

2023年 2月 14日

此文件在 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。

Appendix I of RNTPC  
Paper No. A/YL-TYST/1205

This document is received on 14 FEB 2023  
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/1205 UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年  
的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: [https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](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](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

2300423 10.2.2023 By Hand

Form No. S16-III 表格第 S16-III 號

|                                 |                         |                |
|---------------------------------|-------------------------|----------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/YL-TYST/1205 |
|                                 | Date Received<br>收到日期   | 14 FEB 2023    |

- 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。

|  |
|--|
| <b>1. Name of Applicant 申請人姓名/名稱</b>   |
| ( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) |
| Hang Sing Limited (行陞有限公司)   |

|  |
|--|
| <b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>   |
| ( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) |
| Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)   |

|   |  |
|---|--|
| <b>3. Application Site 申請地點</b>   |  |
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼(如適用) | Lots 1258(Part) & 1267(Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,410 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Gross floor area 總樓面面積 ..... Not more than 947 ..... sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積(倘有)   | ..... Nil ..... sq.m 平方米 <input type="checkbox"/> About 約  |

|  |   |
|--|---|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Tong Yan San Tsuen Outline Zoning Plan (OZP)<br>No. S/YL-TYST/14   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | 'Undetermined' ("U")  |
| (f) Current use(s)<br>現時用途   | Warehouse<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

| Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of "Current Land Owner(s)"<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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)<sup>#</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>\*</sup>

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)<sup>\*</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>\*</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
8/2/2023 (DD/MM/YYYY)<sup>\*</sup>  
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<sup>\*</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 9/2/2023 (DD/MM/YYYY)<sup>\*</sup>  
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<sup>\*</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

☐ year(s) 年 .....

☐ 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 ☐About 約

Proposed covered land area 擬議有上蓋土地面積 .....sq.m ☐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 ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m ☐About 約

Proposed gross floor area 擬議總樓面面積 .....sq.m ☐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  |                                  |   |   |
| <p>.....</p> <p>.....</p>  |                                  |   |   |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | Yes 是                            | <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>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)<br>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  |   |
| (c) Impacts of Development Proposal 擬議發展計劃的影響<br>(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?<br>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<br><p>.....</p> <p>.....</p> <p>.....</p>   |   |
|  | No 否                             | <input type="checkbox"/>  |   |
| (ii) Does the development proposal involve the operation on the right?<br>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)<br>(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<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>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?<br>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"/> |
| <p>.....</p> <p>.....</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)<br>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) |
| ..... |  |
| ..... |  |
| ..... |  |
| ..... |  |
| ..... |  |

| (B) Renewal of Permission for Temporary Use or Development in Rural Areas<br>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<br>與許可有關的申請編號                            | A/ <u>YL-TYST</u> / <u>1004</u>  |
| (b) Date of approval<br>獲批給許可的日期  | <u>26.5.2020</u> (DD 日/MM 月/YYYY 年)  |
| (c) Date of expiry<br>許可屆滿日期  | <u>26.5.2023</u> (DD 日/MM 月/YYYY 年)  |
| (d) Approved use/development<br>已批給許可的用途/發展   | Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years  |
| (e) Approval conditions<br>附帶條件   | <input type="checkbox"/> The permission does not have any approval condition<br>許可並沒有任何附帶條件<br><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions<br>申請人已履行全部附帶條件<br><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):<br>申請人仍未履行下列附帶條件：<br>_____<br>_____<br>Reason(s) for non-compliance:<br>仍未履行的原因：<br>_____<br>_____<br>(Please use separate sheets if the space above is insufficient)<br>(如以上空間不足，請另頁說明) |
| (f) Renewal period sought<br>要求的續期期間  | <input checked="" type="checkbox"/> year(s) 年 ..... <u>3</u> .....<br><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。

1. The application site is intended for warehouse use.
2. The construction materials to be stored at the site includes tiles, sanitary ware, marble and alike.
3. The application site situates within the 'Category 1 areas' according to Town Planning Board Guidelines for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) and the application site is subject to previous planning permissions.
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 warehouse use.
6. Open storage & warehouse uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and warehouse uses.
8. No repairing, dismantling, cleaning or other workshop activities is proposed within the application site.
9. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance will access the application site.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because no operation will be held during sensitive hours.
12. Insignificant drainage impact.
13. Shortage of land for port back-up purpose in Tong Yan San Tsuen.
14. The application site is subject to previous planning permission No. A/YL-TYST/1004 and all approval conditions imposed to the last planning permission have been complied with.



