

2023年 10月 1 2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/1242B

This document is received on 12 OCT 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
UNDER SECTION 16 OF YL-TYST
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2302629

5/10 by hand

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	A/TL-TYST/1242
	Date Received 收到日期	12 OCT 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.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Golden Macro Logistics Limited 金宏物流有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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)	Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai 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 1,450 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,084 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 327 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 No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)", "Residential (Group B)1" and "Government, Institution or Community"
(f) Current use(s) 現時用途	Occupied by vacant structure (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
4/9/2023 - 18/4/2023 (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 10/10/2023 (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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

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

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

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

(a) Proposed use(s)/development
擬議用途/發展Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Facilities 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 366sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 1,084sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 1

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 1,084sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 1,084sq.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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, RAIN SHELTER, WASHROOM AND FIRE SERVICE INSTALLATIONS	1,084 m ² (ABOUT)	1,084 m ² (ABOUT)	NOT EXCEEDING 7.5 m (1-STORY)
TOTAL		1,084 m ² (ABOUT)	1,084 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN

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 2 (PC)

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 1 (LGV)

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 Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holiday																																	
(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)) Accessible from Tan Kwai Tsuen Road via Shui Fu Road <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)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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 or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/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	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <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： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

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 this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

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

Signature
簽署


.....
Michael WONG

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他

on behalf of 代表 R-riches Property Consultants Limited 盈卓物業顧問有限公司

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



Date 日期

4/10/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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 available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 2611 S.A (Part) in D.D. 124 and adjoining Government Land, Tan Kwai Tsuen, Yuen Long, New Territories
Site area 地盤面積	1,450 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 327 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	"Residential (Group D)", "Residential (Group B)1" and "Government, Institution or Community"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,084 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.75 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	7.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	75 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		1 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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"/>
Plan showing the land status of the application site, Plan showing the zoning of the application site		
Plan showing the details of the original premises		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
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。

Supplementary Statement

1) Background and Justifications

Background

- 1.1 The applicant, *Golden Macro Logistics Limited*, seeks planning permission from the Town Planning Board (the Board) to use *Lot 2611 S.A (Part) in D.D. 124 and adjoining Government Land (GL), Tan Kwai Tsuen, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years'** (Plan 1 to 3).

Affected by the Implementation of Yuen Long South Development Area

- 1.2 The current application is intended to facilitate the relocation of the affected business premises in Shan Ha Tsuen, Yuen Long (i.e. Various Lots in D.D. 121) due to land resumption to pave way for the development of Yuen Long South Development Area (YLSDA) (**Plans 4 and 5**). The affected premises have been in use since the early 1990s, and its operation involves of storage of goods with ancillary office to support daily operations; therefore, it is considered as a warehouse (excluding dangerous goods godown).
- 1.3 The applicant's original premises currently falls within an area zoned as “Village Type Development (1)” and “Residential (Group D)” on the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14 (**Plan 5**). According to the implementation program of the development of YLSDA, the premises fall within sites under the ‘*First Phase Development*’ and ‘*Remainder of Third Phase Development*’ (**Plan 6**). As land where the premises will be developed for residential use upon the completion of the YLSDA, the concerned parcel of land will be resumed and reverted to the Government in the future. Therefore, the applicant desperately needs to identify suitable site for relocation to continue its business operation.

Applicant's Effort in Identifying Suitable Site for Relocation

- 1.4 Whilst the applicant has spent effort to relocate its premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various

issues such as land use incompatibility, environmental concerns, land ownership, accessibility or site area being too small/big (**Appendix I** and **Plan 7**). After a lengthy site search process, the Site was identified for relocation as it is easily accessible from Tan Kwai Tsuen Road via Shui Fu Road (**Plan 1** and **3**).

Applied Use Is the Same as the Affected Business in Shan Ha Tsuen

- 1.5 The proposed development involves of 'warehouse (excluding dangerous goods godown)' use with ancillary facilities (i.e. site office and fire service installations) to support the daily operation of the Site. The applied use is identical to the affected business premises in Shan Ha Tsuen (**Appendix II**). Although the Site area is smaller than the original premises in Shan Ha Tsuen, the applicant has had trouble identifying a suitable relocation site and willing to relocate to a smaller premises to continue its operation.
- 1.6 Furthermore, the affected business premises would be able to relocate to the Site as soon as approval has been granted from the Board, due to the fact that the Site is already occupied by an existing temporary structure¹ (**Plan 8**). Therefore, the applicant would only require to convert the existing structure to meet the operational requirement for the proposed use. This could save time for construction and site preparation at the relocation site, thereby, minimizing the impact on the YLSDA implementation program.

The Proposed Development is Not Incompatible with Surrounding Land Use

- 1.7 The Site is currently hard-paved and occupied by a temporary structure and mainly surrounded by GIC and residential uses, open storage, vacant land and woodland. The building height and scale of the proposed development is considered not incompatible with the surrounding area (**Plans 1, 3, 8 and 9**). Upon approval of the planning application, the applicant will make effort in complying with approval conditions related to fire service and drainage aspects, to minimize potential adverse impact arisen from the proposed development.

¹ The existing structure was approved the previous S.16 planning application (No. A/YL-TYST/1050) for 'indoor sports centre'.

2) Planning Context and Land Status

Planning Context

- 2.1 The Site falls within area zoned as "Residential (Group D)" ("R(D)"), "Residential (Group B)1" ("R(B)1") and "Government, Institution or Community" ("GIC") on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 (**Plan 2**). According to the Notes of the OZP, 'warehouse (excluding dangerous goods godown)' is not a column one nor column two two use within the aforesaid zones, which requires permission from the Board.

Previous Application

- 2.3 The Site is the subject of a previous S.16 planning application (No. A/YL-TYST/1050) for 'temporary place of recreation, sports or culture', according to the approved scheme, a 1-storey structure is proposed at the Site for 'indoor sports centre'. The current application involves of conversion of the existing structure (approved under the application No. A/YL-TYST/1050) at the Site for the proposed development.

Land Status

- 2.3 Majority of the Site falls on private Lot 2611 S.A (Part) in D.D. 124 (i.e. *Old Schedule Lots held under the Block Government Lease*), while the remaining area falls on GL (**Plan 3**). The subject private lot is currently owned by Tso Tong. Since there is the restriction that no structure is allowed to be erected without the prior approval of the Government, the applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to Lands Department to make way for erection of the proposed structures and occupancy of GL at the Site respectively. No structure is proposed for domestic use.

3) Development Proposal

Development Details

- 3.1 The Site occupied an area of 1,450 m² (about), including 327 m² (about) of GL (**Plan 3**). One 1-storey structure with building height of not exceeding 7.5 m is proposed at the Site for warehouse (excluding dangerous goods godown), site office, rain shelter and washroom with total GFA of 1,084 m² (about)(**Plan 4**). Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	1,450 m ² (about), including 327 m ² of GL (about)
Covered Area	1,084 m ² (about)
Uncovered Area	366 m ² (about)
Plot Ratio	0.75 (about)
Site Coverage	75% (about)
Number of Structure	1
Total GFA	1,084 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,084 m ² (about)
Building Height	Not exceeding 7.5 m
No. of Storey	1

Operation mode

- 3.2 The operation hours of the proposed development are Monday to Saturday from 09:00 - 19:00. No operation on Sunday and public holiday. The estimated number of staff working at the Site are 8. As the Site is proposed for 'warehouse (excluding dangerous goods godown)' use with no shopfront, no visitor is anticipated at the Site.
- 3.3 The proposed warehouses are intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period. No open storage, repairing, assembling, dismantling and other workshop activities will be

carried out at the Site.

Minimal Traffic Impact

- 3.4 The Site is accessible from Tan Kwai Tsuen Road via Shui Fu Road (**Plan 1**). A total of 3 parking and loading / unloading (L/UL) spaces are provided at the Site (**Plan 9**). 5.5 tonnes vehicle would be used for transportation of goods to support the proposed development. Details of parking and L/UL spaces are shown at **Table 2** below:

Table 2 - Parking and L/UL Provisions

Type of Space	No. of Space
Private Car Parking Space - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	1

- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 10**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction				
	PC (Staff)		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	1	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	1	1	3
Traffic trip per hour (average)	0	0	1	1	2

Minimal Environmental Impact

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The

applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.

- 3.7 During the construction stage, the applicant will follow the good practices stated in ProPECC PN 1/94 to minimize the impact to surrounding environment. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 3.8 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under ProPECC PN 5/93 when designing on-site drainage system with the Site, i.e. the use of septic tank for sewage treatment. The applicant will submit and implement relevant proposals to the satisfaction of Director of Environmental Protection after planning permission has been obtained from the Board. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.

