

10 NOV 2023

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

- # "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

2302909

7.11.2023

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/1247
	Date Received 收到日期	10 NOV 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)

Top Crown Engineering Ltd. 冠豐工程有限公司

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)

Top Bright Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1160(Part), 1161, 1163SB(Part), 1164RP(Part), 1174(Part) and 1175(Part) in DD119, Kung Um Road, 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 5,027 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 953 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)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. SYL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Undetermined" ("U")
(f) Current use(s) 現時用途	<p>Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop</p> <p>(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)</p>

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
20/10/2023 (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 31/10/2023 (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	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

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

	<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/ <u>YL-TYST</u> / <u>1062</u>
(b) Date of approval 獲批給許可的日期	<u>08/01/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>08/01/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <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> <hr/> <hr/> <hr/> </div> <div> Reason(s) for non-compliance: 仍未履行的原因： </div> <div> <hr/> <hr/> <hr/> </div> <div> (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> <input checked="" type="checkbox"/> year(s) 年 <u>3</u> </div> <div> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

Please refer to Chapter 6 of the Supplementary Planning Statement

8. Declaration 聲明

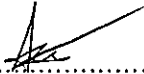
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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



Adam Chow

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

Assistant Town Planner

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

Top Bright Consultants Limited

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

Date 日期

7/11/2023

(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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Lots 1160(Part), 1161, 1163SB(Part), 1164RP(Part), 1174(Part) and 1175(Part) in DD119, Kung Um Road, Yuen Long, New Territories
Site area 地盤面積	5,027 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	"Undetermined" ("U")
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	953 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.19 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	27	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil <input type="checkbox"/> (Not more than 不多於) m 米	
		Nil <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	2.5 - 7 <input type="checkbox"/> (Not more than 不多於) m 米	
		1-2 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	18.3 % <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		3
	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) _____ _____		3 Nil Nil Nil Nil Nil
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		Nil Nil Nil Nil 3 Nil

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, Plan Showing the General Area, Extract from Tong Yan San Tsuen OZP No. S/YL-TYST/14, Yuen Long South RODP		
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。

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary Open Storage of Construction Materials
and Recyclable Materials with Ancillary Workshop for
a Period of 3 Years in “Undetermined” Zone at
Lots 1160(Part), 1161, 1163S.B(Part), 1164RP(Part),
1174(Part) and 1175(Part) in D.D.119,
Kung Um Road, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Top Crown Engineering
Limited

Planning Consultant:



Top Bright Consultants Ltd.

November, 2023

Executive Summary

This planning application is to seek planning permission from the Town Planning Board (the “Board”) for temporary open storage of construction materials and recyclable materials with ancillary workshop (the “Proposed Development”) for a period of three years at Lots 1160(Part), 1161, 1163SB(Part), 1164RP(Part), 1174(Part) and 1175(Part) in DD119, Kung Um Road, Yuen Long, New Territories (the “Application Site”).

The Application Site, with an area of approximately 5,027 square metres, is currently used as a temporary open storage of construction materials and recyclable materials with ancillary workshop. Part of the Application Site or the whole of it is the subject of 5 approved planning applications for various temporary open storage with/without ancillary workshop uses. The last planning application (No. A/YL-TYST/1062) was approved for the same use for a period of 3 years from 8.1.2021 to 8.1.2024. All approval conditions of the last application were complied with. As the application will expire on 8.1.2024, the Applicant seeks renewal of the application for a further period of 3 years. Compared with the last application, the site area, boundary, use, operation, number of loading/unloading and parking spaces under the current application remain unchanged while the layout is changed (about 5% increase in Gross Floor Area (“GFA”)) to meet the operational need.

The Application Site falls within an “Undetermined” zone on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 and has been specifically designated for the continuing demand for open storage which cannot be accommodated in conventional godown premises. The Application Site, which is located in the immediate outskirts of Yuen Long New Town, is a preferred location for open storage and warehouse uses. It is also compatible with the surrounding warehouses, open storage yards for building materials, construction machineries/materials, recycling materials, vehicles, and relative land uses. Under the Town Planning Board Guidelines No. 13G, the Application Site is a “Category 1” site that is considered suitable for open storage use.

The Application Site falls within the Yuen Long South Development Area (YLS DA) announced by the Chief Executive in the 2011-2012 Policy Address. As the Proposed Development is only temporary use and mainly located in Stage 3 of the development schedule, in which the site formation and infrastructure works will start after 2029, the approval of the applied temporary use for three years would not affect the progress of potential developments.

The justification of this application are: would not affect the future implementation of Yuen Long South Development; in line with the planning intention; compliance with TPB PG-No. 13G; site with previous planning approvals; compliance with previous approval conditions; compatible with surrounding land uses; no adverse environmental, visual, drainage and traffic impacts; approval of similar applications; shortage of suitable site for open storage use; and supporting the local recycling industry in Hong Kong. The Applicant therefore seeks the Board’s permission to use the Application Site for the Proposed Development for a further period of three years.

行政摘要

這宗規劃申請是向城市規劃委員會(“城規會”)呈交，擬議在新界元朗公庵路丈量約份第 119 約地段第 1160 號(部份), 1161 號, 1163 號 B 分段(部份), 1164 號餘段(部份), 1174 號(部份)及 1175 號(部份)(“申請地點”)，用作臨時露天存放建築材料及回收物料連附屬工場 (“擬議發展”)，為期三年。

申請地點的面積為 5,027 平方米，現時用作臨時露天存放建築材料及回收物料連附屬工場。部份或全部申請地點曾獲城規會批給五次規劃許可，用作各種臨時露天存放連/不連附屬工場。最近一次申請(申請編號：A/YL-TYST/1062)於 2021 年 1 月 8 日獲城規會批准用作相同申請用途，為期三年至 2024 年 1 月 8 日，全部規劃許可附帶條件已履行。鑑於申請期限快將屆滿，申請人現向城規會提出續期申請，為期三年。與上次申請比較，場地面積、邊界、用途、營運、上落貨位及停車位數量維持不變，惟場地佈局稍作改變(總樓面面積增加約 5%)，以滿足營運需求。

申請地點座落於唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 中的“未決定用途”地帶，該地帶旨在應付不斷增加的露天貯物用地需求，貯存不能存於普通貨倉的貨物。申請地點位於元朗市中心的外圍邊緣地帶，為擬議貨倉用途的理想地點，並與附近用作貨倉、露天存放建材料、循環再造物料、汽車及相關土地用途協調。根據城規會規劃指引編號 13G，申請地點座落於“第 1 類地區”，該類地區適合用作臨時貯存用途。

申請地點位於元朗南發展區範圍內。由於擬議發展僅為臨時用途，且申請地點主要位於發展計畫的第三階段，第三階段的土地平整及基礎設施工程將於 2029 年後才展開，因此批准擬議臨時用途不會影響元朗南發展的進度。

這宗規劃申請的理由為：不會影響未來元朗南發展的落實計劃；符合規劃意向；符合城規會指引編號第 13G；申請地點之前已獲得規劃許可；已全部履行規劃許可附帶條件；與附近土地用途配合；不會對附近環境、視覺、排水及交通構成不良影響；附近地點同類用途已獲規劃許可；缺乏合適的貨倉場地；及支持本地回收行業。申請人希望城規會再批准為期三年的臨時貨倉用途申請。

TABLE OF CONTENTS

TABLE OF CONTENTS	Page
LIST OF FIGURES	i
SUMMARY OF APPLICATION	1
1. INTRODUCTION	2
2. SITE CONTEXT	3
Location	
Existing Site Conditions	
Surrounding Land Uses	
Access	
3. LAND STATUS	3
4. PLANNING CONTEXT	4
Yuen Long South Development Area	
Statutory Plan	
Town Planning Board Guidelines for Applications for Open Storage and Port	
Back-up Uses (TPB PG-No. 13G)	
Previous Applications	
Similar Applications	
5. DEVELOPMENT PROPOSAL	7
Applied Use	
Site Layout and Design	
Site Operations	
Tree Preservation	
Traffic Arrangement	
Drainage Facilities	
Fire Services Installations	
Environmental Consideration	
6. JUSTIFICATIONS	9
Would not Affect the Future Implementation of Yuen Long South Development	
In Line with the Planning Intention	
Compliance with TPB PG-No.13G	
Site with Previous Planning Approvals	
Compliance with Previous Approval Conditions	
Compatible with Surrounding Land Uses	
No Adverse Environmental or Visual Impact	
No Adverse Drainage Impact	
No Adverse Traffic Impact	
Approval of Similar Applications	
Shortage of Suitable Site for Open Storage Use	
Supporting the Local Recycling Industry in Hong Kong	
7. CONCLUSION	13
 LIST OF FIGURES	
Figure 1	Location Plan
Figure 2	Site Plan
Figure 3	Plan Showing the General Area
Figure 4	Extract from Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 exhibited on 20.8.2021
Figure 5	Layout Plan
Figure 6	Yuen Long South Recommended Outline Development Plan

SUMMARY OF APPLICATION

Applicant	: Top Crown Engineering Ltd.										
Applied Use	: Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years										
Existing Use	: Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop										
Location	: Lots 1160(Part), 1161, 1163SB(Part), 1164RP(Part), 1174(Part) and 1175(Part) in DD119, Kung Um Road, Yuen Long, New Territories										
Site Area	: 5,027 square metres Government Land: Nil										
Lease	: Block Government Lease demised as agricultural land										
Statutory Plan	: Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 gazetted on 20.8.2021										
Zoning	: “Undetermined” (“U”)										
Town Planning Board Guidelines	: Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” – (TPB PG-No. 13G) Town Planning Board Guidelines for “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” – (TPB – PG No. 34D)										
Previous Applications	: <table><tr><td>A/YL-TYST/1062</td><td>Approved on 8.1.2021</td></tr><tr><td>A/YL-TYST/936</td><td>Approved on 18.1.2019</td></tr><tr><td>A/YL-TYST/766</td><td>Approved on 4.12.2015</td></tr><tr><td>A/YL-TYST/593</td><td>Approved on 15.6.2012</td></tr><tr><td>A/YL-TYST/381</td><td>Approved on 7.3.2008</td></tr></table>	A/YL-TYST/1062	Approved on 8.1.2021	A/YL-TYST/936	Approved on 18.1.2019	A/YL-TYST/766	Approved on 4.12.2015	A/YL-TYST/593	Approved on 15.6.2012	A/YL-TYST/381	Approved on 7.3.2008
A/YL-TYST/1062	Approved on 8.1.2021										
A/YL-TYST/936	Approved on 18.1.2019										
A/YL-TYST/766	Approved on 4.12.2015										
A/YL-TYST/593	Approved on 15.6.2012										
A/YL-TYST/381	Approved on 7.3.2008										

1. INTRODUCTION

- 1.01 This planning statement is prepared by Top Bright Consultants Ltd. on behalf of Top Crown Engineering Ltd. (the “Applicant”) to the Town Planning Board (the “Board”) to seek planning permission for temporary open storage of construction materials and recyclable materials with ancillary workshop (the “Proposed Development”) for a period of 3 years at Lots 1160(Part), 1161, 1163SB(Part), 1164RP(Part), 1174(Part) and 1175(Part) in DD119, Kung Um Road, Yuen Long, New Territories (the “Application Site”).
- 1.02 The Application Site, with an area of approximately 5,027 square metres, is currently used as a temporary open storage of construction materials and recyclable materials with ancillary workshop. Part of the Application Site or the whole of it is the subject of 5 approved planning applications for various temporary open storage with/without ancillary workshop uses. The last planning application (No. A/YL-TYST/1062) was approved for the same use for a period of 3 years from 8.1.2021 to 8.1.2024. All approval conditions of the last application were complied with. As the application will expire on 8.1.2024, the Applicant seeks renewal of the application for a further period of 3 years. Compared with the last application, the site area, boundary, use, operation, number of loading/unloading and parking spaces under the current application remain unchanged while the layout is changed (about 5% increase in Gross Floor Area (“GFA”)) to meet the operational need.
- 1.03 The Application Site falls within a “U” zone on the Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 and has been specifically designated for the continuing demand for open storage which cannot be accommodated in conventional godown premises. The Application Site, which is located in the immediate outskirts of Yuen Long New Town, is a preferred location for open storage and warehouse uses¹. It is also compatible with the surrounding warehouses, open storage yards for building materials, construction machineries/materials, recycling materials, vehicles, and relative land uses. In this regard, the Board approved a number of similar applications for warehouse use in the past within the same “U” zone.
- 1.04 The Application Site falls within the Yuen Long South Development Area (YLS DA) announced by the Chief Executive in the 2011-2012 Policy Address. As the Proposed Development is only temporary use and mainly located in Stage 3 of the development schedule, in which the site formation and infrastructure works will start after 2029, the approval of the applied temporary use for three years would not affect the progress of potential developments.
- 1.05 The following sections are intended to help facilitate the Board’s decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.

