生任何效力以阻止其他管理當局就該構築物採取行動。你有責任處理因上述供水申請而引起的所有問題，包括但不限於與業權相關的問題。你亦有責任就上述供水申請向相關的管理當局申請所需(如有)的法定批准。

如有查詢，請致電3701 5217與本署新界西區申請供水組公共聯絡經理曾愷茵女士或3701 5239與本署助理水務督察杜振輝先生聯絡。來函請註明本署檔案編號。

水務監督

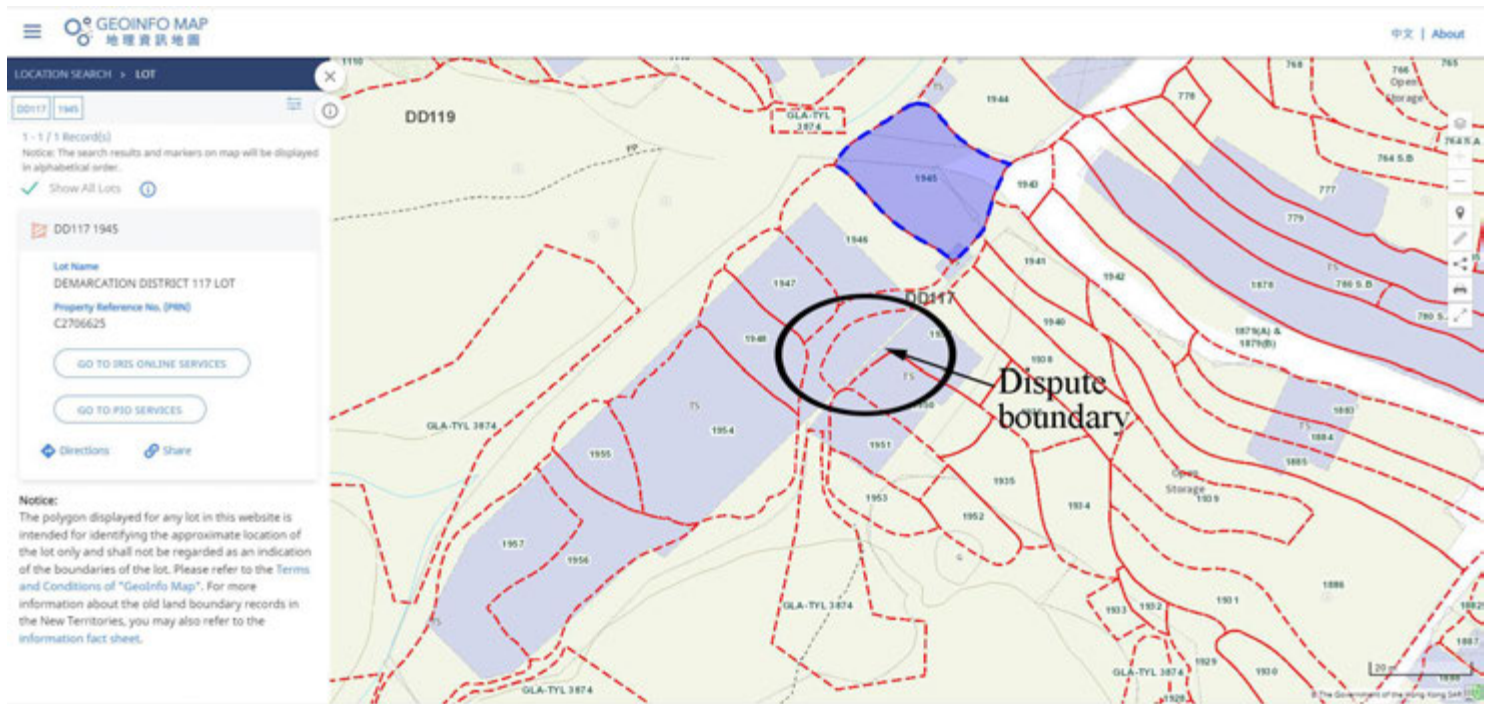
文祥光

(文祥光 代行)

寄: 華生(中港)有限公司
副本送: 宋文浩

2022年10月12日

Annex 3



Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/118*	Temporary Storage of Construction Materials for a Period of 3 Years	27.10.2000
2	A/YL-TYST/618*	Temporary Open Storage and Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	23.11.2012 [revoked on 23.8.2014]
3	A/YL-TYST/756*	Temporary Open Storage and Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	18.12.2015 [revoked on 18.6.2016]
4	A/YL-TYST/865*	Proposed Temporary Warehouse for Storage of Home Appliance and Furniture for a Period of 3 Years	22.12.2017 [revoked on 22.5.2020]
5	A/YL-TYST/1041	Temporary Warehouse for Storage of Home Appliance and Furniture for a Period of 3 Years	21.8.2020

* The site was zoned “Undetermined” at the time of consideration by RNTPC.