Minimal Landscape Impact

- 3.9 No old and valuable tree or protected species has been identified at the Site.

Minimal Drainage Impact

- 3.10 The applicant will submit a drainage proposal to minimize drainage impact after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

Fire Safety Aspect

- 3.11 The applicant will submit a fire service installation (FSIs) proposal after planning approval has been granted from the Board. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

4) Conclusion

- 4.1 The applicant has previously spent effort in identifying suitable site for relocation of their premises in Sha Ha Tsuen to pave way for the development of YLSDA. Whilst the applicant attempted to relocate its premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix I and Plan 7**). Since the applied use is the same as the affected business premises, approval of the application would save time for construction and site preparation for relocation, thereby minimizing the impact on the YLSDA implementation program. In addition, the private lot portion of the Site is owned by Tso Tong and it is difficult to develop the Site for long term residential or GIC uses, the applied use will be able to better utilize land resources.
- 4.2 Although the proposed development is not a column one nor column two use within the "R(D)", "R(B)1" and "GIC" zones, there is no known long-term residential and GIC development implementation programme of the Site. Therefore, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the aforesaid zones and would better utilize deserted land in the New Territories. Given that the application's special background is to facilitate the development of YLSDA housing, approval of the current application would not set an undesirable precedent within the aforesaid zones and should be considered on its own merits.
- 4.3 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, FSIs proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been obtained from the Board. The applicant will also strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 4.4 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**'.

APPENDICES

Appendix I	Details of Alternative Sites for Relocation
Appendix II	Comparison Table - Original Premises and the Application Site

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Application Site
Plan 3	Plan showing the Land Status of the Application Site
Plan 4	Plan showing the Land Status of the Applicant's Original Premises in Shan Ha Tsuen
Plan 5	Plan Showing the Zoning of the Applicant's Original Premises in Shan Ha Tsuen
Plan 6	Plan showing the Applicant's Original Premises in Shan Ha Tsuen (Development Phasing of Yuen Long South Development Area)
Plan 7	Plan showing the Location of Alternative Sites for Relocation
Plan 8	Aerial Photo of the Application Site
Plan 9	Layout Plan
Plan 10	Swept Path Analysis

Appendix I – Alternative Site Options for Relocation of the Applicant’s Original Premises

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 124, Ha Tsuen, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Lot 2611 (Part) in D.D. 124 and Adjoining GL, Tan Kwai Tsuen, Yuen Long, New Territories
Site Area	2,230 m ² (about)	530 m ² (about)	2,753 m ² (about)	730 m ² (about)	4,150 m ² (about)	1,450m ² (about), including 327m ² of GL
Accessibility	Accessible from Kam Tin Road via a local access	Accessible from Ngau Tam Mei Road via a local access	Accessible from Tin Ha Road via a local access	Accessible from Hong Po Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Tan Kwai Tsuen Road via Shui Fu Road
Distance from Original Premises	8.43km (about) from the original premises	12.08km (about) from the original premises	2.57km (about) from the original premises	4.38km (about) from the original premises	3.23km (about) from the original premises	4.7km (about) from the original premises
Outline Zoning Plan	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Ngau Tam Mei OZP No. S/YL-NTM/12	Approved Hung Shui Kiu OZP No. S/HSK/2	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14
Zoning	“Agriculture”	“Green Belt”	“Village Type Development”	“Green Belt” and “Residential (Group A)”	“Comprehensive Development Area”	“Residential (Group D)”, “Residential (Group B)1” and “Government, Institution or Community”
Existing Condition	Vacant and covered by vegetation	Hard paved and occupied by temporary structures	Hard paved and occupied by temporary structures	Vacant and covered by vegetation	Hard paved and occupied by temporary structures	Hard-paved and occupied by temporary structure
Surrounding Area	Surrounded by open storage, some GIC uses, woodland and residential use	Surrounded by greenhouse and agricultural use	Surrounded by warehouse, open storage, workshop, logistic centre and residential use	Surrounded by residential development, open storage and woodland	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by storage, some GIC uses, woodland, vacant land covered by hard-paving and residential use
Suitability for Relocation	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 10% smaller than the original premises - Tree felling is required - Not compatible with the surrounding area - 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 79% <u>smaller</u> than the original premises - Active agricultural activities at the site - Not compatible with the surrounding area 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 10% larger than the original premises - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 71% <u>smaller</u> than the original premises - Tree felling is required - No direct access to public road - Not compatible with the surrounding area 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 66% <u>larger</u> than the original premises - Not compatible with the surrounding area - Tenancy for portion of the site is not feasible 	<u>Suitable</u> for relocation: <ul style="list-style-type: none"> - 42% smaller than the original premises, however, the GFA is similar - No tree felling - No active agricultural activities - Not incompatible with the surrounding area

Appendix II – Comparison table showing the differences between the original premises and the proposed scheme at the application site

Development Parameters	Original Premises (a)	Current Application (b)	Difference (b)-(a)	
Site Area	2,488 m ² (about)	1,450 m ² (about)	-1,038m ²	-42%
Covered Area	1,094 m ² (about)	1,084 m ² (about)	-10 m ²	-1%
Uncovered Area	1,394 m ² (about)	366 m ² (about)	-1,028 m ²	-74%
Plot Ratio	0.43 (about)	0.75 (about)	-0.32	-74%
Site Coverage	43% (about)	75% (about)	-32%	
No. of Structure	2	1	-1	
Total Gross Floor Area	1,094 m ² (about)	1,084 m ² (about)	-10 m ²	-1%
- Domestic	N/A	N/A	-	
- Non-Domestic	1,094 m ² (about)	1,084 m ² (about)	-10 m ²	-1%
Building Height	6 m (about)	Not exceeding 7.5 m	-	
No. of Storey	1	1	-	
Operation Hours	Monday to Saturday 09:00 – 19:00	Monday to Saturday 09:00 – 19:00	-	

LOCATION OF THE APPLICATION SITE

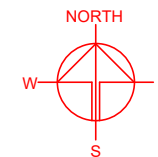
APPLICATION SITE AREA : 1,450 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM TAN KWAI TSUEN ROAD VIA SHUI FU ROAD

ACCESSIBLE FROM TAN KWAI TSUEN ROAD VIA SHUI FU ROAD

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY	DATE
MN	12.9.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,450 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED TONG YAN SAN TSUEN OZP
OZP PLAN NO. : S/YL-TYST/14

ZONING OF THE SITE : "RESIDENTIAL (GROUP D)",
"RESIDENTIAL (GROUP B)1" AND
"GOVERNMENT, INSTITUTION OR COMMUNITY"

青雅居
Meadowlands

APPLICATION SITE

R(B)1

G/IC

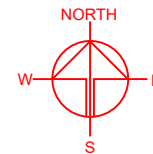
G/IC

丹桂村
Tan Kwai Tsuen

R(D)

GDA

丹桂村南
食水配水庫
Tan Kwai Tsuen
South Fresh Water
Service Reservoir



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

12.9.2023

CHECKED BY

OL

DATE

9.10.2023

APPROVED BY

DATE

DWG. TITLE

ZONING PLAN

DWG NO.

PLAN 2

VER.

002

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

*4175

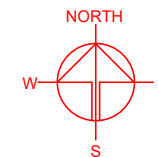
*4309

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,450 m² (ABOUT)

AREA OF PRIVATE LAND : 1,123 m² (ABOUT)

AREA OF GOVERNMENT LAND : 327 m² (ABOUT)



GOVERNMENT LAND PORTION
OF THE APPLICATION SITE

GOVERNMENT LAND PORTION
OF THE APPLICATION SITE

TS
*2611 S.A
D D 1 24

GOVERNMENT LAND PORTION
OF THE APPLICATION SITE
Basketball
Court

APPLICATION SITE
TS
2612

LEGEND

APPLICATION SITE
GOVERNMENT LAND

PLANNING CONSULTANT



PROJECT
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWN BY MN	DATE 12.9.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAND STATUS OF THE SITE

DWG. NO. PLAN 3	VER. 001
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SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

AREA OF THE PREMISES : 2,488 m² (ABOUT)

100 LOCATION OF THE PREMISES : VARIOUS LOTS IN D.D. 121 (FORMERLY)
GOVERNMENT LAND (CURRENTLY)

USE OF PREMISES : STORAGE OF GOODS WITH ANCILLARY FACILITIES

APPLICANT'S ORIGINAL PREMISES

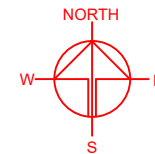
(INDICATIVE ONLY)

D D 121

露天貨倉

GLA-TYL 4152^{ge}

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2611 S A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

12.9.2023

CHECKED BY

OL

DATE

9.10.2023

APPROVED BY

DATE

DWG. TITLE

OP - LAND STATUS

DWG NO.