¹ According to the TPB PG-No. 13G (Rev. April 2023), the Application Site falls within a “Category 1” area, which is considered suitable for open storage, port back-up and industrial uses.

2. SITE CONTEXT

Location

- 2.01 The Application Site is situated just off Kung Um Road about two kilometres south of Shap Pat Heung Road in Yuen Long New Town. **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site covers an area of about 5,027 square metres and is generally irregular in shape (see **Figure 2**). The Application Site is currently being used for open storage of construction materials and recyclable materials with ancillary workshop. The Application Site has been hard paved with corrugated metal fencing along the site boundary.

Surrounding Land Uses

- 2.03 The surrounding area of the Application Site comprises predominately open storage/storage yards, warehouses and rural industries intermixed with construction sites, and vacant land/structures. To the immediate north is a temporary warehouse for storage of construction materials and exhibition materials approved by the Board on 20.11.2020 for a period of 3 years (Application No. A/YL-TYST/1019). To the immediate east is a temporary warehouse for storage of food provisions and rural workshop with ancillary office approved by the Board on 14.7.2023 for a period of 3 years (Application No. A/YL-TYST/1220). To the southwest is another temporary warehouse for storage of construction materials with ancillary workshop and site office approved by the Board on 29.7.2022 for a period of 3 years (Application No. A/YL-TYST/1167).
- 2.04 The nearest village, Pak Sha Tsuen, is located approximately 400 metres to the northeast across the Kung Um Road and Kiu Hing Road. **Figure 3** shows the Application Site in the context of its local surroundings.

Access

- 2.05 The Application Site is located about 20 metres to the west of Kung Um Road. It is directly accessible via a track branching off from Kung Um Road. The site entrance, with about 8 metres wide, is located at the eastern side of the Application Site. Kung Um Road leads out to Yuen Long Highway, which form part of the strategic road network.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises of Lots 1160(Part), 1161, 1163SB(Part), 1164RP(Part), 1174(Part) and 1175(Part) in DD119, Kung Um Road, Yuen Long, New Territories.

- 3.02 The subject lots are all held under Block Government Lease and demised as agricultural land with lease terms expiring on 30.6.2047. There are no user restrictions in the lease except the standard non-offensive trade clause.

4. PLANNING CONTEXT

Yuen Long South Development Area

- 4.01 To meet housing land demand, the Chief Executive announced in the 2011-2012 Policy Address to explore the possibility of converting 150 hectares of agricultural, industrial and open storage land into housing land in Yuen Long. The area to the south of Yuen Long New Town was identified as one of these areas for review.
- 4.02 The YLS DA is broadly bounded by Yuen Long Highway, Kung Um Road and Tai Lam Country Park, mainly in Tong Yan San Tsuen and Tai Tong areas, covering an approximate area of about 224 hectares. The YLS DA will serve as one of the major sources of land supply to meet the territory's medium to long-term housing needs through comprehensive planning and improvement of infrastructure. It is also one of the major land development areas falling within the Northern Metropolis.
- 4.03 Accordingly, a Planning and Engineering Review on the Recommended Outline Development Plan (RODP) has been undertaken in which a series of planning and technical assessments were conducted. The RODP has been revised (Revised RODP) for a total population of about 101,200, of which about 98,700 will be housed in about 32,850 new flats. The YLS DA, including site formation and infrastructure works, is proposed to be implemented in 3 stages from 2022 to 2038.
- 4.04 The Application Site falls partly within an area zoned "Education" ("E") and "Local Open Space" ("LO") and partly shown as 'Road' in the Yuen Long South RODP (see **Figure 6**). The Application Site mainly falls within Stage 3 of the YLS DA development schedule, which will start the site formation and engineering infrastructure works no earlier than 2029. A small portion of the eastern part of the Application Site falls within the boundary of YLS development – Stage 2 Phase 2.

Statutory Plan

- 4.05 According to the Tong Yan San Tsuen OZP No. S/YL-TYST/14 which was gazetted on 20.8.2021, the Application Site falls within a "U" zone (see **Figure 4**). The planning intention of the "U" zone for this area is to cater to the continuing demand for open storage which cannot be accommodated in conventional godown premises. At the Board's discretion, applications for temporary uses within this zone may be approved for a period of not exceeding 3 years.

Town Planning Board Guidelines for Applications for Open Storage and Port Back-up Uses (TPB PG-No. 13G)

- 4.06 TPB PG-No. 13G (Rev. April. 2023) is relevant to this Application. According to the guidelines, the Application Site falls within a “Category 1” area, which is defined as suitable for open storage and port back-up uses. The following criteria are to be used in the assessment of planning applications for open storage and port back-up uses in “Category 1” areas:

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

Previous Applications

- 4.07 Part of the Application Site or the whole of it is the subject of 5 previous planning applications (Nos. A/YL-TYST/381, 593, 766, 936 and 1062) for various temporary open storage with/without ancillary workshop uses. Application No. A/YL-TYST/381 was approved by the Board for temporary open storage of new household electrical appliances and furniture for a period of 3 years on 7.3.2008. Application No. A/YL-TYST/593 was approved for temporary open storage of construction materials and machinery for a period of 3 years on 15.6.2012. Application No. A/YL-TYST/766 was approved for temporary open storage of construction materials with ancillary facilities (including site office, staff restroom and workshop) for a period of 3 years on 4.12.2015. The Board approved the application (No. A/YL-TYST/936) for temporary open storage of recyclable materials with ancillary workshop for a period of 3 years on 18.1.2019. The last Application No. A.YL-TYST/1062 was approved by the Board for temporary open storage of construction materials and recyclable materials with ancillary workshop for a period of 3 years on 8.1.2021.

Similar Applications

- 4.08 The Board has approved a number of applications for open storage within the same “U” zone since 2020. Details are summarised as follows:

Application No.	Date of Approval	Applied Use	Length of Planning Permission
A/YL-TYST/1227	11.8.2023	Renewal of Planning Approval for Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities	3 years

A/YL-TYST/1147	4.3.2022	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipments and Machinery	3 years
A/YL-TYST/1144	18.2.2022	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery	3 years
A/YL-TYST/1142	18.2.2022	Renewal of Planning Approval for Temporary Open Storage of Construction Material with Ancillary Site Office	3 years
A/YL-TYST/1140	28.1.2022	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office	3 years
A/YL-TYST/1137	28.1.2022	Renewal of Planning Approval for Temporary Warehouse and Open Storage for Storage of Homeware	3 years
A/YL-TYST/1105	10.9.2021	Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities	3 years
A/YL-TYST/1038	22.1.2021	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent	3 years
A/YL-TYST/1059	4.12.2020	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	3 years
A/YL-TYST/1017	15.9.2020	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities	3 years
A/YL-TYST/1042	21.8.2020	Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities	3 years
A/YL-TYST/1024	10.7.2020	Temporary Logistics Centre and Open Storage of Building/Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities	3 years
A/YL-TYST/1003	26.5.2020	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop	3 years
A/YL-TYST/1012	24.4.2020	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials	3 years

5. DEVELOPMENT PROPOSAL

Applied Use

- 5.01 The Applicant seeks the Board's approval to continue using the Application Site for temporary open storage of construction materials and recyclable materials with ancillary workshop for a period of 3 years, which is the same use as the last approved application (No. A/YL-TYST/1062).

Site Layout and Design

- 5.02 The Application Site is divided into six sub-units and is mainly used for open storage/storage of construction materials, such as iron bars, water pipes and metals. Only one of the units (about 17%, 850 square metres) is used for the open storage of recyclable materials, including plastic, metal and paper. Each sub-unit has a number of temporary structures for ancillary uses, such as open-sided canopies for storage, site offices, storerooms, meter room and washrooms. There are three loading/unloading spaces for medium/heavy goods vehicles (3.5m x 11m) and three parking spaces for staff/visitors (2.5m x 5m). The Layout Plan is provided in **Figure 5**.
- 5.03 Compared with the last application, the site area, boundary, use, operation, number of loading/unloading and parking spaces under the current application remain unchanged while the layout is changed (about 5% increase in Gross Floor Area ("GFA")) to meet the operational need. A one-storey open-sided canopy (about 222 sq.m.) is added at the centre of the Application Site. Most of the temporary structures at the southern tip of the Application Site were removed. A sub-unit for open storage of construction materials is added at the south of the Application Site, where was the parking spaces for staff/visitors in the last application. The parking spaces for staff/visitors, therefore, are relocated to the west of the Application Site.
- 5.04 The Application Site is hard paved and fenced off with corrugated sheets of approximately 2 metres in height along the application site boundary. The existing vehicular ingress/egress (8m wide) is located at the eastern tip along Kung Um Road. The following table shows the development parameters between the last application and the current application:

	Last Application (No. A/YL-TYST/1062)	Current Application	Difference
Applied Use	Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years	Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years	/
Site Area	5,027 sq.m.	5,027 sq.m.	/
No. of Structures	34	27	-7

Total GFA	908 sq.m.	953 sq.m.	+45 sq.m. (+5%)
Building Height	2.5-7m (1-2 storeys)	2.5-7m (1-2 storeys)	/
No. of Loading/ Unloading Bays	3	3	/
No. of Parking Spaces for Private Vehicles	3	3	/

Site Operations

- 5.05 The Application Site is mainly used for open storage purpose. Limited ancillary workshop activities related to the storage of recyclable materials are carried out at the Application Site, including consolidation, classification, dismantling and packing, due to the storage space for recyclable materials being rather small. No burning or other workshop activities are allowed to be carried out at the Application Site.
- 5.06 The proposed hours of operation at the Application Site are between 9:00am to 6:00pm from Mondays to Saturdays. There is no operation on Sundays and public holidays. which is the same as the last application.

Tree Preservation

- 5.07 The Application Site and its surrounding areas are mainly used for open storage and warehouse purposes. According to a recent site inspection, trees have already been planted along the eastern, western and northern boundaries of the Application Site. All the existing trees within the Application Site will be preserved and the Applicant will provide routine horticultural maintenance for the existing trees.

Traffic Arrangement

- 5.08 Only one vehicular entrance of about 8m wide will be provided at the east of the Application Site. Sufficient spaces in the Application Site will be provided for manoeuvring of vehicles. No vehicle will need to tail back or reverse onto any public road/local track.
- 5.09 The hourly trip generation to and from the Application Site will be about 5-6 trips per day and the goods will be transported to and from the Application Site by medium/ heavy goods vehicles, which is the same as the last application. In order to control the number of vehicles to the Application Site, an appointment system is adopted by the Applicant.