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/20#	Temporary Open Storage of Construction Materials for a Period of 12 Months	24.10.1997	(1), (2), (3), (4)
2	A/YL-TYST/34#	Temporary Open Storage of Construction Materials for a Period of 12 Months	5.6.1998	(1), (2), (3), (4), (5), (6)
3	A/YL-TYST/48#	Temporary Open Storage of Construction Materials and Small-Scale Machinery for a Period of 12 Months	25.9.1998	(1), (2), (3), (4), (5), (6)

The site was zoned “Green Belt” (“GB”) at the time of consideration by RNTPC.

Rejection Reason(s):

- (1) Not in line with the planning intention of the “GB” zone.
- (2) Not compatible with the surrounding rural land uses mainly agricultural land, domestic farm structures and the well-vegetated hill-slopes to the immediate south.
- (3) No/insufficient information in the submission to demonstrate that the vehicular access arrangement for the site is satisfactory.
- (4) Approval of the application would set an undesirable precedent for other similar planning permissions within the “GB” zone, which would result in a general degradation of the environment of the area.
- (5) Not comply with the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” in that it is not compatible with the surrounding area which is rural in character and the well-vegetated hill-slope to the immediate south.
- (6) No/insufficient information in the submission to demonstrate that the development would not cause adverse drainage impact on the surrounding areas.

**Similar Applications within/straddling the subject “OU(STW)” Zone
on the Tong Yan San Tsuen OZP since 2017**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	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]
2	A/YL-TYST/860	Temporary Open Storage of Metal Goods with Ancillary Warehouse for a Period of 3 Years	24.11.2017
3	A/YL-TYST/852	Temporary Warehouse for Storage of Clothes and Household Products for a Period of 3 Years	4.5.2018 [revoked on 4.8.2019]
4	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]
5	A/YL-TYST/971^	Temporary Warehouses for Storage of Paper Products and Electronic Goods for a Period of 3 Years	2.8.2019
6	A/YL-TYST/983^	Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	3.1.2020
7	A/YL-TYST/1048	Renewal of Planning Approval for Temporary Open Storage of Metal Goods with Ancillary Warehouse for a Period of 3 Years	23.10.2020
8	A/YL-TYST/1169^	Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years	12.8.2022
9	A/YL-TYST/1187^	Renewal of Planning Approval for Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	25.11.2022

^ Straddling the adjacent “Undetermined” zone.

Government Departments' General Comments

1. Land Administration

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

No adverse comment on the application.

2. Traffic

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

- no comment on the application; and
- the local track leading to the application site (the Site) is not under her purview.

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

No adverse comment on the application.

3. Drainage

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

- no objection in principle to the proposed development;
- based on the submission, apparently the applicant would maintain the same drainage facilities as those implemented under the previous planning application No. A/YL-TYST/1041; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/1041 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

4. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction; and
- the submitted FSIs proposal is considered acceptable.

5. Building Matters

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

- no objection to the application; and
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

6. Long Term Development

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls partly within an area zoned “Other Specified Uses” annotated “Sewage Treatment Works”; and
- the objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouse and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of three years. In considering the application for temporary uses, due consideration should be given to the possible implication on land clearance which would affect the future implementation of YLS.

(b) Comments of the Project Manager (West), CEDD (PM(W), CEDD):

No objection to the application.

7. District Officer’s Comments

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

His office has not received any comment from the village representatives in the vicinity.

8. Other Departments

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Director of Agriculture, Fisheries and Conservation (DAFC) and Commissioner of Police (C of P) have no comment on the application.