PLAN 4

VER.

002

LEGEND



ORIGINAL PREMISES

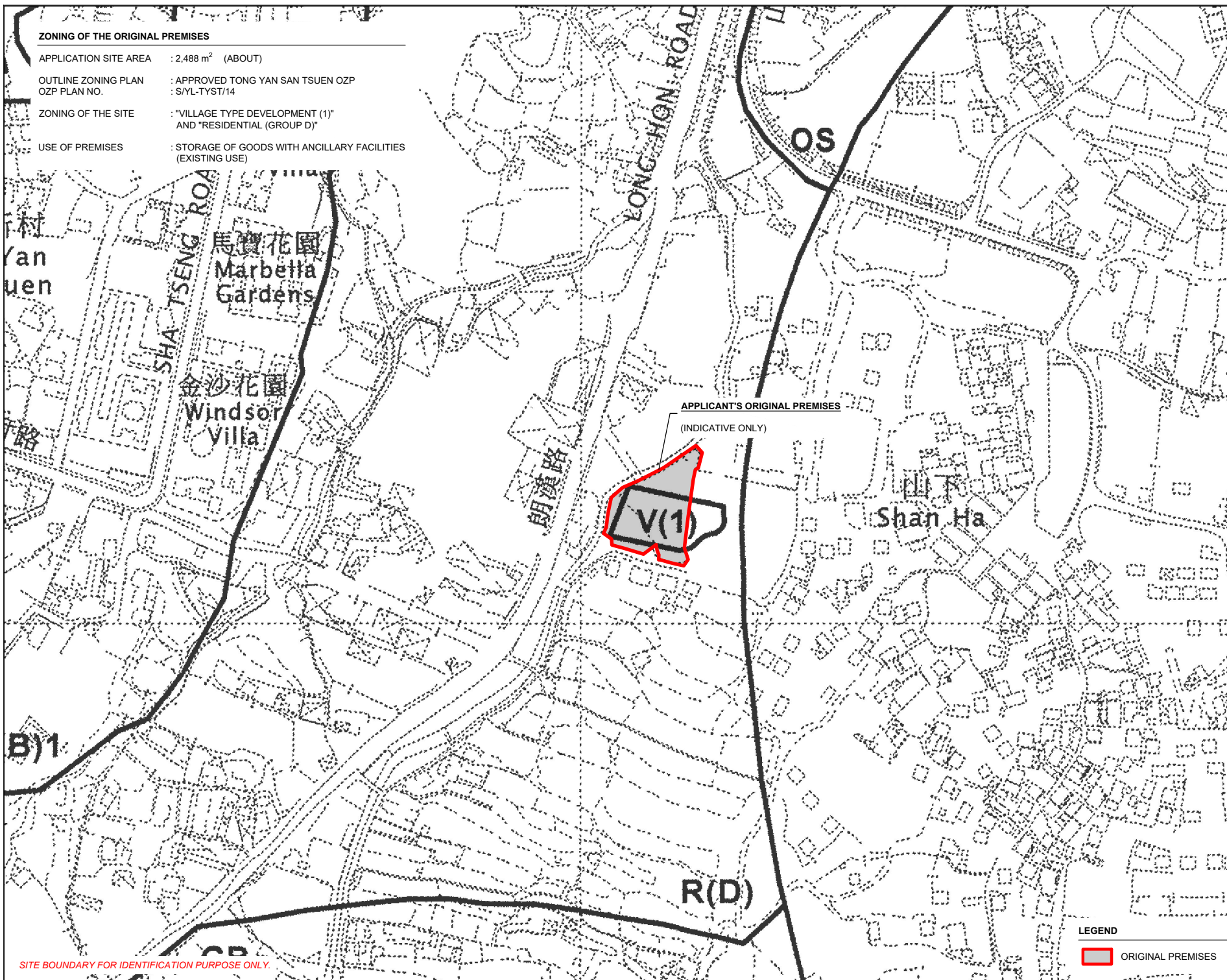
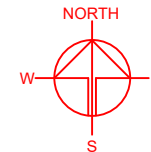
ZONING OF THE ORIGINAL PREMISES

APPLICATION SITE AREA : 2,488 m² (ABOUT)

OUTLINE ZONING PLAN
OZP PLAN NO. : APPROVED TONG YAN SAN TSUEN OZP
: S/YL-TYST/14

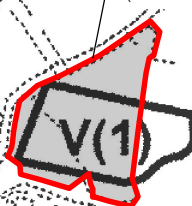
ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT (1)"
AND "RESIDENTIAL (GROUP D)"

USE OF PREMISES : STORAGE OF GOODS WITH ANCILLARY FACILITIES
(EXISTING USE)



APPLICANT'S ORIGINAL PREMISES

(INDICATIVE ONLY)



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY MN	DATE 12.9.2023
CHECKED BY OL	DATE 9.10.2023
APPROVED BY	DATE

DWG. TITLE
OP - ZONING PLAN

DWG NO. PLAN 5	VER. 002
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LEGEND

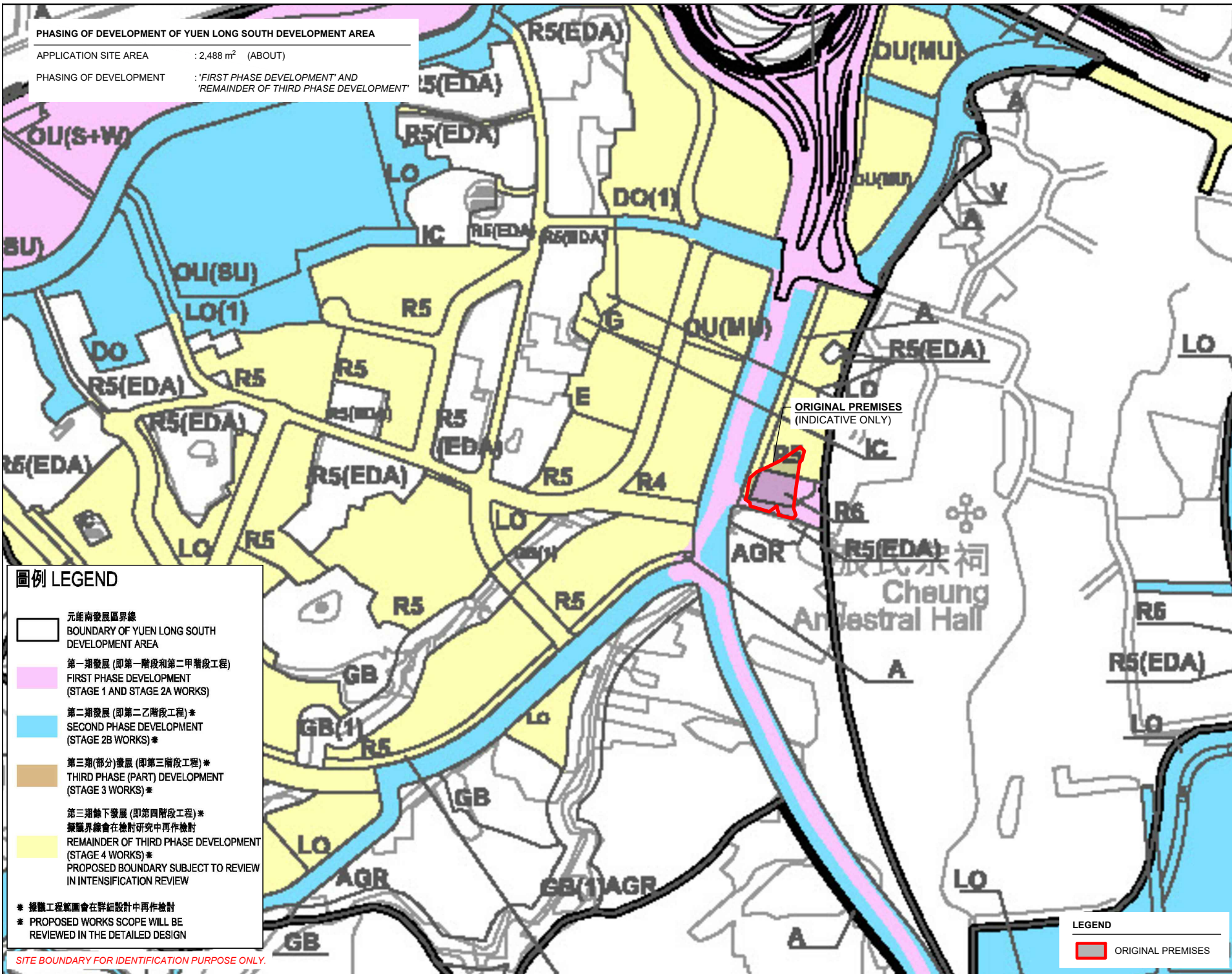
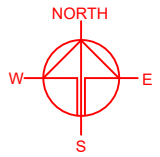


SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PHASING OF DEVELOPMENT OF YUEN LONG SOUTH DEVELOPMENT AREA

APPLICATION SITE AREA : 2,488 m² (ABOUT)

PHASING OF DEVELOPMENT : 'FIRST PHASE DEVELOPMENT' AND 'REMAINDER OF THIRD PHASE DEVELOPMENT'



圖例 LEGEND

- 元朗南發展區界線
BOUNDARY OF YUEN LONG SOUTH DEVELOPMENT AREA
- 第一期發展 (即第一階段和第二甲階段工程)
FIRST PHASE DEVELOPMENT (STAGE 1 AND STAGE 2A WORKS)
- 第二期發展 (即第二乙階段工程)*
SECOND PHASE DEVELOPMENT (STAGE 2B WORKS)*
- 第三期(部分)發展 (即第三階段工程)*
THIRD PHASE (PART) DEVELOPMENT (STAGE 3 WORKS)*
- 第三期餘下發展 (即第四階段工程)*
REMAINDER OF THIRD PHASE DEVELOPMENT (STAGE 4 WORKS)*
- PROPOSED BOUNDARY SUBJECT TO REVIEW IN INTENSIFICATION REVIEW

* 擬議工程範圍會在詳細設計中再作檢討

* PROPOSED WORKS SCOPE WILL BE REVIEWED IN THE DETAILED DESIGN

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ORIGINAL PREMISES
(INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

12.9.2023

CHECKED BY

OL

DATE

9.10.2023

APPROVED BY

DATE

DWG. TITLE

OP (YLS DA IMP. PHASING)

DWG NO.

PLAN 6

VER.

002

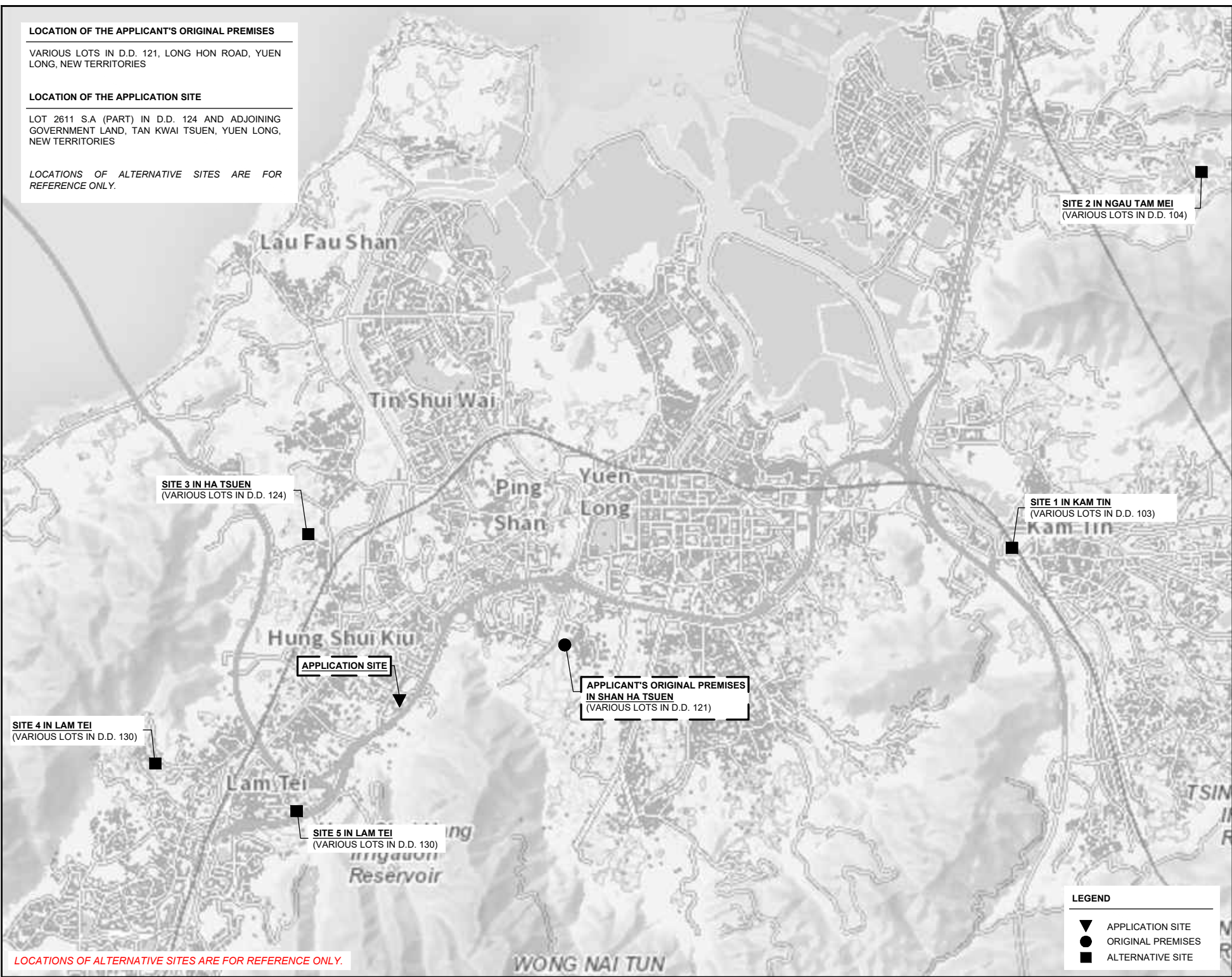
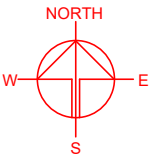
LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 121, LONG HON ROAD, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

LOCATIONS OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.



SITE 2 IN NGAU TAM MEI
(VARIOUS LOTS IN D.D. 104)

SITE 1 IN KAM TIN
(VARIOUS LOTS IN D.D. 103)

SITE 3 IN HA TSUEN
(VARIOUS LOTS IN D.D. 124)

**APPLICANT'S ORIGINAL PREMISES
IN SHAN HA TSUEN**
(VARIOUS LOTS IN D.D. 121)

APPLICATION SITE

SITE 4 IN LAM TEI
(VARIOUS LOTS IN D.D. 130)

SITE 5 IN LAM TEI
(VARIOUS LOTS IN D.D. 130)

LEGEND

- ▼ APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY

MN

DATE

12.9.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ALTERNATIVE SITES

DWG NO.

PLAN 7

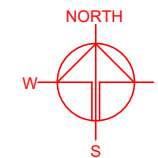
VER.

001

LOCATIONS OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.

EXISTING CONDITION OF THE APPLICATION SITE

DATE OF AERIAL PHOTO : 5/4/2022
PHOTO NO. : E157712
SOURCE : LANDS DEPARTMENT



APPLICATION SITE
(INDICATIVE ONLY)

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

12.9.2023

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DWG. TITLE

AERIAL PHOTO OF THE SITE

DWG NO.

PLAN 8

VER.