Drainage Facilities

- 5.10 The Applicant has implemented the drainage facilities on site under last planning approval (No. A/YL-TYST/1062) and it was considered satisfactory by Drainage Services Department. These facilities will be maintained for the current application.

Fire Services Installations

- 5.11 The Applicant has provided the fire services installations on site under last planning approval (No. A/YL-TYST/1062) and it was considered satisfactory by Fire Services Department. These installations will be maintained for the current application.

Environmental Consideration

- 5.12 The following measures will be adopted to minimize any potential impact on surrounding areas:
- (a) Provision of 2-metre-high fencing around the Application Site to minimize the dust, noise and visual impacts of the Proposed Development;
 - (b) Maintaining hard paving to limit dust emissions;
 - (c) Maintaining the landscaping around the perimeter of the Application Site;
 - (d) Proper drainage facilities to be provided, especially at the periphery of the Application Site, to prevent surface run-off to the adjoining areas, and with good site management of the drainage facilities;
 - (e) Limited workshop activities will be carried out within the Application Site to minimize the environmental nuisance from site operations;
 - (f) No night-time operation and operation during Sundays and public holidays; and
 - (g) No grinding or polishing of dusty materials, etc, will be carried at the open area of the Application Site.

6. JUSTIFICATIONS

Would not Affect the Future Implementation of Yuen Long South Development

- 6.01 The Chief Executive announced to explore the possibility to develop YLS DA in the 2011-2012 Policy Address. The objective of YLS DA 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. In August 2017, the Planning Department and the Civil Engineering and Development Department announced the Yuen Long South RODP prepared for YLS DA under the Planning and Engineering Study. It is noted that the YLS DA is set to be implemented in 3 stages from 2022 to 2038 and the Application Site mainly falls within Stage 3 of the development schedule. According to the Legislative Council Paper No. CB(1)209/2022(02), the timing for site formation and engineering infrastructure works for the Stage 3 development will tentatively be 2029-

2033/2038. As a result, the clearance of the majority of Application Site will not be realised within the next 36 months.

- 6.02 A small portion of the eastern part (Lot Nos. 1163SB and/ or 1164RP in DD119) of the Application Site falls within the boundary of YLS Development – Stage 2 Phase 2, which is zoned ‘Road’ in the Yuen Long South RODP. The land clearance operation of YLS development – Stage 2 Phase 2 is tentatively targeted to commence in 2024/2025. Since this portion of the Application Site is used as vehicular access to the Application Site without any structures/ storage activities, no structures are required to be demolished in the land clearance stage. If land clearance commences, the Applicant will vacate this portion of the Application Site to make way for the road widening work of YLS DA and find an alternative way to access the Application Site. As a result, the approval of the current planning application would not hinder the progress of land clearance and jeopardize the long-term development of the area.
- 6.03 There is an approved planning application (No. A/YL-TYST/1220) with a similar background to the immediate east of the Application Site. The majority of the Site (Application No. A/YL-TYST/1220) falls within the boundary of the YLS Development – Stage 3 and a small portion of the eastern part falls within Stage 2 Phase 2. The planning application (No. A/YL-TYST/1220) for temporary warehouse for storage of food provisions and rural workshop with ancillary office was approved by the Board on 14.7.2023. The applicant (Application No. A/YL-TYST/1220) was reminded that no substantial works shall be carried out on the concerned part of the site in view of the planned YLS Development – Stage 2 Phase 2. In view of this recent similar application, the Proposed Development shall be considered not to affect the future implementation of YLS Development by the Board.

In Line with the Planning Intention

- 6.04 According to the Tong Yan San Tsuen OZP, the subject area is zoned “U” which is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. This application, which is for temporary open storage, is in line with the planning intention for the “U” zone.
- 6.05 According to the minutes of the 663rd meeting of RNTPC of the last application (No. A/YL-TYST/1062) held on 8.1.2021, the Planning Department considered that the applied use was not in conflict with the planning intention of the U zone on the OZP. In addition, a number of similar applications approved by the Board on the same site and its vicinity. Approval of the application on a temporary basis would not jeopardize the planning intention of the area.

Compliance with TPB PG-No. 13G

- 6.06 According to TPB PG-No. 13G, the Application Site falls within a ‘Category 1’ area and is considered acceptable for the development of open storage and port back uses on a temporary basis. This application also complies with the general planning criteria for assessing applications for open storage and port back-up uses in that:
- (i) the site has previous planning approvals;

- (ii) the proposal would not have any adverse drainage, traffic, visual or environmental impacts; and
- (iii) no adverse departmental comments or local objections are anticipated in view of the general nature and locality of the Proposed Development.

Site with Previous Planning Approvals

- 6.07 The Board previously approved 5 applications for various temporary open storage with/without workshop uses covering different extents of the Application Site in 2008, 2012, 2015, 2019 and 2021 respectively. The Board's decision to approve the previous applications on the same site indicates that the open storage use is acceptable within the "U" zone. The land use (i.e. open storage use) and most of the planning parameters for the current application remain unchanged since the previous planning applications were approved.

Compliance with Previous Approval Conditions

- 6.08 All approval conditions of the last planning application (No. A/YL-TYST/1062) had been complied with, including the submission and implementation of the drainage and fire services installations proposals. The Applicant commits to comply with the approval conditions should this application be approved. The Applicant hopes that the Board would give favourable consideration for the renewal approval at the Application Site.

Compatible with Surrounding Land Uses

- 6.09 The Proposed Development is compatible with the surrounding land uses, which are mixed with open storage yards, warehouses and workshops. In view of the current physical condition and the prevalence of similar brownfield usage in the immediate vicinity, the Application Site is considered suitable for temporary open storage use.

No Adverse Environmental or Visual Impacts

- 6.10 Unlike port back-up sites and certain types of open storage uses, such as dump sites, container vehicle park, storage of sand and gravel, etc., the Proposed Development would not generate adverse noise, air pollution or visual intrusion. Similar to last approved application, only minor dismantling activities will be conducted at the Application Site. A large proportion of land within the Application Site was used for open storage of construction materials. Appropriate paving, perimeter fencing and landscaping have been provided to minimize the chance of noise or dust emissions generating from the Application Site. As the Proposed Development would only operate during the daytime, i.e. 09:00 to 18:00 hours, the potential noise impact caused by the open storage use would be minimal. The Applicant will follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use" (Code of Practice) to minimise any potential environmental nuisances.

No Adverse Drainage Impact

- 6.11 The Application Site has been used for open storage use which is of similar nature to the proposed development under a number of previous applications. It is conceived that the approval of the current application would not affect the drainage condition of the Application Site. The Application Site has been provided with drainage facilities to the satisfaction of the Drainage Services Department under the previous application. The Applicant will maintain and improve the existing drainage facilities, and therefore, no adverse drainage impact is anticipated.

No Adverse Traffic Impact

- 6.12 The applied use, as with most other open storage sites, is passive storage and low traffic generating use. The frequency of delivery trips to and from the Application Site will be low (estimated to be around 5 or 6 trips per day), which is same as the last application. No additional traffic will be generated from the current application. Vehicles will normally travel along Kung Um Road, Kiu Hing Road and Tai Tong Road, thereby avoiding the northern stretch of Kung Um Road and its junction with Ma Tin Road, which experiences serious traffic congestion during peak hours.

Approval of Similar Applications

- 6.13 As mentioned in Paragraph 4.08, the Board's approval of a number of similar applications for open storage use within the same "Undetermined" zone in the past indicates that the subject area is suitable for the applied use on a temporary basis.

Shortage of Suitable Site for Open Storage Use

- 6.14 In November 2019, the Planning Department conducted the "Study on the Use and Operation of Brownfields in the New Territories". There are 1,579 hectares of brownfield sites in the New Territories, of which 1,414 hectares are in operation with 7,373 operators, and the remaining 165 hectares are not in operation. More than 80% of brownfields are privately owned.
- 6.15 About 803 of 1,579 hectares have been included in ongoing or planned new development area projects or other known government or private developments. The existing brownfield operations will be gradually phased out in stages, while the proposed multi-storey industrial buildings may not be applicable for all brownfield uses. Moreover, 450 hectares of the remaining 700 hectares of brownfield sites are classified as having high or moderate potential for development. The Planning Department has been assessing how many of them are suitable for short and medium-term public housing development. In future, the sites for open storage use will be much fewer than now.

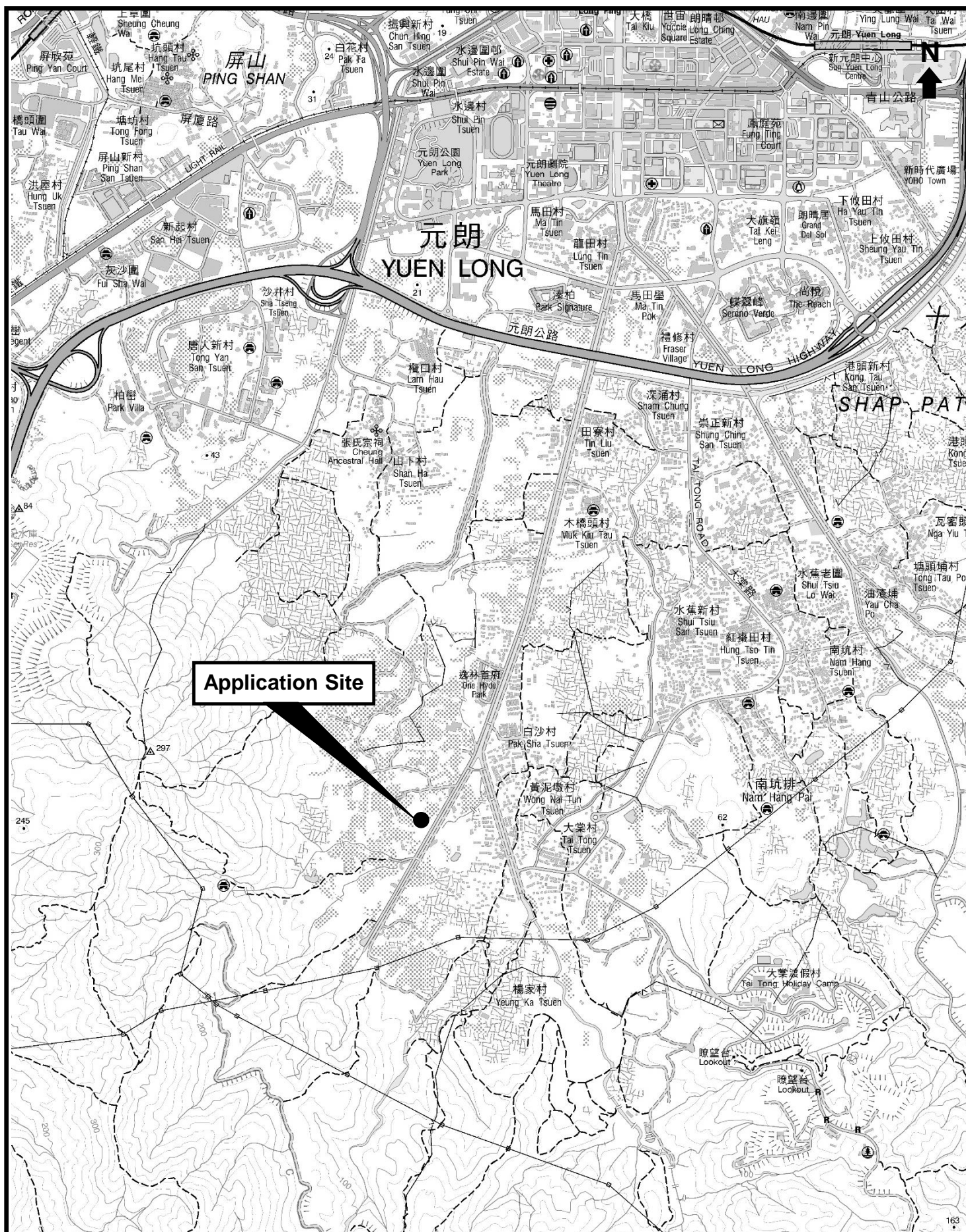
Supporting the Local Recycling Industry in Hong Kong

- 6.16 Over the years, the Environmental Protection Department has continuously encouraged and facilitated waste reduction and recycling activities in Hong Kong. Since 1991 it has provided a helpline service to help the public organise waste reduction and recycling programmes. The Government has an established policy to support the local recycling industry by identifying and leasing suitable short term tenancy sites to waste recycling purposes. In 2021, the Environment and Ecology Bureau announced the Waste Blueprint for Hong Kong 2035, which sets out the vision of “Waste Reduction, Resources Circulation, Zero Landfill”. The Government injected an additional sum of \$1 billion into the Recycling Fund and extended its application period to 2027 in order to continuously support the recycling industry in coping with the latest needs of both the local and non-local markets. In this regard, the Proposed Development would contribute to achieving the Government policy of waste recycling by private initiatives.