Recommended 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 that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) 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;
 - (ii) within the Site, Lots No. 1937, 1945 & 1954, 1946, 1955 & 1957, 1947 & 1956, and 1948 in D.D. 117 are covered by Short Term Waivers (STWs) No. 3730 to 3734 respectively, to permit structure(s) erected thereon for the purpose of “Open storage and warehouse for storage of construction material with ancillary site office”;
 - (iii) no permission is given for occupation of GL (about 370 m² subject to verification) included in the Site. Any occupation of GL without Government’s prior approval is not allowed;
 - (iv) it is noted that a corner of a structure extending from Lot No. 1956 in D.D. 117 may encroach on the GL (subject to survey) which is outside the Site;
 - (v) the Yuen Long South (YLS) Development Area programme should be taken into account when drawing up the STW boundary and layout of structures to be built on the Site;
 - (vi) the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered; and
 - (vii) the GL has to be excluded from the Site or a formal approval has to be applied for immediately prior to the actual occupation of the GL. Applications for any of the above will be considered by his 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 his department;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Site; and
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;

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

- (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- (ii) the access road connecting the Site with Kung Um Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Kung Um Road;

(g) to note the comments of the Director of Environmental Protection (DEP) 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” should be followed to minimise any potential environmental nuisances on the surrounding area;

(h) to note the comments of the Director of Fire Services (D of FS) that:

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

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
- (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that:

the Site falls within the boundary of YLS Development – Stage 2B. 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. The applicant is reminded that land clearance operation will be carried out at any time before the expiry of the temporary planning permission and no substantial works should be carried out in view of the planned YLS Development – Stage 2B.

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

221202-170310-06564

Reference Number:**提交限期**

16/12/2022

Deadline for submission:**提交日期及時間**

02/12/2022 17:03:10

Date and time of submission:**有關的規劃申請編號**

A/YL-TYST/1190

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Lam Ka Hing

Name of person making this comment:**意見詳情****Details of the Comment :**

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

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



A/YL-TYST/1190 DD117 Tong Yan San Tsuen

15/12/2022 02:14

From:

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

File Ref:

A/YL-TYST/1190

Lots in D.D. 117 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Site area : About 4,164m² Includes Government Land of about 370m²

Zoning : "Other Specified Uses" annotated "Sewage Treatment Works"

Applied Use : Warehouse for Storage of Home Appliance and Furniture / 2 Vehicle Parking

Dear TPB Members,

The site is now part of the area dedicated to the construction of STW to serve the large planned community.

Yet again conditions have not been fulfilled. How much longer will members fail to intervene and terminate operations with a long history of non compliance.

Approval would be yet another indication that law and order is applicable only to urban districts and enforcement of regulations ends at Tai Lam and Lion Rock tunnels.

Mary Mulvihill

From:

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

Date: Thursday, 15 December 2022 2:12 AM CST

Subject: A/YL-TYST/1041 DD117 Tong Yan San Tsuen

Dear TPB Members,

A/YL-TYST/1041

Lots in D.D. 117 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

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Mary Mulvihill

From:

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

Date: Wednesday, 22 July 2020 3:11 AM CST

Subject: A/YL-TYST/1041 DD117 Tong Yan San Tsuen

Dear TPB Members,

Despite clear indication of damage and failure to comply with conditions, members again rolled over the application. AND AGAIN conditions were not complied with, but it took almost 3 years for approval to be revoked. So Applicant is back again confident that once again there will be a roll over.

The planning process is clearly a sham.

Mary Mulvihill

From:

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

Sent: Sunday, November 26, 2017 2:12:20 AM

Subject: A/YL-TYST/865 Tong Yan San Tsuen

A/YL-TYST/865

Lots in D.D. 117 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Site area : About 4,164m² Includes Government Land of about 400m²

Zoning : "Undetermined"

Applied Use : Warehouse for Storage of Home Appliance and Furniture

Dear TPB Members,

Approval should not have been given for open storage in the first place as this site is being considered for zoning as Open Space so storage of construction materials is incompatible with this use.

Re Application 756, 18 Dec 2015, The Chief Town Planner/Urban Design and Landscape, Planning Department had reservations on the application as noticeable vegetation clearance adjacent to the site in the neighbouring "Green Belt" ("GB") and "Conservation Area" ("CA") zones had taken place. It was apparent that the two zones had been disturbed and adverse landscape impact had occurred due to the adjacent non-compatible uses.

Regrettably approval was given but with a number of conditions. Of course they were not complied with and on 18 June 2016 was revoked as the applicant had failed to comply with conditions (h), (j), (l), (o) & (p).

It is obvious from Google images that this site continues to be illegally used for brownfield despite this. Relevant departments should be instructed to take action.

Further approval of storage at this site would set an undesirable precedent and encourage further degradation of the surround GB and Conservation areas.

Mary Mulvihill