**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.  
本人現准許委員會的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

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

10/2/2023

(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.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)  |
| Location/address<br>位置/地址              | Lots 1258(Part) & 1267(Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.  |
| Site area<br>地盤面積                      | 1,410 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)  |
| Plan<br>圖則                             | Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14  |
| Zoning<br>地帶                           | 'Undetermined' ("U")  |
| Type of Application<br>申請類別            | <input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____<br><input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural<br>Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years  |

|  |  |   |  |
|--|--|---|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | NA <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於             | NA <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於              |
|  | Non-domestic<br>非住用  | 947 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Not more than 不多於 | 0.67 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數  | Domestic<br>住用   | NA  |  |
|  | Non-domestic<br>非住用  | 4   |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | NA  | m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|  |  | NA  | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                   |
|  | Non-domestic<br>非住用  | 11  | m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)                                 |
|  |  | 1   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                   |
| (iv) Site coverage<br>上蓋面積   | 67.2 % <input checked="" type="checkbox"/> About 約   |   |  |
| (v) No. of parking spaces and loading / unloading spaces<br>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<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>NA |   | 0<br>0<br>0<br>0<br>0  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |   | 1  |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>NA   |   | 0<br>0<br>1<br>0<br>0  |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | Chinese<br>中文            | English<br>英文                       |
| <b>Plans and Drawings 圖則及繪圖</b>  |                          |                                     |
| 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"/> |
| Site plan, location plan and as-built drainage plan                                  |                          |                                     |
| <b>Reports 報告書</b>   |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>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 Construction Materials  
for a Period of 3 Years  
at  
Lots 1258(Part) & 1267(Part) in D.D. 119, Pak Sha Tsuen, Yuen Long,  
N.T.**

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**Annex 1 Estimated Traffic Generation**

- 1.1 As shown in **Figure 2**, the application site is accessible via a vehicular track leading from Kung Um Road. In view of that the site is intended for warehouse use, traffic generated by the proposed development would be 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 <u>Peak Hours</u> (pcu/hr) | Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr) |
|--|--|--|---|---|
| Light goods vehicle (not exceeding 5.5 tonnes) | 0.19                                     | 0.19                                     | 0   | 0   |

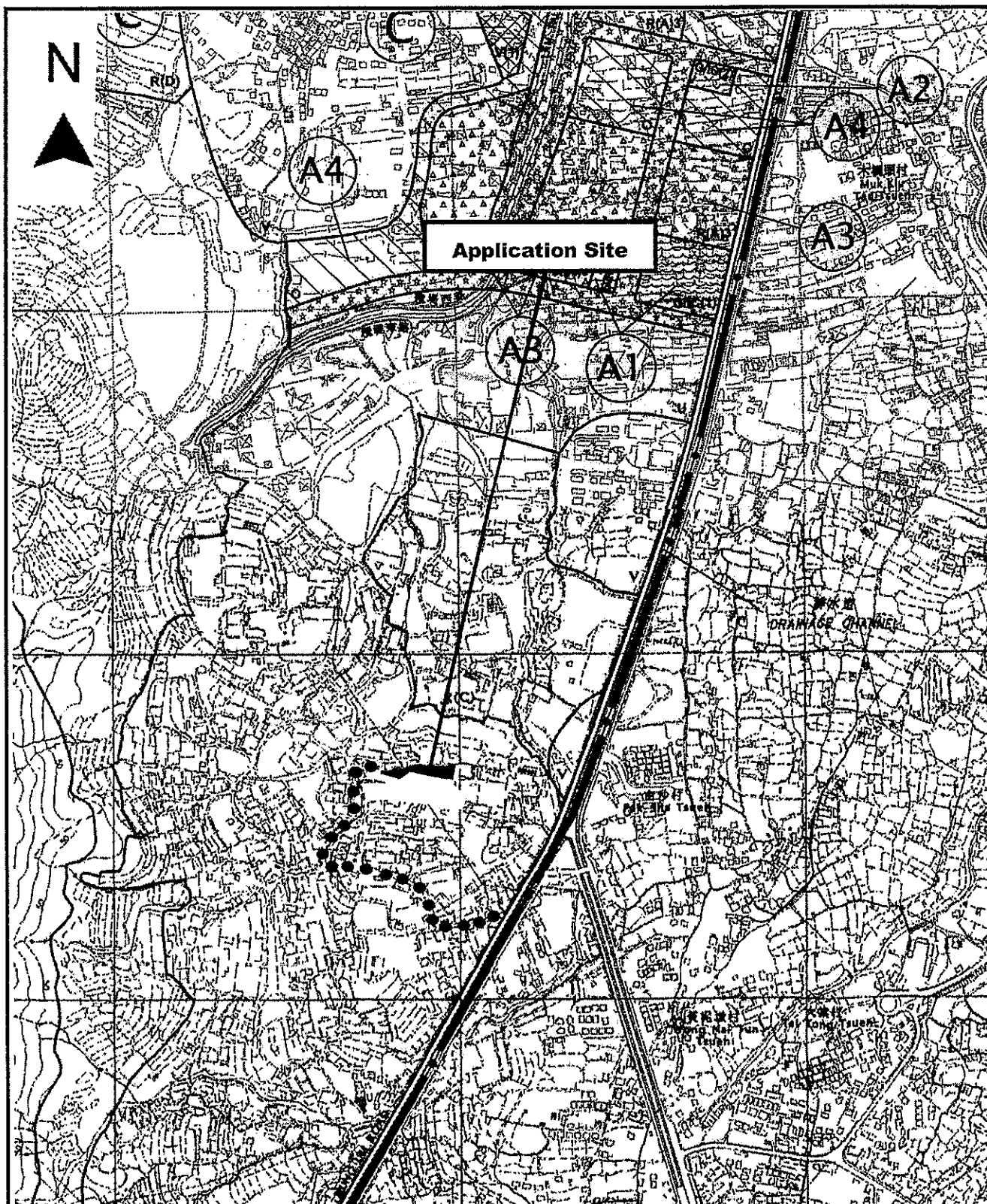
Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 5:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of light goods vehicle is 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 In association with the intended purpose, adequate space for manoeuvring of exhibition materials would be provided and so 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 Construction Materials for a Period of 3 Years at Lots 1258(Part) & 1267(Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Remarks 備註:

●●● Vehicular access leading from Kung Um Road

Drawing No. 圖號:

Figure 2

Scale 比例:

1:7500

N



**Structure 2**

Water tank being part of  
fire service installations  
GFA: Not exceeding 30m<sup>2</sup>  
Height: Not exceeding 5m  
No. of storey: 1

One loading/unloading  
bay of 7m x 3.5m  
for light goods vehicle

5m Ingress/  
Egress

**Structure 3**

Pump room being part of  
fire service installations  
GFA: Not exceeding 15m<sup>2</sup>  
Height: Not exceeding 5m  
No. of storey: 1

11m manoeuvring  
circle

**Structure 1**

Warehouse for storage of  
construction materials  
GFA: Not exceeding 900m<sup>2</sup>  
Height: Not exceeding 11m  
No. of storey: 1

**Structure 4**

Electricity meter room  
GFA: Not exceeding 2m<sup>2</sup>  
Height: Not exceeding 3m  
No. of storey: 1

Project 項目名稱:

Proposed Temporary Warehouse for  
Storage of Construction Materials for a  
Period of 3 Years at Lots 1258(Part) &  
1267(Part) in D.D. 119, Pak Sha Tsuen,  
Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

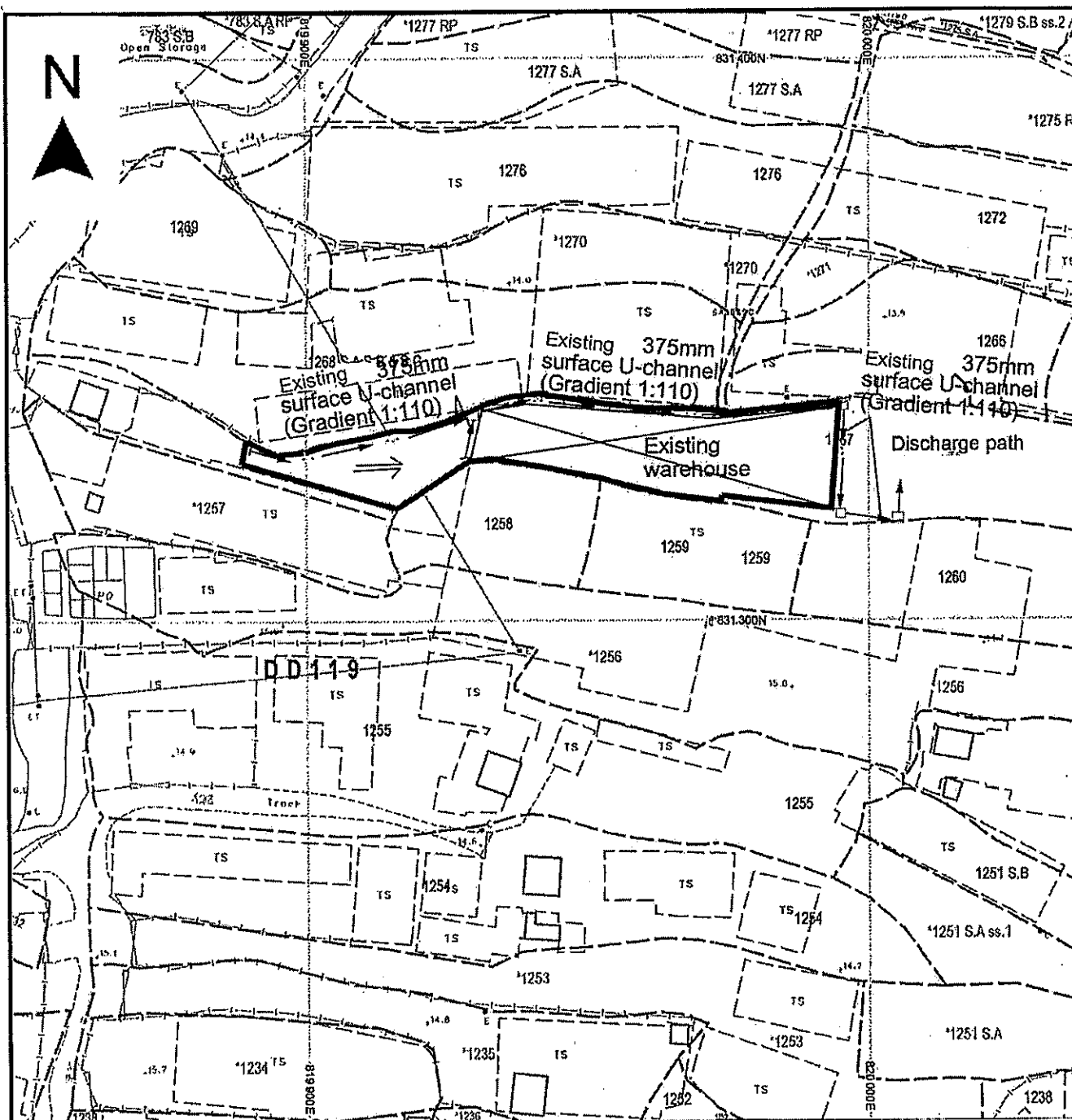
Figure 3

Remarks 備註:

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years at Lots 1258(Part) & 1267(Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Remarks 備註:

- ← Flow of surface runoff
- Existing catchpit

Drawing No. 圖號:

Figure 4

Scale 比例:

1:1000

Date: 17 February 2023

TPB Ref.: A/YL-TYST/1205

By Email

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

Dear Sir,

**Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years at Lots 1258(Part) & 1267(Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.**

We write to confirm that the layout and the use of the proposed development at the captioned site is the same as the layout and use of the last planning permission No. A/YL-TYST/1004.

We are glad to submit the FSI plan and the FS251 certificates herewith for the consideration of the Director of Fire Services (D of FS).

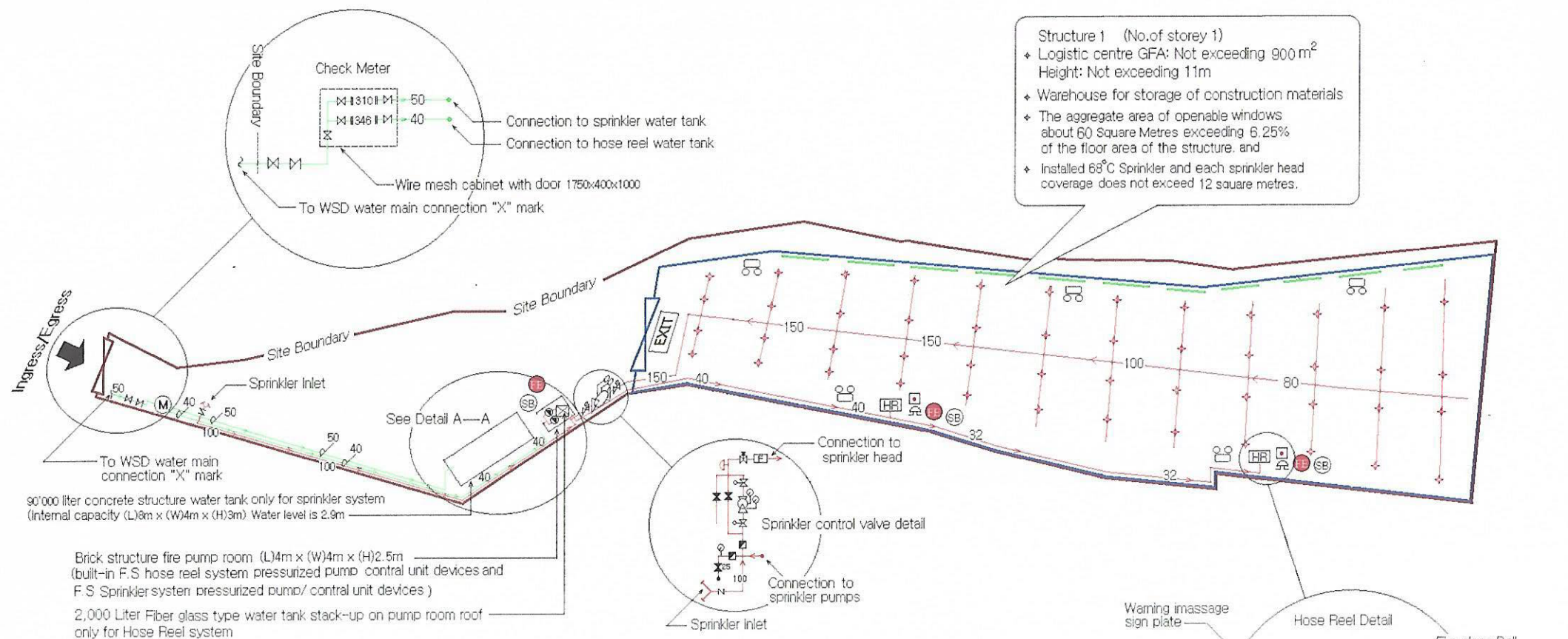
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Joyce TAM) –  
By Email