7. CONCLUSION

- 7.01 The Application Site falls within an “U” zone on the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14. As evidenced by the surrounding land uses, the Application Site and its surrounding area has been popular location for open storage sites and rural industrial uses. The Application Site mainly falls within Stage 3 of the development schedule of YLS DA. Temporary approval of the applied use would not frustrate the planning intention and long-term development for the area.
- 7.02 The Application Site had been approved for open storage use in the past. In accordance with TPB PG-No. 13G, the Application Site is considered suitable for open storage and port back-up uses on a temporary basis. The Application Site, which has been hard-paved, with landscaping, perimeter fencing and proper run-in/out, and served by an existing drainage system and fire services installations that were approved by relevant Government departments. In this regard and with the reasons stated above, it is anticipated that the applied use will not generate any adverse traffic, drainage, visual or environmental impacts on the surrounding areas.
- 7.03 As there are only minor changes in development parameters since the last planning approval was granted and all approval conditions had been complied with, together with the reasons detailed in the previous sections, the Applicant respectfully requests that the Board give favourable consideration and approve this application for a further period of 3 years.

Top Bright Consultants Ltd.
November 2023



Top Bright Consultants Ltd.

Extract Plan Based on Map
Series HM20C of Sheet 6

Location Plan

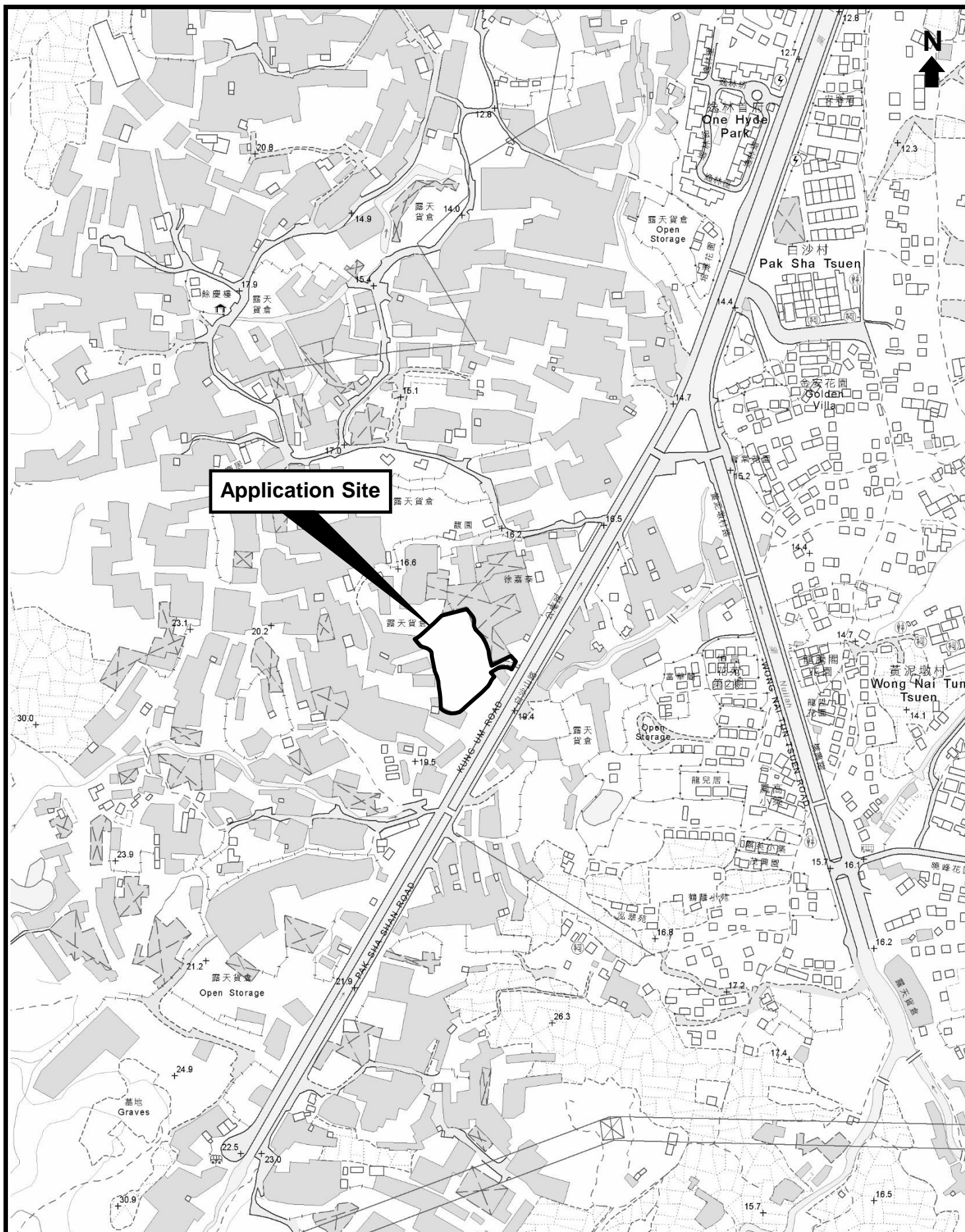
Scale 1 : 20 000

FIGURE 1

For Identification Purpose

Date: 3.11.2023





Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
6-NW-D

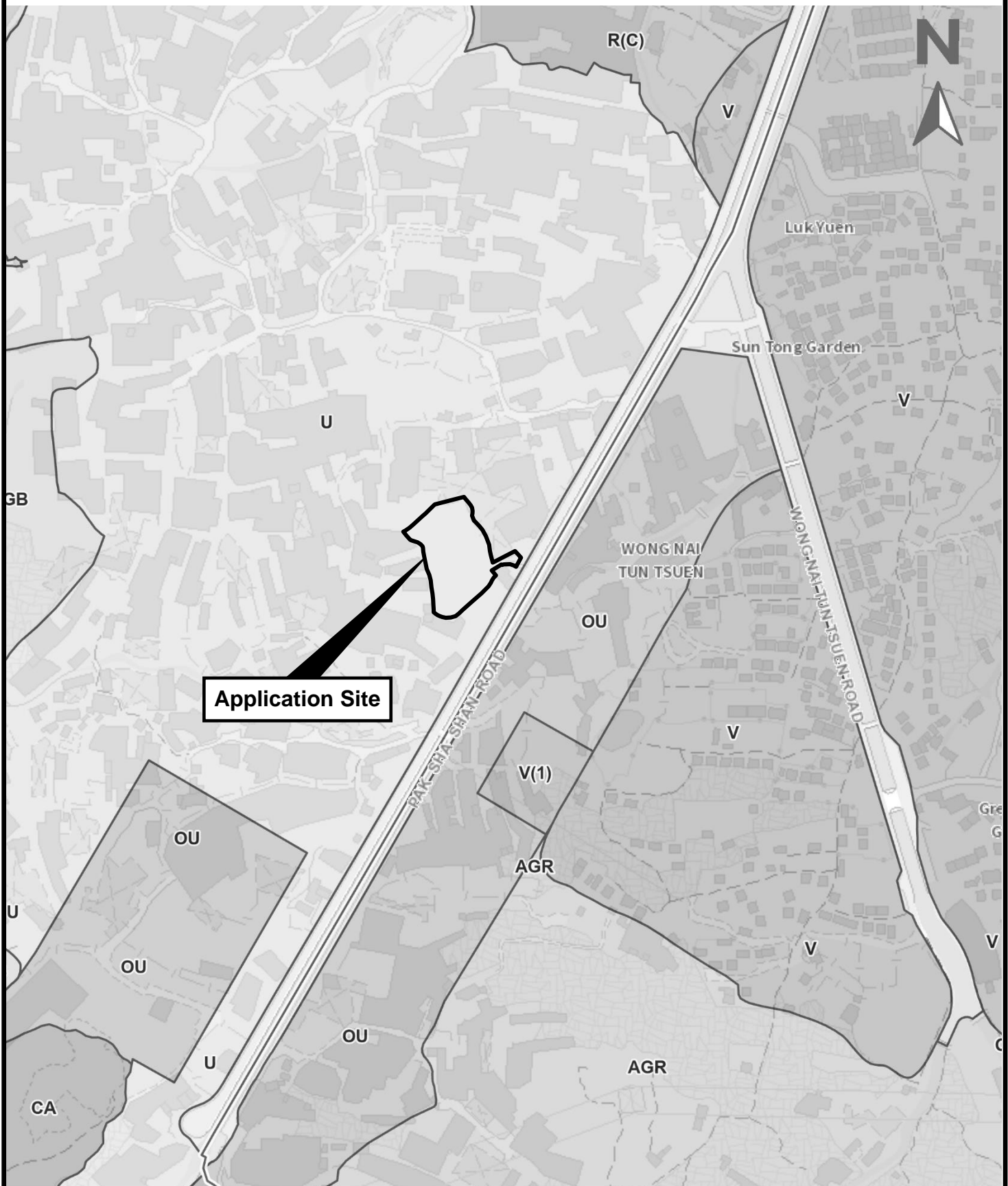
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 3.11.2023