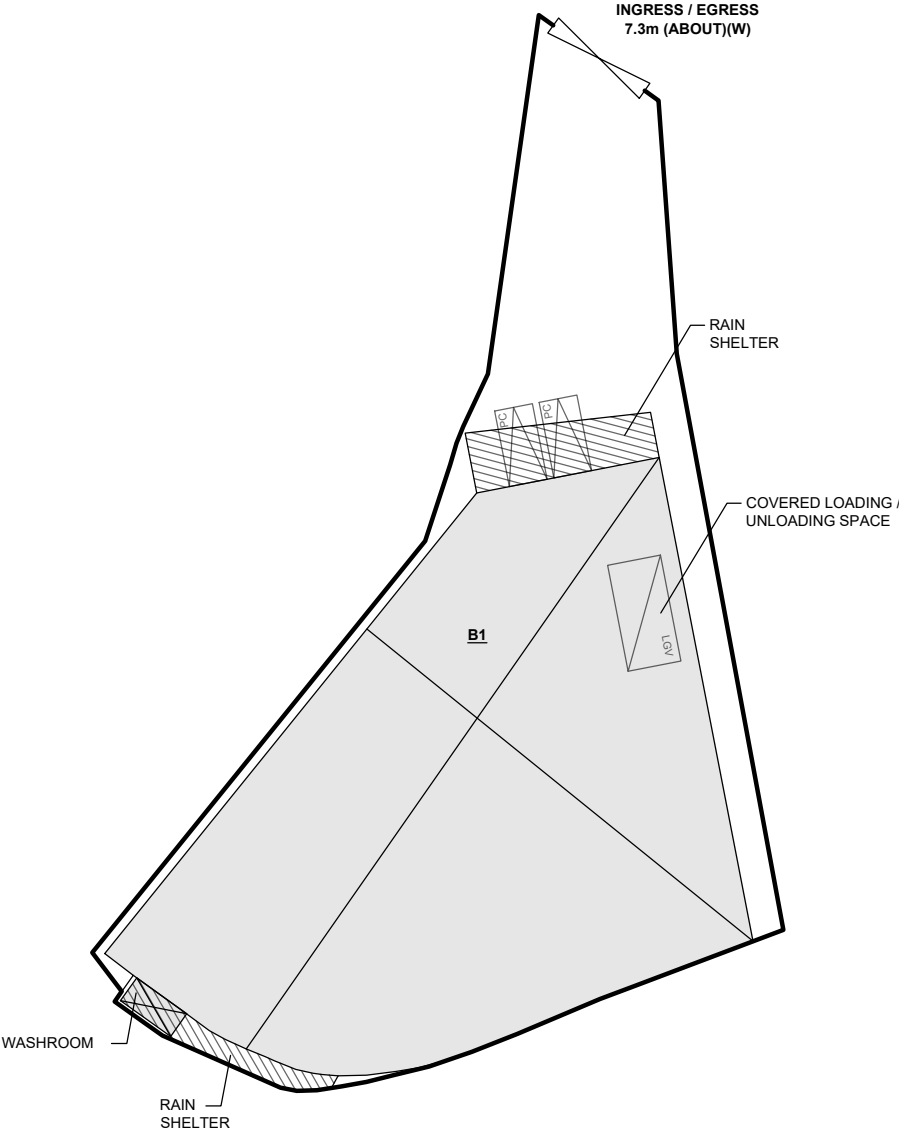
001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,450 m ²	(ABOUT)
COVERED AREA	: 1,084 m ²	(ABOUT)
UNCOVERED AREA	: 366 m ²	(ABOUT)
PLOT RATIO	: 0.75	(ABOUT)
SITE COVERAGE	: 75 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,084 m ²	(ABOUT)
TOTAL GFA	: 1,084 m ²	(ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 7.5 m	
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, RAIN SHELTER, WASHROOM AND FIRE SERVICE INSTALLATIONS	1,084 m ² (ABOUT)	1,084 m ² (ABOUT)	NOT EXCEEDING 7.5 m (1-STOREY)
TOTAL		1,084 m ² (ABOUT)	1,084 m ² (ABOUT)	

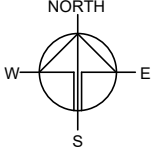
*D.D.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE
	L/UL SPACE
	INGRESS / EGRESS

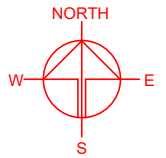
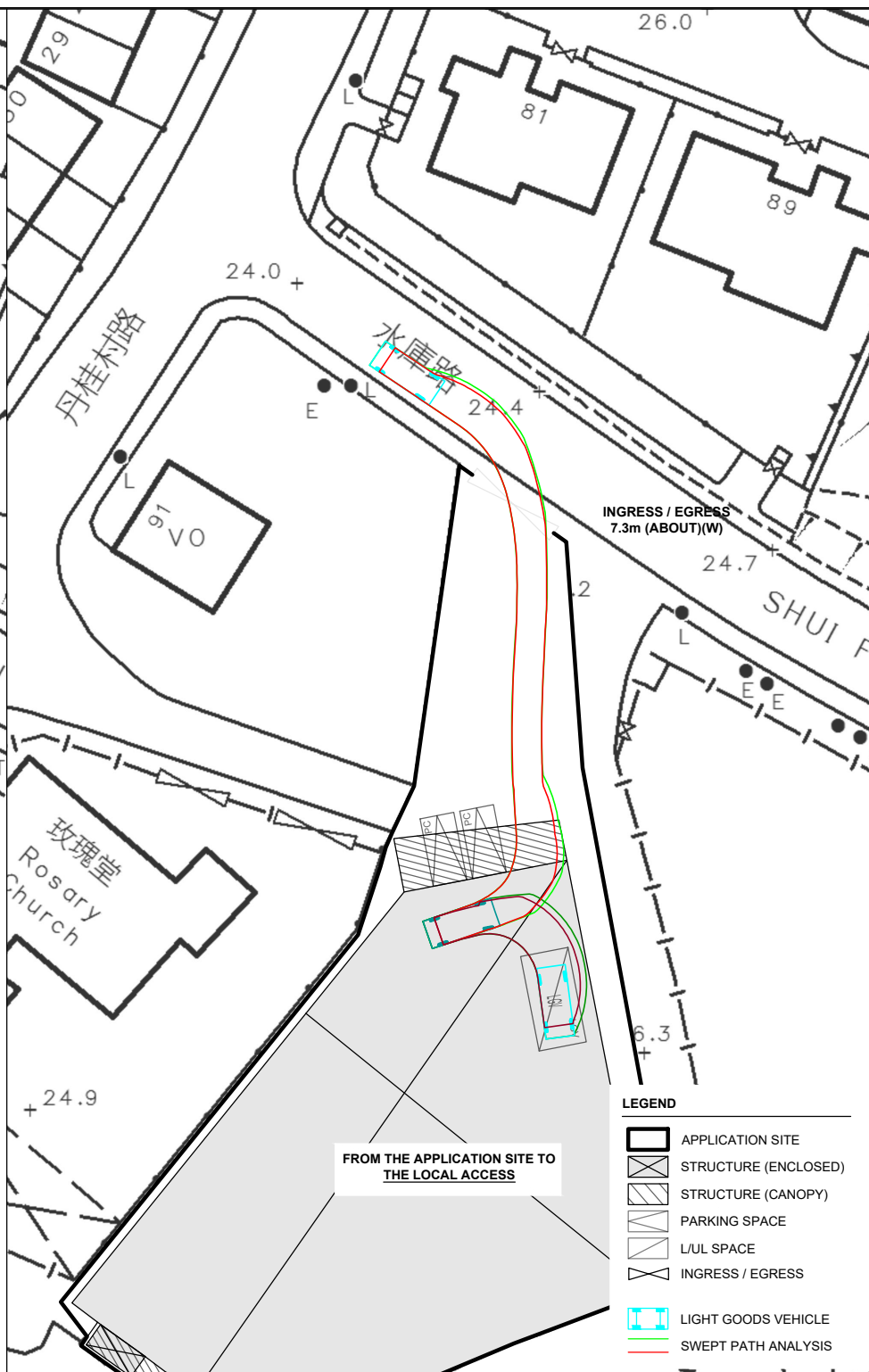
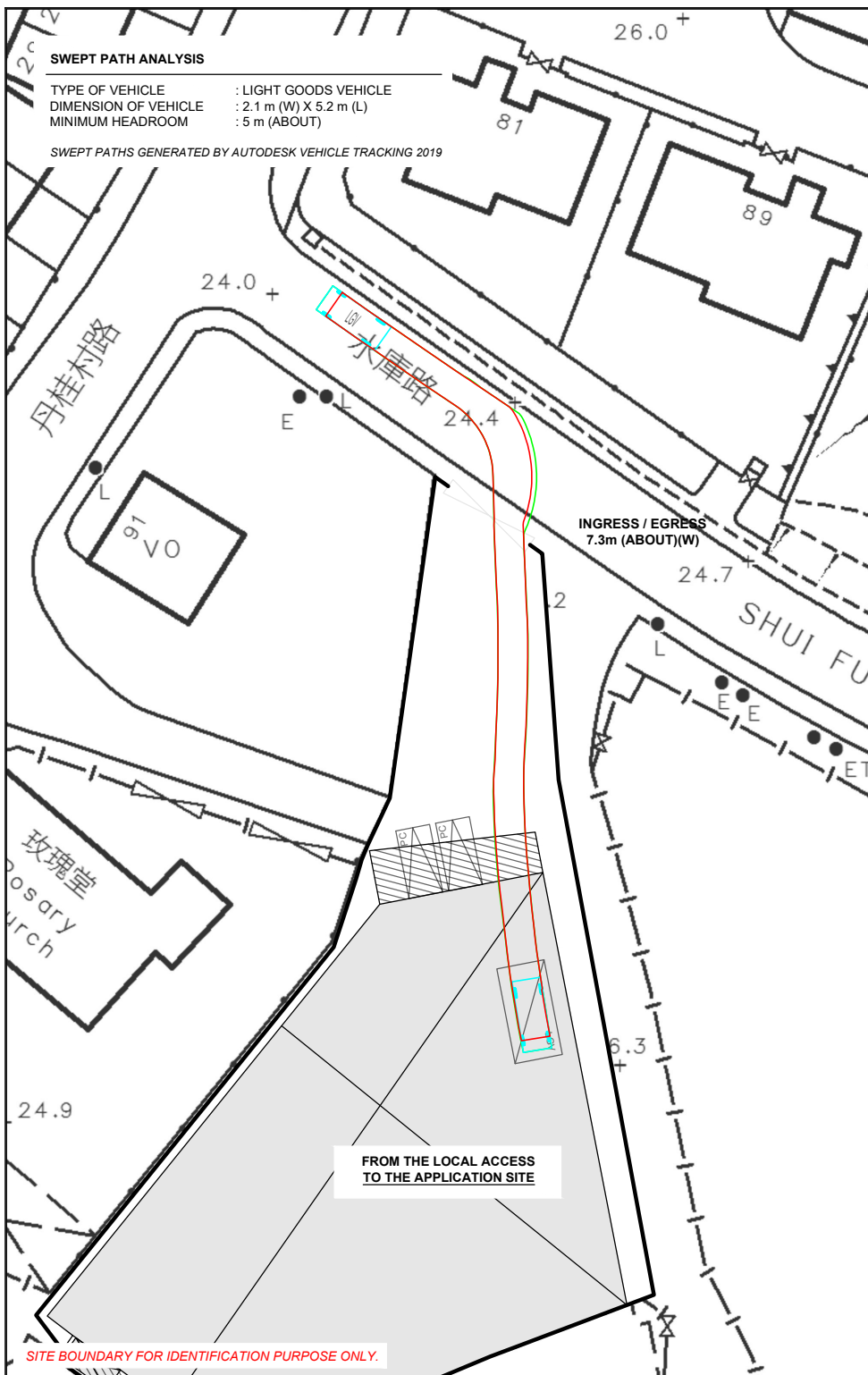