#### Legends :

|                              |                  |  |                       |                              |                       |                                   |
|------------------------------|------------------|--|-----------------------|------------------------------|-----------------------|-----------------------------------|
| Hose Reel                    | Exit Sign        | 5 kg CO <sub>2</sub> Gase Type Fire Extinguisher | Water alarm bell      | Gate valve (normal close)    | Control / Alarm valve | 15 KW Sprinkler pump              |
| Manual Fire Alarm Call Point | Emergency Light  | Sand Bucket                                      | Pressure switch       | Gate valve (with monitoring) | Sprinkler INLET       | 2.2 KW Jockey pump/Hose reel pump |
| Fire Alarm Bell              | Non Return Valve | Subsidiary valve/ Flow switch                    | Proving pipe assembly | Pressure gauge               |                       |                                   |

Application Address : Lots 1258 (part) & 1267 (part) in D.D. 119 Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title : Fire Service Installation Layout Plan

Drawing No: LOP/10-01m/FS

Scale 1: 500

Drawing by : K.W.Lee Tel: [REDACTED]

Date : 10 January 2020



## Appendix I

Application Address: Lots 1258(Part) & 1267(Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.  
(Temporary warehouse for Storage of Construction Materials for a period of 3 Years.)

### F.S. Notes:

- A. Hose Reel System to provided and installed for the structure (Container Freight Station) in accordance with the Code of practice for minimum Fire service installation and equipment 2012.
1. There shall be sufficient Hose Reel to ensure that every part of the area can be reached by a length of not more than 30m of hose reel tubing.
  2. An modified Hose Reel system with 2000 L F.S. Water Tank shall be provided. There shall be single end water supply will be feed from Town Main. The location of this F.S. Water Tank and F.S. Pump Room are clearly marked on plans.
  3. Two fixed Fire Pump (Duty & Standby) to be provided in the Pump Room.
  4. No F.S. Inlet to provided in this area.
  5. An instruction plate shall be provided next to the Break Glass unit for operation of Hose Reel.
- B. An Automatic Sprinkler System shall be provided to the entire structure in accordance with LPC rules incorporating BS EN 12845:2003 and FSD Circular Letter 3/2006 & 3/2012.
1. Maximum storage area for any single-block shall be 50m<sup>2</sup> for Sprinkler System with Hazard Group of OH3 according to LPC rules incorporating BS EN 12845:2003.
  2. The material are stored in free-stating storage (ST1). The maximum storage height is 4m.
  3. Storage blocks should be separated by aisles no less than 2.4 wide.
  4. Storage should be confined to block not exceeding 150m<sup>2</sup> in plan area for category 1.
  5. A 90,000 L Sprinkler Water Tank to be provided as indicated on the plan. Single end water supply will be feed From Town Main.
  6. Sprinkler Control Valve set and Sprinkler Inlet to be provided at ground floor and the location as indicated on plan.
  7. Two fixed Fire Pump (Duty & Standby) and one Sprinkler Jockey to be provided for serving the structure and Located in Pump Room.
  8. Unless otherwise specified. All installed Sprinkler should be pendent type and the temperature rating of Sprinkler Head 68°C
- C. Fire Alarm System shall be provided throughout the area in accordance with BS 5839-1:2002+A2:2008 And FSD Circular letter No.1/2009 & 3/2010 One actuation point and one audio warning device should be Located at each Hose Reel point . The actuation point should include facilities for Fire Pump start and audio/visual Warming device initiation.
- D. Sufficient Emergency Lighting in accordance with BS 5266 - part 1: 2011 and BS EN 1838: 2013 shall be provided throughout the entire building /structures.
- E. Sufficient directional and Exit Sign shall be provided in accordance with BS 5266 : part 1 and FSD Circular Letter 5/2008.
- F. An conventional type Fire Alarm Panel to be provided and location inside Pump Room.
- G. Portable Fire Extinguishers to be provided at locations clearly indicated on plans.  
And 5 Kg CO2 Type Fire Extinguisher shall provided for Pump Room.
- H. No Emergency Generator to be provided for serving the emergency power. Duplicated power supplies for all Fire Services installations comprising a cable connected from electricity mains directly before the main switch.
- I. No Smoke extraction system well be provided for the structure as the aggregate area of openable windows for the warehouse exceeds 6.25% of the floor area. (Total area would be 900m x 6.25% =56.25m<sup>2</sup>) which is greater than the area of openable window provided.
- J. The location of the openable windows shall also be delineated on plans.
- K. When a ventilation /air conditioning control system to a Building is provided. It shell stop mechanically Induced air movement within a designated Fire compartment.
- L. The manual Fire Alarm system &Sprinkler system shall be linked to the automatic Fire Alarm and connect to Fire Service Communication Centre by direct line.



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

堅固消防（裝置及設備）規例

A 7954553

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

Lots 1258 (Part) &amp; 1267 (Part) in D.D. 119 Pak Sha Tsuen, Yuen Long, N.T.