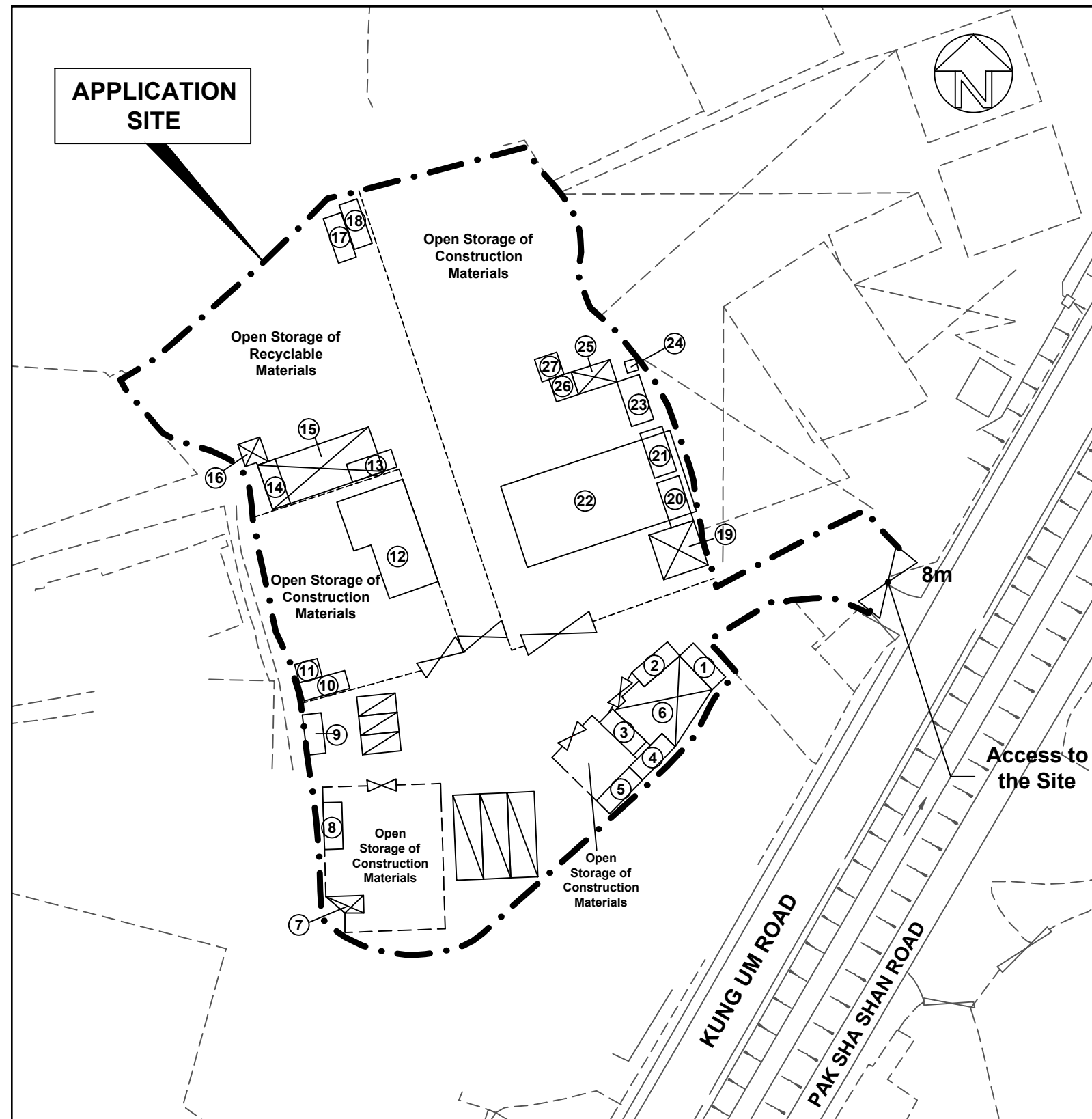


Extract from Tong Yan San Tsuen Outline Zoning
Plan No. S/YL-TYST/14 gazetted on 20.8.2021

FIGURE 4

For Identification Purpose

Date: 3.11.2023



* Structures under the Canopies are not included in the calculation of covered area and floor area

LEGEND:

Application Site (Area = 5,027 sq. m.)

----- **Internal Fencing**

 **Loading/Unloading Spaces for Medium/Heavy Goods Vehicles (3.5m x 11m)**

 **Parking Spaces for Staff/Visitors (2.5m x 5m)**

FIGURE 5

FOR IDENTIFICATION PURPOSE

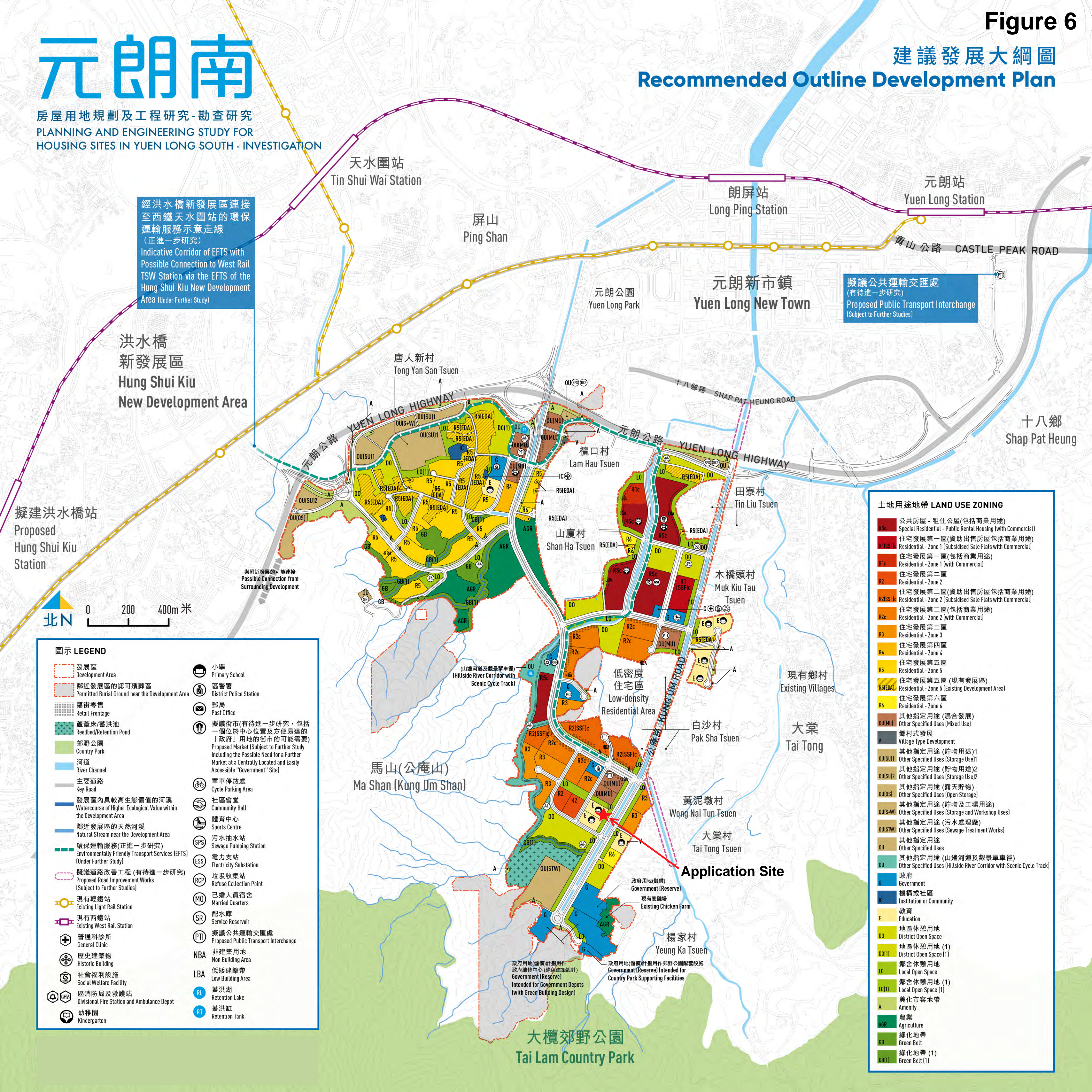
Date: 26.10.2023

Not to Scale

元朗南

房屋用地規劃及工程研究- 勘查研究
PLANNING AND ENGINEERING STUDY FOR
HOUSING SITES IN YUEN LONG SOUTH - INVESTIGATION

Figure 6
建議發展大綱圖
Recommended Outline Development Plan



經洪水橋新發展區連接
至西鐵天水圍站的環保
運輸服務示意走線
(正進一步研究)
Indicative Corridor of EFTS with
Possible Connection to West Rail
TSW Station via the EFTS of the
Hung Shui Kiu New Development
Area (Under Further Study)

洪水橋
新發展區
Hung Shui Kiu
New Development Area

擬建洪水橋站
Proposed
Hung Shui Kiu
Station

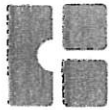
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圖示 LEGEND

- 發展區 Development Area
- 鄰近發展區的認可墳葬區 Permitted Burial Ground near the Development Area
- 臨街零售 Retail Frontage
- 蘆葦床/蓄洪池 Reedbed/Retention Pond
- 郊野公園 Country Park
- 河道 River Channel
- 主要道路 Key Road
- 發展區內具較高生態價值的河溪 Watercourse of Higher Ecological Value within the Development Area
- 鄰近發展區的自然河溪 Natural Stream near the Development Area
- 環保運輸服務(正進一步研究) Environmentally Friendly Transport Services (EFTS) (Under Further Study)
- 擬議道路改善工程(有待進一步研究) Proposed Road Improvement Works (Subject to Further Studies)
- 現有輕鐵站 Existing Light Rail Station
- 現有西鐵站 Existing West Rail Station
- 普通科診所 General Clinic
- 歷史建築物 Historic Building
- 社會福利設施 Social Welfare Facility
- 區消防局及救護站 Divisional Fire Station and Ambulance Depot
- 幼稚園 Kindergarten
- 小學 Primary School
- 區警署 District Police Station
- 郵局 Post Office
- 擬議街市(有待進一步研究, 包括一個位於中心位置及方便易達的「政府」用地的街市的可能需要) Proposed Market (Subject to Further Study Including the Possible Need for a Further Market at a Centrally Located and Easily Accessible "Government" Site)
- 單車停放處 Cycle Parking Area
- 社區會堂 Community Hall
- 體育中心 Sports Centre
- 污水抽水站 Sewage Pumping Station
- 電力站 Electricity Substation
- 垃圾收集站 Refuse Collection Point
- 已婚人員宿舍 Married Quarters
- 配水庫 Service Reservoir
- 擬議公共運輸交匯處 Proposed Public Transport Interchange
- 非建築用地 Non Building Area
- 低矮建築帶 Low Building Area
- 蓄洪湖 Retention Lake
- 蓄洪缸 Retention Tank

土地用途地帶 LAND USE ZONING

- 公共房屋 - 租住公屋(包括商業用途) Special Residential - Public Rental Housing (with Commercial)
- 住宅發展第一區(資助出售房屋包括商業用途) Residential - Zone 1 (Subsidised Sale Flats with Commercial)
- 住宅發展第一區(包括商業用途) Residential - Zone 1 (with Commercial)
- 住宅發展第二區 Residential - Zone 2
- 住宅發展第二區(資助出售房屋包括商業用途) Residential - Zone 2 (Subsidised Sale Flats with Commercial)
- 住宅發展第二區(包括商業用途) Residential - Zone 2 (with Commercial)
- 住宅發展第三區 Residential - Zone 3
- 住宅發展第四區 Residential - Zone 4
- 住宅發展第五區 Residential - Zone 5
- 住宅發展第五區(現有發展區) Residential - Zone 5 (Existing Development Area)
- 住宅發展第六區 Residential - Zone 6
- 其他指定用途(混合發展) Other Specified Uses (Mixed Use)
- 鄉村式發展 Village Type Development
- 其他指定用途(貯物用途)1 Other Specified Uses (Storage Use)1
- 其他指定用途(貯物用途)2 Other Specified Uses (Storage Use)2
- 其他指定用途(露天貯物) Other Specified Uses (Open Storage)
- 其他指定用途(貯物及工場用途) Other Specified Uses (Storage and Workshop Uses)
- 其他指定用途(污水處理廠) Other Specified Uses (Sewage Treatment Works)
- 其他指定用途 Other Specified Uses
- 其他指定用途(山邊河道及觀景單車徑) Other Specified Uses (Hillside River Corridor with Scenic Cycle Track)
- 政府 Government
- 機構或社區 Institution or Community
- 教育 Education
- 地區休憩用地 District Open Space
- 地區休憩用地(1) District Open Space (1)
- 鄰舍休憩用地 Local Open Space
- 鄰舍休憩用地(1) Local Open Space (1)
- 美化市容地帶 Amenity
- 農業 Agriculture
- 綠化地帶 Green Belt
- 綠化地帶(1) Green Belt (1)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-TYST/1247

Our Ref.: 23/828/L02

November 28, 2023

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

By Email

Dear Sir/Madam,

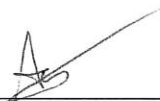
**Temporary Open Storage of Construction Materials and Recyclable Materials with
Ancillary Workshop for a Period of 3 Years in "Undetermined" Zone at
Lots 1160(Part), 1161, 1163S.B(Part), 1164RP(Part), 1174(Part) and 1175(Part)
in D.D.119, Kung Um Road, Yuen Long, New Territories**

(Application No. A/YL-TYST/1247)

We refer to the captioned application and submit herewith a record of the approved drainage and fire conditions of the last planning application (No. A/YL-TYST/1062) for your information..