PLANNING CONSULTANT	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 500 @ A4	
DRAWN BY	DATE
MN	12.9.2023
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 9	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)
MINIMUM HEADROOM : 5 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY	DATE
MN	12.9.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO.	VER.
PLAN 10	001

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE
- L/UL SPACE
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH ANALYSIS



盈卓物業
顧問有限公司

Our Ref.: DD124 Lot 2611 S.A & GL
Your Ref.: TPB/A/YL-TYST/1242

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

By Email

20 November 2023

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)”, “Residential (Group B)1” and “Government, Institution or Community” Zones, Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-TYST/1242)

We are writing to submit further information to provide clarifications of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / orpheuslee@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Edwin YEUNG

email: ewsyung@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884



(852) 2323 3662



louis@r-riches.com.hk

Responses-to-Comments

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)”, “Residential (Group B)1” and “Government, Institution or Community” Zones, Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long, New Territories

(Application No. A/YL-TYST/1242)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	LandsD has grave concerns given that there are unauthorized building works and/or uses on Lot No. 2611 S.A in D.D. 124 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	Noted. The applicant will submit Short Term Wavier (STW) application to LandsD to make way for erection of the proposed structures at the application site after planning approval has been obtained from the Town Planning Board. No structure is proposed for domestic use.



顧問有限公司
盈卓物業

Our Ref.: DD124 Lot 2611 S.A & GL
Your Ref.: TPB/A/YL-TYST/1242

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

By Email

12 December 2023

Dear Sir,

2nd Further Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)”, “Residential (Group B)1” and “Government, Institution or Community” Zones, Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-TYST/1242)

We are writing to submit further information to provide clarifications of the subject application, details are as follows:

- (i) According to the applicant, the applicant has been operating the business at the affected premises since 2021. However, due to the land resumption to pave way for the development of Yuen Long South Development Area (YLSDA), the original premises were reverted to the Government in 2022. Therefore, the applicant desperately needs to identify suitable sites for relocation to continue its business operation.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / orpheuslee@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited


Louis TSE
Town Planner



cc DPO/TMYLW, PlanD

(Attn.: Mr. Edwin YEUNG

email: ewsyung@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884



(852) 2323 3662

louistse@r-riches.com.hk



顧問有限公司
盈卓物業

Our Ref.: DD124 Lot 2611 S.A & GL
Your Ref.: TPB/A/YL-TYST/1242

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

By Email

16 January 2024

Dear Sir,

3rd Further Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)”, “Residential (Group B)1” and “Government, Institution or Community” Zones, Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-TYST/1242)

We are writing to submit further information to provide clarifications of the subject application, details are as follows:

- (i) A documentary proof is provided by the applicant (**Appendix I**).
- (ii) 2.5m high boundary fencing with vertical greening is proposed to be installed along the southern and western portions of the application site (the Site), in order to minimize visual impact to the nearby locals (**Plan 1**). Climber species, such as *bougainvillea spectabilis* and *lonicera japonica*, would be planted on the fence with regular maintenance by the applicant.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / orpheuslee@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of

R-riches Property Consultants Limited



Louis TSE

Town Planner



電話 Tel: 3582 3867
 圖文傳真 Fax: 3565 4270
 電郵地址 Email: slep5@landsd.gov.hk
 本署檔號 Our Ref: (30) in LD NDA/YLS/BUT/42
 來函檔號 Your Ref:

來函請註明本署檔號
 Please quote our reference in your reply



地政總署
 新發展區組彩園分處
 CHOI YUEN SUB-OFFICE
 NEW DEVELOPMENT AREA SECTION
 LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
 We strive to achieve excellence in land administration.

新界上水彩園邨彩屏樓地下 129 至 136 室
 Units 129-136, Ground Floor, Choi Ping House,
 Choi Yuen Estate, Sheung Shui, New Territories

網址 Website : www.landsgov.hk

掛號郵遞及現場派遞

金宏物流有限公司

敬啟者：

元朗南發展第一期發展計劃

貴公司的業務所在的地方，因上述工務計劃影響而須清拆，根據現時資料，貴公司需於 2022 年 11 月 30 日 搬離有關土地及向政府交出所有土地及構築物。

現特函通知貴公司並不符合申領露天／戶外業務經營者的特惠津貼資格，原因如下：

貴公司經營的露天／戶外業務未有在緊接 2020 年 7 月 10 日前(即上述工程計劃的凍結登記日前)，在有關地點上營運最少達兩年。

日後，如貴公司能在上述清拆行動之前提早向政府交出土地及構築物，請盡快聯絡本署安排，而交回的土地及構築物內有任何留下的物件，地政總署會當棄置之廢物處理。

如貴公司對此事有任何查詢，請於辦公時間內致電 3705 2601 與地政主任張旭昇先生聯絡。

地政總署
總產業測量師／新發展區

(吳國基  代行)

副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2022 年 10 月 14 日

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,450 m ²	(ABOUT)
COVERED AREA	: 1,084 m ²	(ABOUT)
UNCOVERED AREA	: 366 m ²	(ABOUT)
PLOT RATIO	: 0.75	(ABOUT)
SITE COVERAGE	: 75 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,084 m ²	(ABOUT)
TOTAL GFA	: 1,084 m ²	(ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 7 m	
NO. OF STOREY	: 1	