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Pak Sha Tsuen

Block:

座

District:

分區

Yuen Long, N.T.

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<br>(1-35) | Type of FSI 裝置類型        | Location(s) 位置               | Comment on Condition 狀況評述  | Completion Date<br>完成日期(DD/MM/YY) | Next Due Date<br>下次到期日(DD/MM/YY) |
|-------------------|-------------------------|------------------------------|--|-----------------------------------|----------------------------------|
| 28                | Sprinkler System        | G/F<br>Existing<br>Installed | 68 C Sprinkler Head<br>2 Nos. Sprinkler Pump & 1 No. Jockey Pump<br>1 No. Sprinkler Valve & 1 No. Water Alarm Gong<br>1 No. 32 Zone Control Panel & 1 No. Flow Switch<br>1 No. 90,000 L Concrete Structure Water Tank<br>1 No. Sprinkler Inlet | Conforms with<br>FSD Requirements | 17 Feb 2024                      |
| 13                | Fire Alarm System (MFA) |                              | 2 Nos. Manual Call Point & 2 Nos. Alarm Bell   |                                   |                                  |
| 23                | Hose Reel System        |                              | 2 Nos. Hose Reels Set & 2 Nos. F.S. Pumps<br>1 No. 2,000L Water Tank   |                                   |                                  |
| 11                | Emergency Lighting      |                              | 5 Nos. Emergency Lighting  |                                   |                                  |
| 12                | Exit Sign               |                              | 1 NO. Exit Sign  |                                   |                                  |

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

| Code 編碼<br>(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<br>完成日期(DD/MM/YY) |
|-------------------|------------------|----------------|------------------------------------|---------------------------|-----------------------------------|
|                   |                  |                |                                    |                           |                                   |
|                   |                  |                |                                    |                           |                                   |
|                   |                  |                |                                    |                           |                                   |
|                   |                  |                |                                    |                           |                                   |
|                   |                  |                |                                    |                           |                                   |
|                   |                  |                |                                    |                           |                                   |
|                   |                  |                |                                    |                           |                                   |
|                   |                  |                |                                    |                           |                                   |
|                   |                  |                |                                    |                           |                                   |

## Part 3 第三部 Defects 損壞事項

| Code 編碼<br>(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 |
|-------------------|------------------|----------------|--------------------------|-------------------------|
|                   |                  |                |                          |                         |
|                   |                  |                |                          |                         |
|                   |                  |                |                          |                         |
|                   |                  |                |                          |                         |
|                   |                  |                |                          |                         |
|                   |                  |                |                          |                         |
|                   |                  |                |                          |                         |
|                   |                  |                |                          |                         |
|                   |                  |                |                          |                         |

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

Site Contact:

Lee Kai Wing

For FSD  
use only:

Inspected

Key-in

Verified



消防裝置及設備證書

**A 9176483**

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

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。

Verified

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

**Previous Applications covering the Application Site**

**Approved Applications**

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)</u></b>   | <b><u>Date of Consideration (RNTPC)</u></b> |
|---|-------------------------------|---|---|
| 1 | A/YL-TYST/450                 | Temporary Warehouse for Storage of Metal Ware, Machinery and Spares Parts for a Period of 3 Years                   | 18.9.2009<br>[revoked on 18.10.2011]        |
| 2 | A/YL-TYST/580                 | Temporary Warehouse for Storage of Exhibition Materials and Construction Materials for a Period of 3 Years          | 30.3.2012<br>[revoked on 30.8.2013]         |
| 3 | A/YL-TYST/719                 | Temporary Warehouse for Storage of Construction Material, Exhibition Material and Furniture for a Period of 3 Years | 27.3.2015<br>[revoked on 27.9.2016]         |
| 4 | A/YL-TYST/797                 | Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years                                   | 15.7.2016<br>[revoked on 15.10.2018]        |
| 5 | A/YL-TYST/1004                | Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years                          | 26.5.2020                                   |

**Rejected Application**

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)</u></b>   | <b><u>Date of Consideration (RNTPC)</u></b> | <b><u>Rejection Reason</u></b> |
|---|-------------------------------|---|---|--------------------------------|
| 1 | A/YL-TYST/943                 | Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years | 1.2.2019                                    | (1)                            |

Rejection Reason:

- (1) Four previous planning permissions granted on the site by the Town Planning Board were revoked due to non-compliance with the approval conditions, two of which were submitted by the same applicant as the current application. Approval of the application with repeated non-compliances with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism.