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.

c.c. Top Crown Engineering Limited (the Applicant)

MAY-2022 15:56

RECEIVED 17/05/2022 15:38
FROM TM&YLW/DPO

21484501 TO 21484501

METRO

P.001/002

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路一號
沙田政府合署 14 樓



By Post & Fax (2148 4501)
Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TYST/1062
電話號碼 Tel. No.: 2158 6298
傳真機號碼 Fax No.: 2489 9711

17 May 2022

Metro Planning and Development Co. Ltd.
Flat L, 7/F, International Centre
2-8 Kwei Tei Street,
Fo Tan, Sha Tin, N.T.
(Attn.: Mr. Patrick TSUI)

Dear Sir,

**Compliance with Approval Condition (g)
Planning Application No. A/YL-TYST/1062**

I refer to your submission dated 22.3.2022 for compliance with the captioned approval condition on the submission of a drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. Bill C H CHAN (Tel: 2781 4107) of DSD.

Yours faithfully,

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

c.c.

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

Internal

CTP/TPB (2)

OW/AL/al

Total: 11 pages

Date: 10 April 2021

TPB Ref.: A/YL-TYST/1062

By Email

Tuen Mun and Yuen Long West District Planning Office
14/F, Sha Tin Government Offices
1, Sheung Wo Che Road
Sha Tin
NT
(Attn: Mr. Arthur MOK)

Dear Sir,

**Compliance with Approval Condition (g)
Temporary Open Storage of Construction Materials and Recyclable
Materials with Ancillary Workshop for a Period of 3 Years at Lots
1160 (Part), 1161, 1163 S.B (Part), 1164 RP (Part), 1174 (Part) and
1175 (Part) in D.D. 119, Kung Um Road, Yuen Long, New Territories**

To comply with planning condition (g), we are glad to submit the drainage proposal for the consideration of the CE/MN, DSD.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

Annex 1 DRAINAGE PROPOSAL

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site had been paved and occupied an area of about 5,027m².
- 1.1.2 The area adjacent to the proposed development is mainly occupied by open storage yards and warehouses. The application site is surrounded by a good number of similar warehouses and open storage yards to the east and northeast.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 It has a very gentle gradient sloping from centre to the periphery from about +18.3mPD to +17.6mPD.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.5 According to **Figure 1**, it is noted that the land to the north, east and west of the application site commands a lower level while the centre of the site commands a highest level of about +18.3mPD. The land to the east of the site is also occupied by a significant size warehouse. The level to the south of the site is slightly higher than the site.
- 1.1.6 As such, an external catchment as shown in **Figure 1** which covers the area to the south is taken into account when designing the drainage facilities for the proposed development.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.7 As shown in **Figure 2**, a nullah is found to the south of the application site. The intercepted surface runoff will be dissipated to the existing nullah via an existing 600mm diameter underground pipe.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i The area of the entire catchment is approximately 2,670m² and 2,900m²; **(Figure 2)**
- ii The catchment is predominant unpaved in character, it is assumed that the value of run-off co-efficient (k) is taken as 1.

	Catchment A	Catchment B
Difference in Land Datum	= 18.3m – 17.6m = 0.7m	= 18.7m – 17.6m = 1.1m
L	= 52m	= 56m
∴ Average fall	= 0.7m in 52m or 1m in 74.29m	= 1.1m in 56m or 1m in 50.91m

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

	Catchment A	Catchment B
Time of Concentration (t _c)	= 0.14465 [L/(H ^{0.2} × A ^{0.1})] t _c = 0.14465 [52/ (1.35 ^{0.2} × 2,670 ^{0.1})] t _c = 3.22 minutes	= 0.14465 [L/(H ^{0.2} × A ^{0.1})] t _c = 0.14465 [56/ (1.96 ^{0.2} × 2,900 ^{0.1})] t _c = 3.19 minutes

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 305 mm/hr

	Catchment A	Catchment B
By Rational Method, Q₁	= 1 × 305 × 10,000 / 3,600 ∴ Q ₁ = 226.21 l/s = 13,572.5 l/min = 0.23m ³ /s	= 1 × 305 × 10,000 / 3,600 ∴ Q ₁ = 245.69 l/s = 14,741.67 l/min = 0.25m ³ /s

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:120 and 1:100 in order to follow the gradient of the application site, 375mm surface channel is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

Annex 1.3 Drainage Calculation for the 600mm Diameter Pipe

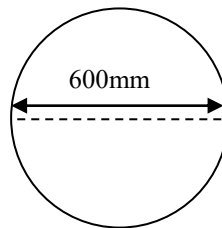
1.3.1 The capacity of the proposed 600mm diameter pipe

Manning's Formula is adopted for estimating the maximum capacity of the existing open channel:

$$Q_2 = A \times R^{2/3} \times S^{1/2}/n$$

Assuming that:

- i. Gradient (S) of the existing drainage is taken as 1:100;
- ii. Manning's roughness coefficient (n) is taken as 0.015;
- iii. $R = A/P = (0.28) / (2 * 3.1416 * 0.3) = 0.1485$; &
- iv. The cross-section of the existing channel is illustrated as follows:



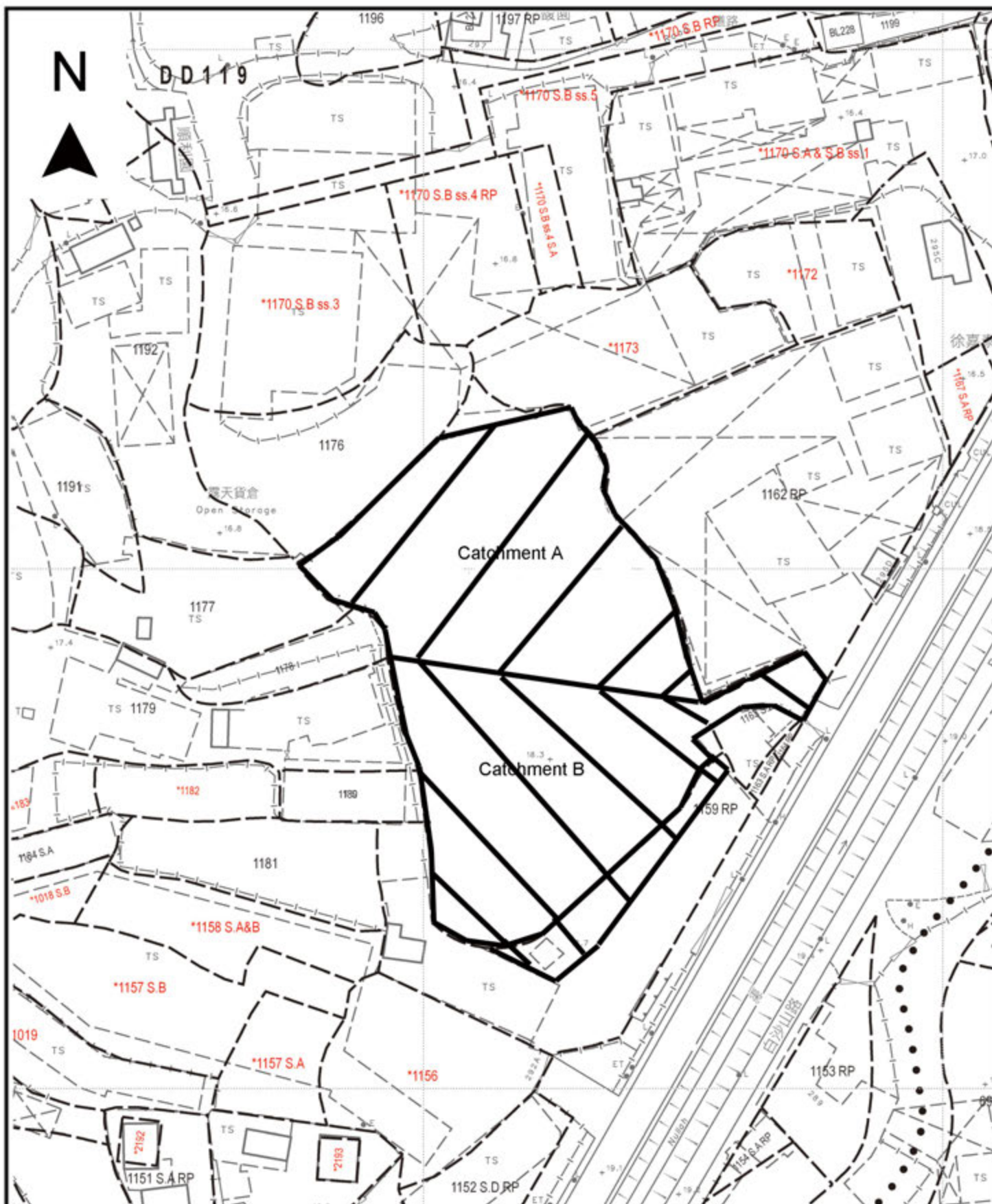
By Manning's Formula:

$$\begin{aligned} Q_2 &= 0.28 \times (0.1485)^{2/3} \times (0.01)^{1/2} / 0.015 \\ &= 0.53 \text{ m}^3/\text{s} \end{aligned}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of 1:100, 600mm diameter steel pipe is considered adequate to dissipate all the storm water generated at the application site and adjacent land because the total surface runoff of catchment A and catchment B is 0.48 m³/s only (i.e. 0.23m³/s + 0.25m³/s)

1.4 Proposed Drainage Facilities

- 1.4.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm concrete surface channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 1**).
- 1.4.2 The collected stormwater will then be discharged to the existing nullah to the south of the application site.
- 1.4.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.4.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.4.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) Some holes will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.