SECTION A-A

SCALE : 1/150

EXAMPLE OF SELF CLIMBING SPECIES
- BOUGAINVILLEA SPECTABILIS
- LONICERA JAPONICA

APP SITE

PROPOSED
DEVELOPMENT
FENCING
2.5m (ABOUT)
PERIPHERAL
PLANTING

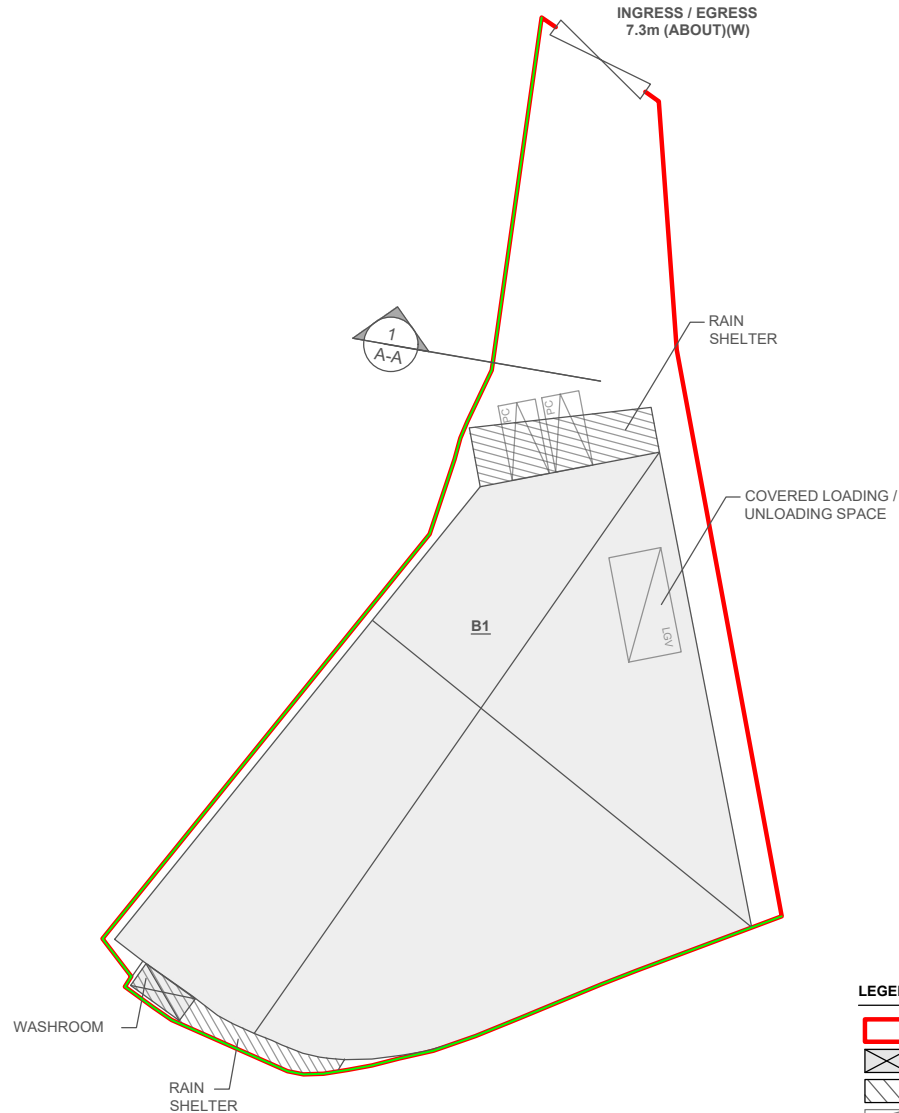
300mm
SETBACK

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)

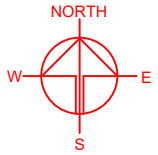
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, STORAGE OF GOODS RAIN SHELTER, WASHROOM	1,084 m ² (ABOUT)	1,084 m ² (ABOUT)	NOT EXCEEDING 7 m (1-STOREY)
TOTAL		1,084 m ² (ABOUT)	1,084 m ² (ABOUT)	

*D.D.G. - DANGEROUS GOODS GODOWN



LEGEND

 	APPLICATION SITE
 	STRUCTURE (ENCLOSED)
 	STRUCTURE (CANOPY)
 	PARKING SPACE
 	L/UL SPACE
 	INGRESS / EGRESS
 	PERIPHERAL PLANTING AREA



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124
AND ADJOINING GOVERNMENT
LAND, TAN KWAI TSUEN, YUEN
LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN	DATE 21.3.2023
CHECKED BY OL	DATE 16.1.2024
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 1	VER. 001
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顧問有限公司
盈卓物業

Our Ref.: DD124 Lot 2611 S.A & GL
Your Ref.: TPB/A/YL-TYST/1242

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

By Email

18 March 2024

Dear Sir,

4th Further Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)”, “Residential (Group B)1” and “Government, Institution or Community” Zones, Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-TYST/1242)

We are writing to submit further information to provide clarifications of the subject application, details are as follows:

- (i) 2.5m high boundary fencing with vertical greening is proposed to be installed along the site boundary of the application site (the Site), in order to minimize visual impact to the nearby locals (**Plan 1**). Climber species, such as *bougainvillea spectabilis* and *lonicera japonica*, would be planted on the fence with regular maintenance by the applicant. A total of 8 new trees (N1 to N8) with continuous tree pits are proposed to be planted along the eastern boundary of the Site as a landscape buffer to enhance the landscape value of the Site (**Plan 1**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / orpheuslee@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of

R-riches Property Consultants Limited



Louis TSE

Town Planner



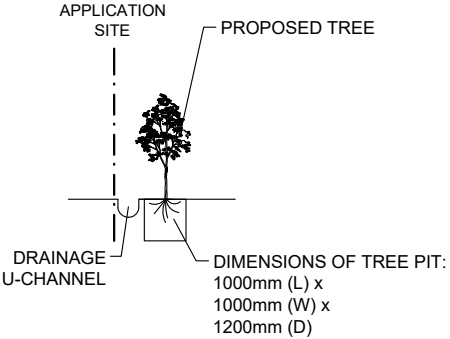
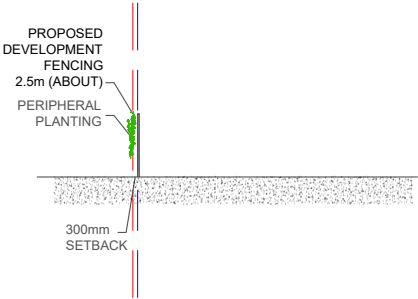
LANDSCAPE PROPOSAL

NO. OF NEW TREES WILL BE PLANTED : 8 (N1 to N8)
SPECIES OF NEW TREES : *BRIDELIA TOMENTOSA*
HEIGHT OF NEW TREES : NO LESS THAN 2.75 m
SPACING OF NEW TREES : NOT MORE THAN 4 m
DIMENSION OF TREE PITS : 1 m (W) X 1 m (L) X 1.2 m (D)