**Similar Applications within/straddling the “U” Zone  
on the Tong Yan San Tsuen OZP since 2018**

**Approved Applications**

|    | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)/Development(s)</u></b>   | <b><u>Date of Consideration<br/>(RNTPC)</u></b> |
|----|-------------------------------|--|---|
| 1  | 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  |
| 2  | A/YL-TYST/879                 | Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years  | 16.3.2018<br>[revoked on 16.2.2020]             |
| 3  | A/YL-TYST/889                 | Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years  | 20.4.2018                                       |
| 4  | A/YL-TYST/871                 | Temporary Warehouse for Storage of Clothes and Shoes for a Period of 3 Years   | 4.5.2018<br>[revoked on 4.8.2019]               |
| 5  | A/YL-TYST/891                 | Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years  | 4.5.2018  |
| 6  | 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<br>[revoked on 4.10.2020]              |
| 7  | 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<br>[revoked on 3.7.2020]               |
| 8  | 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<br>[revoked on 17.1.2021]             |
| 9  | A/YL-TYST/909                 | Temporary Warehouse for Storage of Construction Material for a Period of 3 Years   | 7.9.2018<br>[revoked on 7.12.2020]              |
| 10 | A/YL-TYST/910                 | Temporary Warehouse for Storage of Construction Material for a Period of 3 Years   | 7.9.2018<br>[revoked on 7.12.2020]              |
| 11 | 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                                       |
| 12 | 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                                       |
| 13 | A/YL-TYST/920                 | Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years   | 19.10.2018<br>[revoked on 19.3.2021]            |
| 14 | A/YL-TYST/923                 | Temporary Warehouse for Storage of Furniture for a Period of 3 Years   | 2.11.2018                                       |
| 15 | A/YL-TYST/927                 | Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years   | 7.12.2018<br>[revoked on 7.5.2021]              |
| 16 | A/YL-TYST/928                 | Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years  | 7.12.2018                                       |
| 17 | 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  |
| 18 | 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<br>[revoked on 1.5.2021]               |

|    | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)/Development(s)</u></b>  | <b><u>Date of Consideration (RNTPC)</u></b> |
|----|-------------------------------|---|---|
| 19 | A/YL-TYST/945                 | Temporary Warehouse and Open Storage of Homeware for a Period of 3 Years  | 8.3.2019                                    |
| 20 | 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                                   |
| 21 | A/YL-TYST/971                 | Temporary Warehouse for Storage of Paper Products and Electronic Goods for a Period of 3 Years  | 2.8.2019                                    |
| 22 | A/YL-TYST/972                 | Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years   | 2.8.2019<br>[revoked on 2.1.2022]           |
| 23 | A/YL-TYST/960                 | Temporary Warehouse for Storage of General Goods for a Period of 3 Years  | 16.8.2019<br>[revoked on 16.1.2022]         |
| 24 | 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<br>[revoked on 6.2.2022]           |
| 25 | A/YL-TYST/982                 | Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years                                     | 18.10.2019                                  |
| 26 | A/YL-TYST/987                 | Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 years   | 15.11.2019                                  |
| 27 | 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                                  |
| 28 | A/YL-TYST/983                 | Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years  | 3.1.2020                                    |
| 29 | A/YL-TYST/1007                | Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years                                 | 24.4.2020                                   |
| 30 | 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                                   |
| 31 | A/YL-TYST/1009                | Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years  | 26.6.2020                                   |
| 32 | A/YL-TYST/1021                | Temporary Warehouse for Storage of Furniture for a Period of 3 Years  | 26.6.2020<br>[revoked on 26.11.2022]        |
| 33 | A/YL-TYST/1022                | Temporary Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years  | 26.6.2020<br>[revoked on 26.9.2022]         |
| 34 | A/YL-TYST/1030                | Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years  | 1.9.2020<br>[revoked on 1.12.2022]          |
| 35 | A/YL-TYST/1025                | Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years  | 23.10.2020<br>[revoked on 23.4.2021]        |
| 36 | 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<br>[revoked on 20.5.2022]        |
| 37 | A/YL-TYST/1019                | Temporary Warehouse for Storage of Construction Materials and Exhibition Materials for a Period of 3 Years                                      | 20.11.2020                                  |
| 38 | 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<br>[revoked on 20.2.2023]        |

|    | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)/Development(s)</u></b>  | <b><u>Date of Consideration (RNTPC)</u></b> |
|----|-------------------------------|---|---|
| 39 | 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                                  |
| 40 | A/YL-TYST/1057                | Temporary Storage of Construction Materials for a Period of 3 Years   | 4.12.2020<br>[revoked on 4.12.2021]         |
| 41 | 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<br>[revoked on 18.9.2021]        |
| 42 | 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<br>[revoked on 18.9.2021]        |
| 43 | 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                                   |
| 44 | 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                                   |
| 45 | A/YL-TYST/1079                | Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years   | 26.3.2021                                   |
| 46 | 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                                   |
| 47 | 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                                   |
| 48 | A/YL-TYST/1089                | Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years   | 14.5.2021                                   |
| 49 | A/YL-TYST/1094                | Temporary Warehouse for Storage of Furniture for a Period of 3 Years  | 11.6.2021                                   |
| 50 | 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                                   |
| 51 | 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                                    |
| 52 | 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                                   |
| 53 | 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                                   |
| 54 | A/YL-TYST/1108                | Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years  | 24.9.2021                                   |
| 55 | A/YL-TYST/1109                | Proposed Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years   | 24.9.2021                                   |