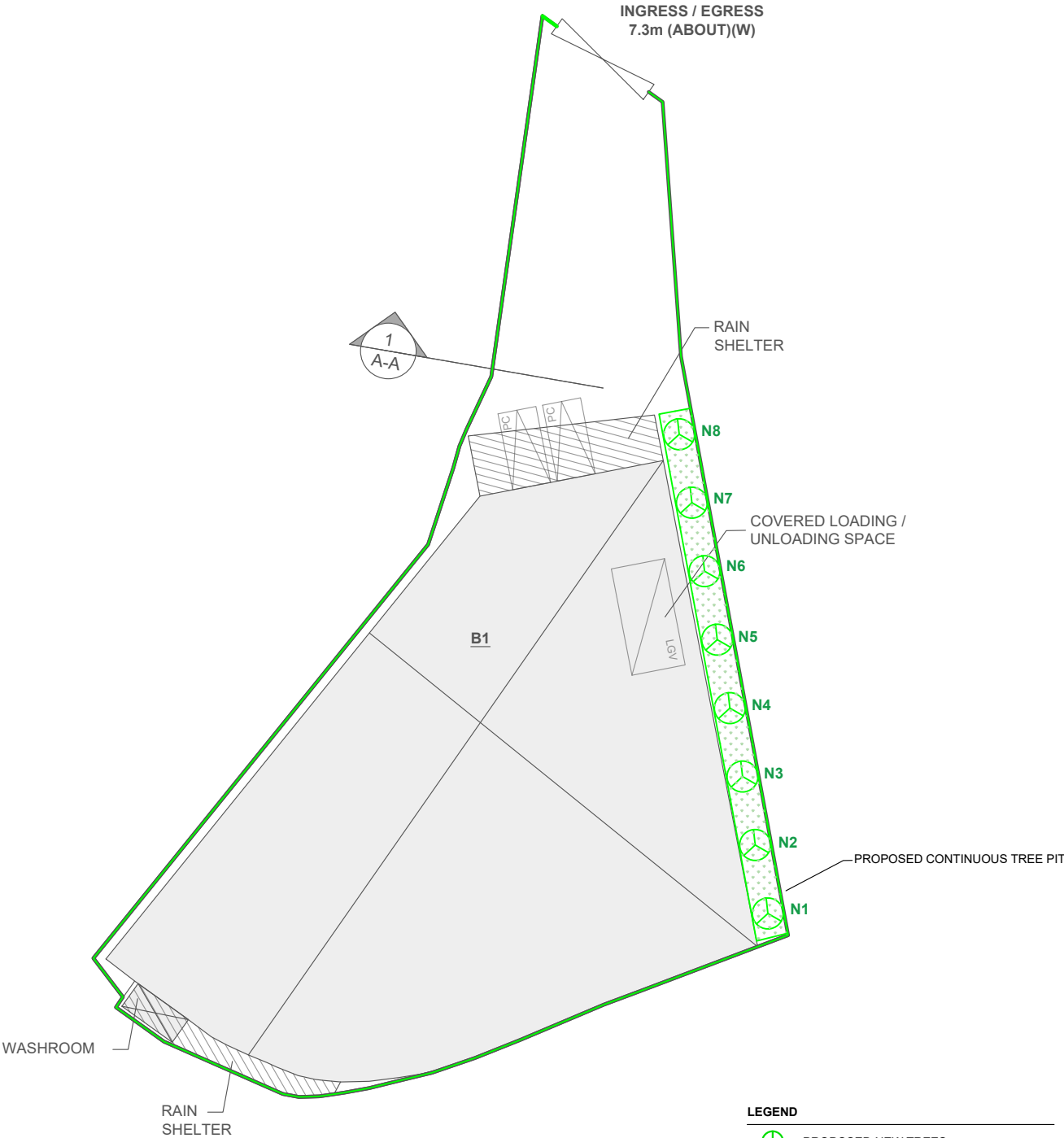
PERIPHERAL PLANTING AREA

SECTION A-A
SCALE : 1/150

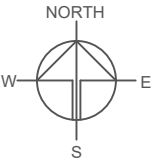
EXAMPLE OF SELF CLIMBING SPECIES
- *BOUGAINVILLEA SPECTABILIS*
- *LONICERA JAPONICA*



TYPICAL SECTION
(INDICATIVE ONLY)



- LEGEND
- PROPOSED NEW TREES
 - PROPOSED CONTINUOUS SOIL BEDS



PLANNING CONSULTANT



PROJECT
PROPOSED TEMPORARY
WAREHOUSE WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION
LOT 2611 S.A (PART) IN D.D. 124
AND ADJOINING GOVERNMENT
LAND, TAN KWAI TSUEN, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY MN	DATE 21.3.2023
CHECKED BY LT	DATE 18.3.2024
APPROVED BY	DATE

DWG. TITLE
LANDSCAPE PROPOSAL

DWG NO. PLAN 1	VER. 001
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Previous Applications covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/)</u>
1	A/YL-TYST/1050	Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre) for a Period of 3 Years	6.11.2020 [revoked on 6.4.2023]

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/701	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	12.12.2014	(1), (2), (3)
2	A/YL-TYST/918	Proposed Temporary Shop and Services (Retail Shop for Cleaning Equipment and Furniture) for a Period of 3 Years	5.10.2018	(1)

Rejection Reason(s):

- (1) Not in line with the planning intention of the “Residential (Group D)” zone.
- (2) Adverse environmental impact on the surrounding areas.
- (3) Approval of the application would set an undesirable precedent.

Government Departments' General Comments

1. Traffic

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

No adverse comment to the application from traffic engineering point of view.

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

- no adverse comment on the application; and
- if the proposed access on Shui Fu Road is approved by the Transport Department, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113, H1114 and H1115 or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.

2. 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.

3. Drainage

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

- no objection in principle to the proposed development from the public drainage point of view; and
- should the Town Planning Board (the Board) consider that the application is acceptable from the planning point of view, approval conditions requiring the submission, implementation and maintenance of a drainage proposal 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 being provided to his satisfaction.

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. 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.

7. Other Departments

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) 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 Lot 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 and Government Land (GL);
 - (ii) no permission is given for occupation of GL (about 327 m² subject to verification) including in the Site. Any occupation of GL without Government's prior approval is not allowed; and
 - (iii) the lot owner(s) of the lot 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. 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. 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 manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (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 Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of proposed FSIs to be installed should be clearly marked on the layout plans; and

- (iii) 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; and
- (g) 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 abuts on a specified street (Shui Fu Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - (iii) if the existing structure is erected on leased land without the approval of the Building Authority (BA), they are unauthorized 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 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.

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



A/YL-TYST/1242 DD 124 Tan Kwai Tsuen

13/11/2023 04:32

From:

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

File Ref:

A/YL-TYST/1242

Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long

Site area : About 1,450sq.m Includes Government Land of about 327sq.m

Zoning : "Res (Group D)", "Res (Group B) 1" and "GIC"

Applied Use: Warehouse / 3 Vehicle Parking

Dear TPB Members,

1050 withdrawn and back to the true intention, warehouse.

This is effectively the same application as that rejected on 5 Oct 2018, see below.

Previous objections applicable and upheld. Warehouse close to schools is not acceptable for various reasons, presence of heavy goods vehicles, possibility of fire, etc.

Mary Mulvihill

From:

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

Date: Monday, 5 June 2023 3:00 AM HKT

Subject: A/YL-TYST/1214 DD 124 Tan Kwai Tsuen

Dear TPB Members,

Despite the paucity of information provided with regard to the facilities to be provided in the 'Indoor Recreation Centre', members failed in their duty to 'look into matters' rather than blindly accept the recommendations of PlanD.

Of course conditions were not fulfilled because the attention all along was for a brownfield operation,

So now the application is for 1,084m² warehouse and parking, an ongoing operation.

The Applicant is well aware of how the brownfield applications work. First step is nominate an activity that is kind of inline with the planning intention. Once approval is granted, full steam ahead with the planned operation. Of course conditions cannot be fulfilled, but mo man tai, drag those extensions out for three years and then way to go with a guaranteed approval for the brownfield.

The process is so abused that it is effectively a joke.

Mary Muvlhill

From:

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

Date: Sunday, 11 October 2020 4:02 AM CST

Subject: A/YL-TYST/1050 DD 124 Tan Kwai Tsuen

A/YL-TYST/1050

Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long

Site area : About 1,445sq.m Includes Government Land of about 310sq.m

Zoning : "Res (Group D)", "Res (Group B) 1" and "GIC"

Applied Use: Indoor Recreation Centre / 1 Vehicle Parking

Dear TPB Members,

Application 977 was withdrawn and now back with a new plan.

Indoor Recreation Centre but no details as to what services would be provided.

Is it for public or private use?

For children or adults?

Active or passive?

The site is close to a school and residences, would there be noise and light pollution?

What experience does applicant have in managing the planned activities?

Questions please.

Mary Mulvihill

From:

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

Sent: Friday, August 23, 2019 2:41:19 AM

Subject: A/YL-TYST/977 DD 124 Tan Kwai Tsuen

Dear TPB Members,

This is effectively the same application as that rejected on 5 Oct 2018 but with the addition of some visuals.

The comments made by members remain relevant

115. In view of the close proximity to the church and kindergarten and the previous rejected application for warehouse use, some Members considered that the proposed use in the same warehouse structure was incompatible with the surrounding areas, and the size of the structure was very large which might cause safety concern.

116. The Committee noted that although there were ten similar applications for shop and services with nine for real estate agency and/or eating place and one for retail shop for electrical appliances approved by the Committee in the subject "R(D)" zone, the current application was much larger in scale than the approved similar applications in the same zone.

117. Noting that the structure was of the same scale as that under the previous rejected application, Members in general did not support the application as it was not compatible with the nearby church and kindergarten, and approval of the application would set an undesirable precedent

Members should again reject the application as inappropriate with regard to scale and impact on the local terrain.

Mary Mulvihill

From:

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

Sent: Thursday, September 6, 2018 2:49:55 AM

Subject: A/YL-TYST/918 DD 124 Tan Kwai Tsuen

A/YL-TYST/918

Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long

Site area : About 1,500m² Includes Government Land of about 340m²

Zoning : "Res (Group D)", "Res (Group B) 1" and "GIC"

Applied Use: Temporary Shop and Service

Dear TPB Members,

If there is indeed a dire shortage of land for housing, why is this site not being developed for residential/community use. This is a mature neighbourhood with churches, schools etc already in place.

Application 701 for a warehouse was rejected on 12 Dec 2014. However it is quite obvious that the operation has been ongoing as Google Map shows there is a large warehouse on the site.

Instead of approval of 'shop', that is obviously 'warehouse', members should be asking relevant departments why enforcement has not been taken with regard to the unapproved use. Some of the site is government land and the warehouse is also operating far too close to school premises.

Mary Mulvihill