|    | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)/Development(s)</u></b>   | <b><u>Date of Consideration (RNTPC)</u></b> |
|----|-------------------------------|--|---|
| 56 | A/YL-TYST/1112                | Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years   | 24.9.2021                                   |
| 57 | A/YL-TYST/1122                | Temporary Warehouse for Storage of Furniture for a Period of 3 Years   | 10.12.2021                                  |
| 58 | A/YL-TYST/1125                | Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years   | 24.12.2021                                  |
| 59 | A/YL-TYST/1137                | Renewal of Planning Approval for Temporary Warehouse and Open Storage for Storage of Homeware for a Period of 3 Years  | 28.1.2022                                   |
| 60 | A/YL-TYST/1138                | Temporary Warehouse for Storage of Non-staple Food for a Period of 3 Years   | 28.1.2022                                   |
| 61 | A/YL-TYST/1140                | Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years | 28.1.2022                                   |
| 62 | A/YL-TYST/1141                | Proposed Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years  | 18.2.2022                                   |
| 63 | A/YL-TYST/1152                | Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years  | 1.6.2022                                    |
| 64 | A/YL-TYST/1159                | Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years   | 24.6.2022                                   |
| 65 | A/YL-TYST/1167                | Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years  | 29.7.2022                                   |
| 66 | A/YL-TYST/1169                | Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years   | 12.8.2022                                   |
| 67 | A/YL-TYST/1171                | Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years                           | 26.8.2022                                   |
| 68 | A/YL-TYST/1173                | Proposed Temporary Warehouse for Storage of Electronic Goods, Furniture and Construction Materials for a Period of 3 Years   | 9.9.2022                                    |
| 69 | A/YL-TYST/1174                | Proposed Temporary Warehouse for Storage of General Goods for a Period of 3 Years  | 9.9.2022                                    |
| 70 | A/YL-TYST/1175                | Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years   | 9.9.2022                                    |
| 71 | A/YL-TYST/1177                | Proposed Temporary Warehouse for Storage of Exhibition Materials and Construction Materials for a Period of 3 Years  | 23.9.2022                                   |
| 72 | A/YL-TYST/1182                | Renewal of Planning Approval for Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years                        | 14.10.2022                                  |
| 73 | A/YL-TYST/1183                | Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years   | 11.11.2022                                  |
| 74 | A/YL-TYST/1184                | Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years   | 11.11.2022                                  |
| 75 | A/YL-TYST/1185                | Temporary Warehouse for Storage of Furniture for a Period of 3 Years   | 11.11.2022                                  |

|    | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)/Development(s)</u></b>   | <b><u>Date of Consideration (RNTPC)</u></b> |
|----|-------------------------------|--|---|
| 76 | 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                                  |
| 77 | A/YL-TYST/1191                | Proposed Temporary Warehouse for Storage of Construction Materials and Metal Ware with Ancillary Office for a Period of 3 Years                  | 13.1.2023                                   |
| 78 | A/YL-TYST/1197                | Temporary Vehicle Repair Workshop and Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years               | 3.3.2023                                    |
| 79 | A/YL-TYST/1198                | Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years | 3.3.2023                                    |
| 80 | A/YL-TYST/1202                | Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years   | 17.3.2023                                   |

### **Rejected Applications**

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)/Development(s)</u></b>  | <b><u>Date of Consideration (RNTPC)</u></b> | <b><u>Rejection Reason</u></b> |
|---|-------------------------------|---|---|--------------------------------|
| 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/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, thus nullifying the statutory planning control.

**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. Environment**

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- no environmental complaint concerning the Site received in the past three years.

**4. Drainage**

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

- no objection in principle to the proposed development;
- based on the drainage proposal enclosed in the application, apparently the applicant would maintain the same drainage facilities as those maintained under previous planning application No. A/YL-TYST/1004; 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 existing drainage facilities implemented under application No. A/YL-TYST/1004 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.

## **5. Fire Safety**

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

No objection in principle to the renewal application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

## **6. Building Matters**

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

- no adverse comment on 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.

## **7. 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 “Residential – Zone 2 (Subsidised Sale Flats with Commercial)” and “Amenity” and partly within an area shown as ‘Road’; and
- the objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses 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 on the possible implication on land clearance which would affect the future implementation of YLS.

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

No objection to the application.

## **8. District Officer’s Comments**

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

- his office has not received any feedback from locals.

**9. Other Departments**

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) 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 the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) within the Site, Lots 1267 and 1258 in D.D. 119 are covered by Short Term Waiver (STW) No. 3584 and 4291 respectively for the purposes of “Warehouse for Storage of Exhibition Materials and Construction Materials” and “Warehouse for Storage of Construction Materials, Exhibition Materials and Furniture”; and
  - (iii) the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) 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(s) 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that:

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;
- (d) 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;
- (e) 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;
- (f) 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 Buildings Ordinance (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 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; and
- (g) 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 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.