Project 項目名稱:

Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years at Lots 1160 (Part), 1161, 1163 S.B (Part), 1164 RP (Part), 1174 (Part) and 1175 (Part) in D.D. 119, Kung Um Road, Yuen Long, New Territories

Drawing Title :

Catchment Plan

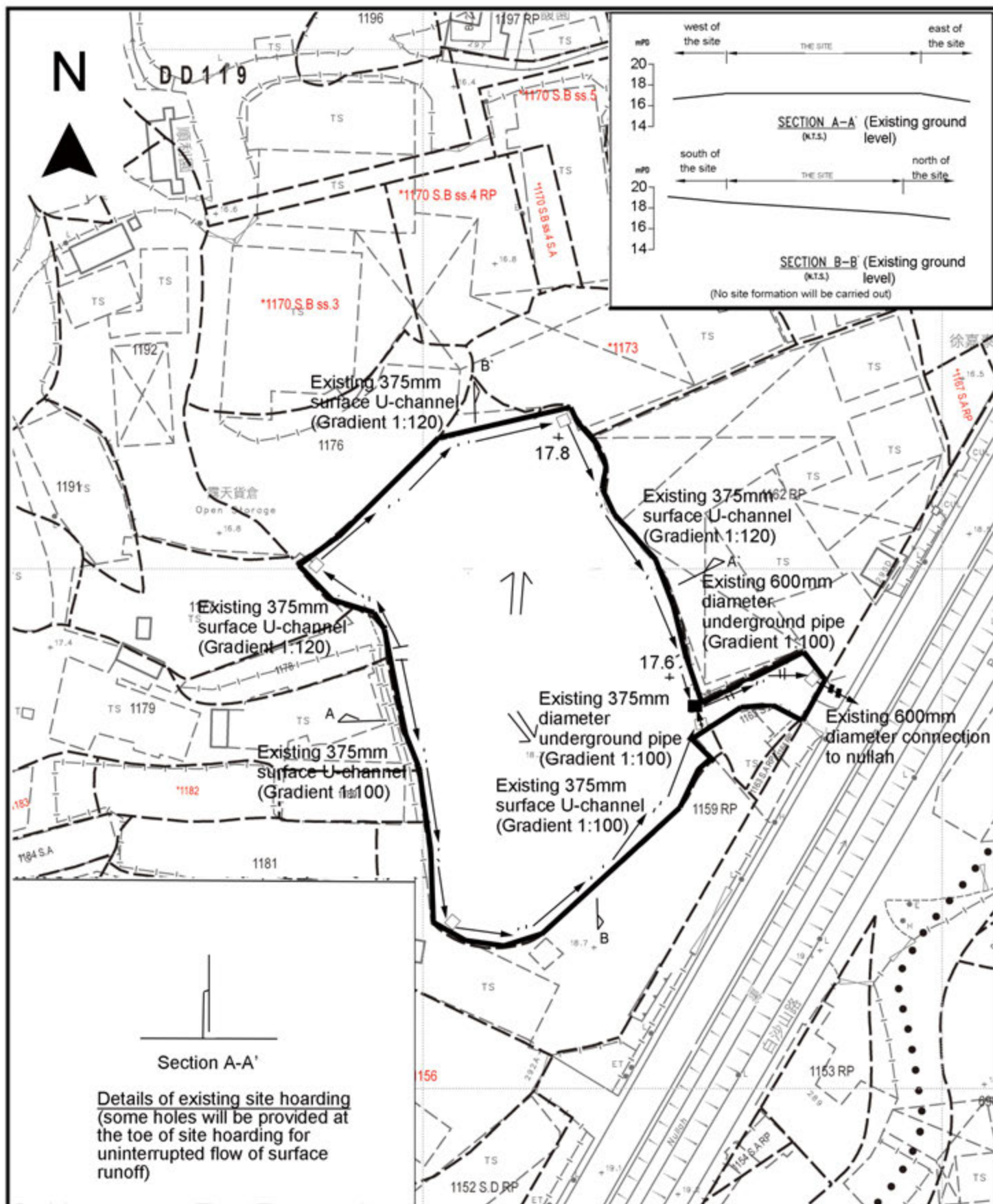
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years at Lots 1160 (Part), 1161, 1163 S.B (Part), 1164 RP (Part), 1174 (Part) and 1175 (Part) in D.D. 119, Kung Um Road, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

+18.3 Level (in mPD)

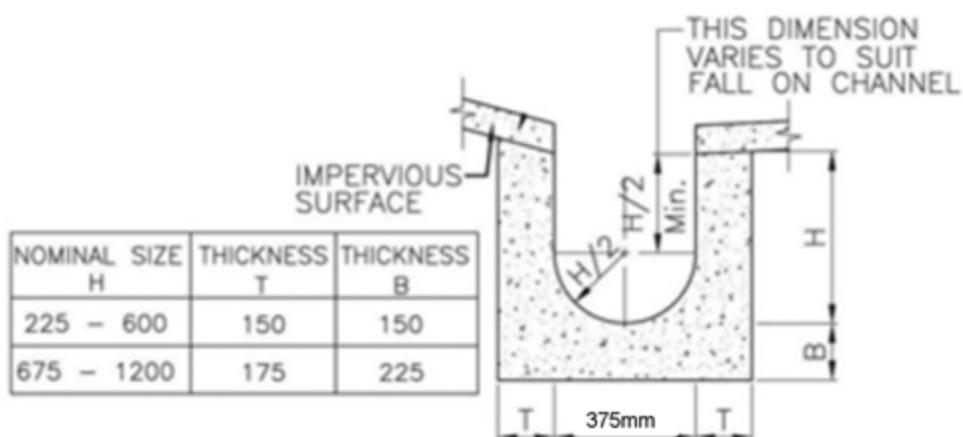
⇐ Flow of surface runoff

□ Existing catchpit

■ Existing catchpit with sand trap

Scale 比例:

1:1000



DETAILS OF U-CHANNEL
 (REFERENCE : FIG. 8.11 OF
 GEOTECHNICAL MANUAL FOR SLOPES)
 (N.T.S.)

Project 項目名稱:

Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years at Lots 1160 (Part), 1161, 1163 S.B (Part), 1164 RP (Part), 1174 (Part) and 1175 (Part) in D.D. 119, Kung Um Road, Yuen Long, New Territories

Drawing Title 圖目:

Details of Proposed Surface U-channel

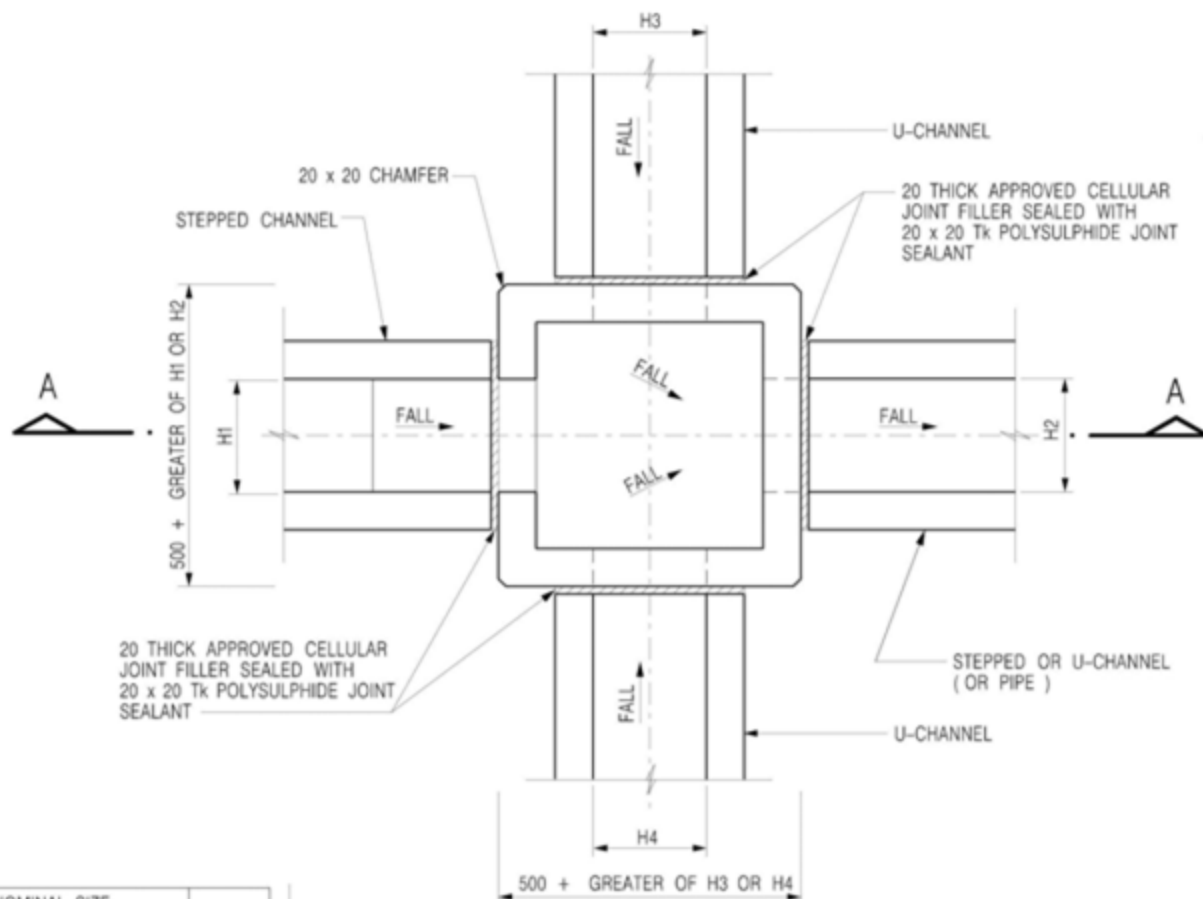
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

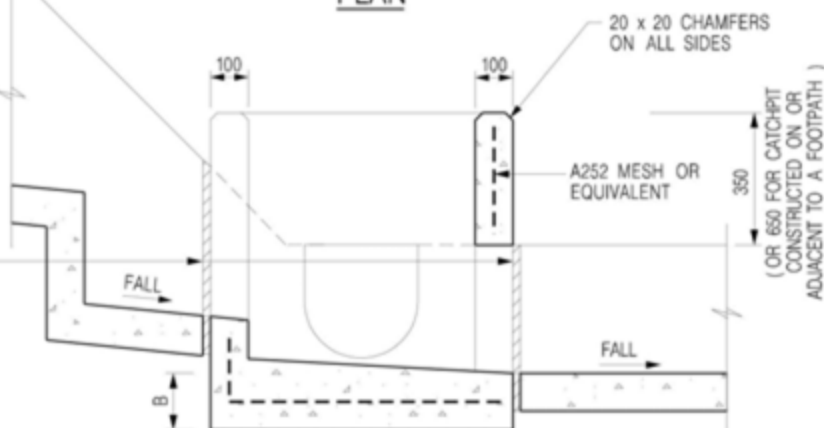
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR
JOINT FILLER SEALED WITH
20 x 20 Tk POLYSULPHIDE JOINT
SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years at Lots 1160 (Part), 1161, 1163 S.B (Part), 1164 RP (Part), 1174 (Part) and 1175 (Part) in D.D. 119, Kung Um Road, Yuen Long, New Territories

Drawing Title 圖目:

The Details of the
Proposed Catchpit

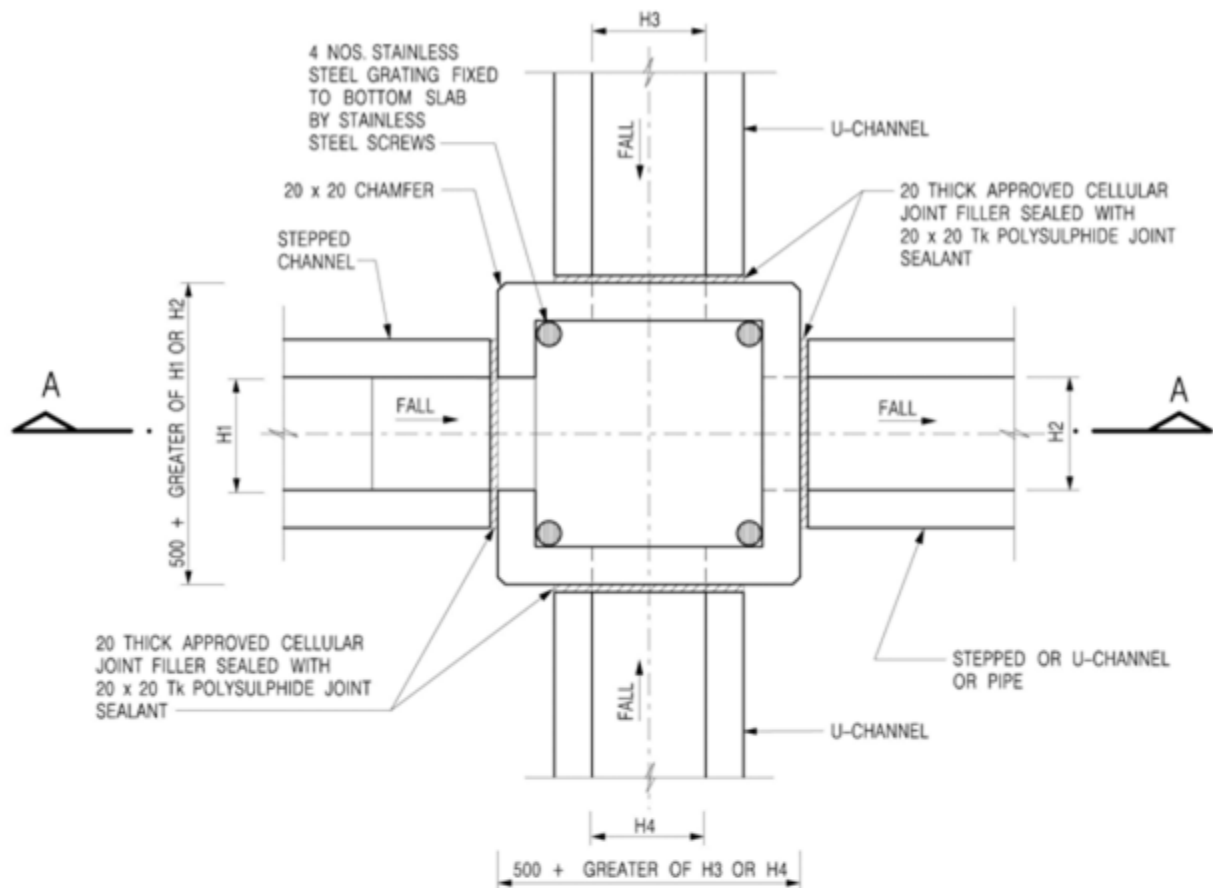
Remarks 備註:

Drawing No. 圖號:

Figure 4

Scale 比例:

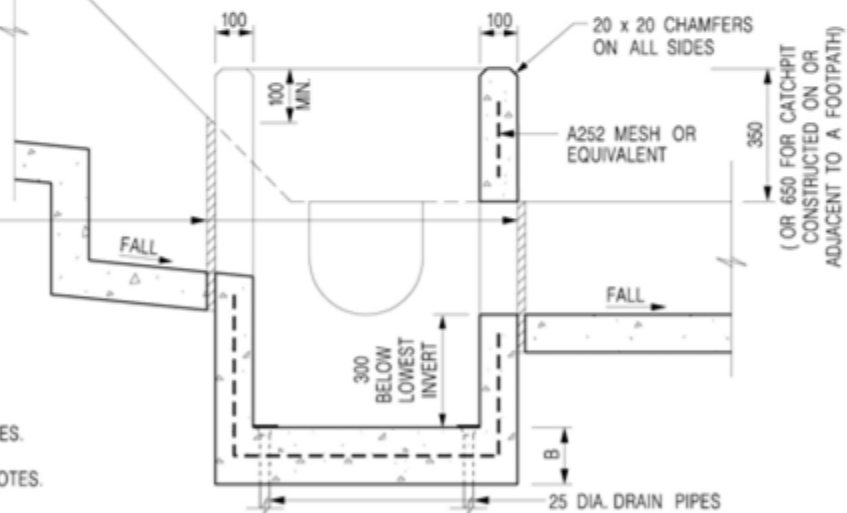
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

Project 項目名稱:

Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years at Lots 1160 (Part), 1161, 1163 S.B (Part), 1164 RP (Part), 1174 (Part) and 1175 (Part) in D.D. 119, Kung Um Road, Yuen Long, New Territories

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

Drawing No. 圖號:

Figure 5

Remarks 備註:

Scale 比例:

Not to scale

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Post & Fax (2401 0973)

Planning Department

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

來函檔號 Your Reference 20/663/L014
本署檔號 Our Reference () in TPB/A/YL-TYST/1062
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

22 November 2022

Top Bright Consultants Limited
Room 103
300 Kung Um Road
Yuen Long, New Territories
(Attn.: Mr. Adam CHOW)

Dear Sir,

Compliance with Approval Condition (h) **Planning Application No. A/YL-TYST/1062**

I refer to your submission dated 22.9.2022 for compliance with the captioned approval condition on the implementation of the drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of DSD.

Yours faithfully,

(Edwin YEUNG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD (Attn.: Mr. Jeff TSE)

Internal

CTP/TPB (2)

EY/JT/jt

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

You are reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. You are required to rectify the drainage system at your own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

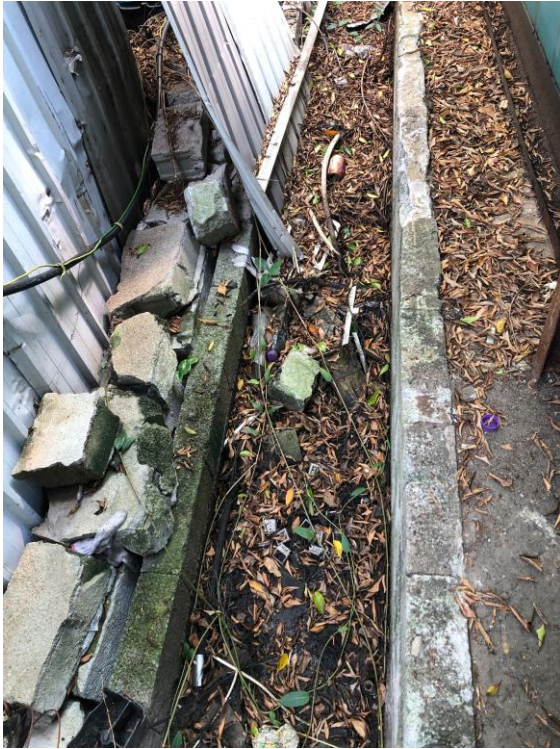


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

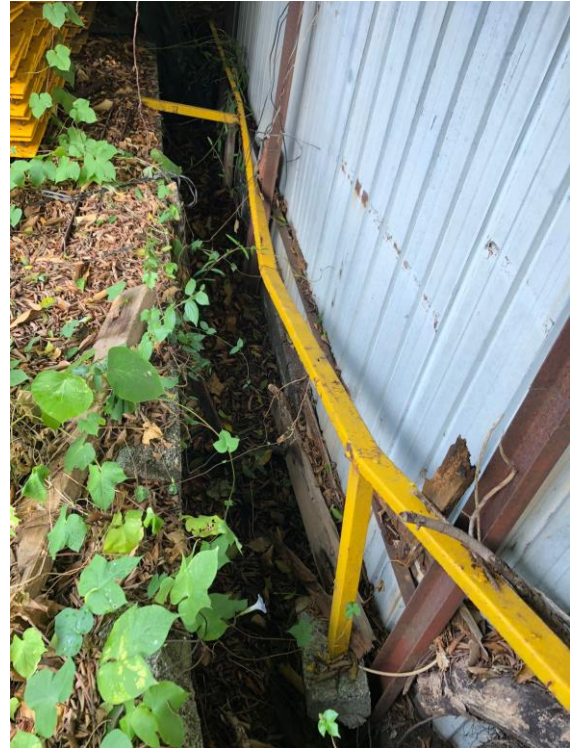


Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

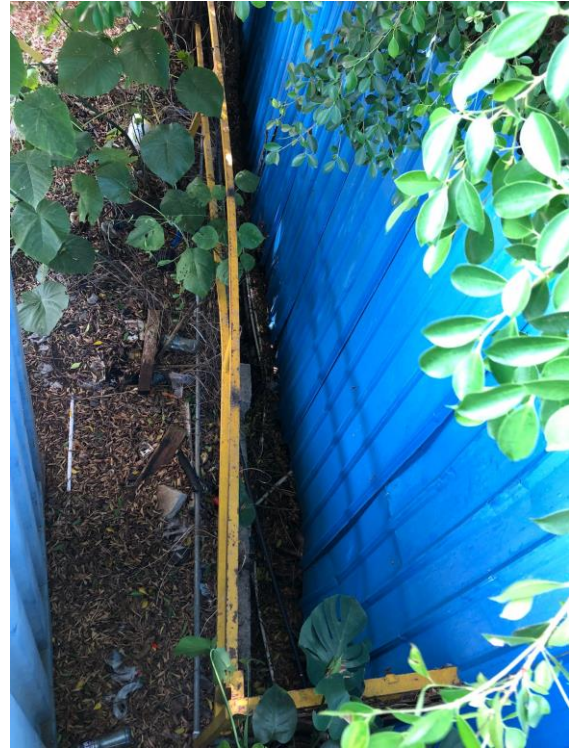


Photo 14



Photo 15

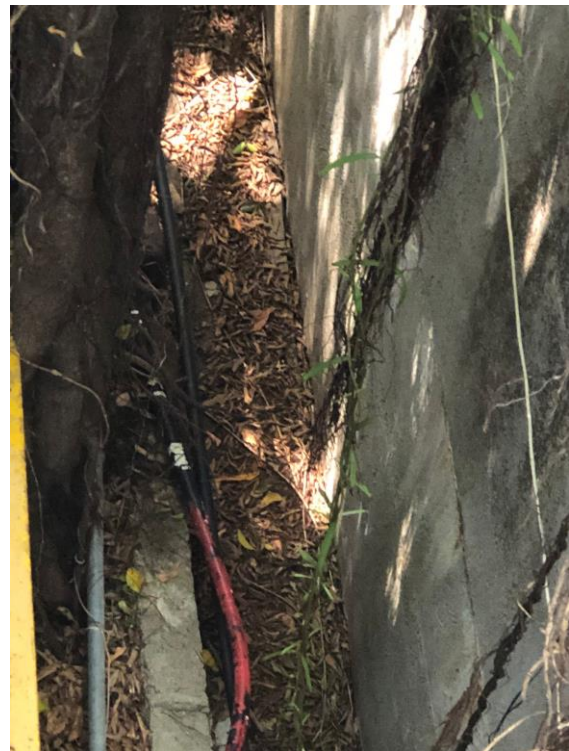


Photo 16



Photo 17

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屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

**By Fax (2401 0973) & Post
Planning Department**

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

來函檔號 Your Reference 20/663/L07
本署檔號 Our Reference () in TPB/A/YL-TYST/1062
電話號碼 Tel. No.: 2158 6298
傳真機號碼 Fax No.: 2489 9711

25 January 2021

Top Bright Consultants Ltd.
Room 1003,
300 Kung Um Road
Yuen Long, N.T.
(Attn.: Mr. LO Ming-kong/ Mr. Raymond LEUNG)

Dear Sir,

**Compliance with Approval Condition (j)
Planning Application No. A/YL-TYST/1062**

I refer to your submission dated 12.1.2021 for compliance with the captioned approval condition on the provision of fire extinguisher(s) with valid fire certificate (FS 251). The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel.: 2733 7757) or Mr. HUNG Tsz-kwan (Tel: 2733 7758) of FSD.

Yours faithfully,

(Johnny TAM)

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

c.c.

D of FS (Attn.: Mr. WONG Ho-yin)

Internal

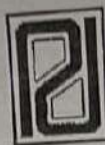
CTP/TPB (2)

JT/am



規劃署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2148 4501) & Post
Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TYST/1062
電話號碼 Tel. No.: 2158 6298
傳真號碼 Fax No.: 2489 9711

18 March 2022

Metro Planning and Development Co. Ltd.
Unit L, 7/F, International Centre
2-8 Kwei Tei Street
Fo Tan, Sha Tin, New Territories
(Attn.: Mr. Patrick TSUI)

Dear Sir,

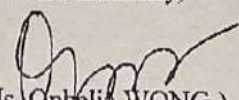
**Compliance with Approval Condition (k)
Planning Application No. A/YL-TYST/1062**

I refer to your submission dated 21.2.2022 for compliance with the captioned approval condition on the submission of a fire service installations (FSIs) proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of FSD.

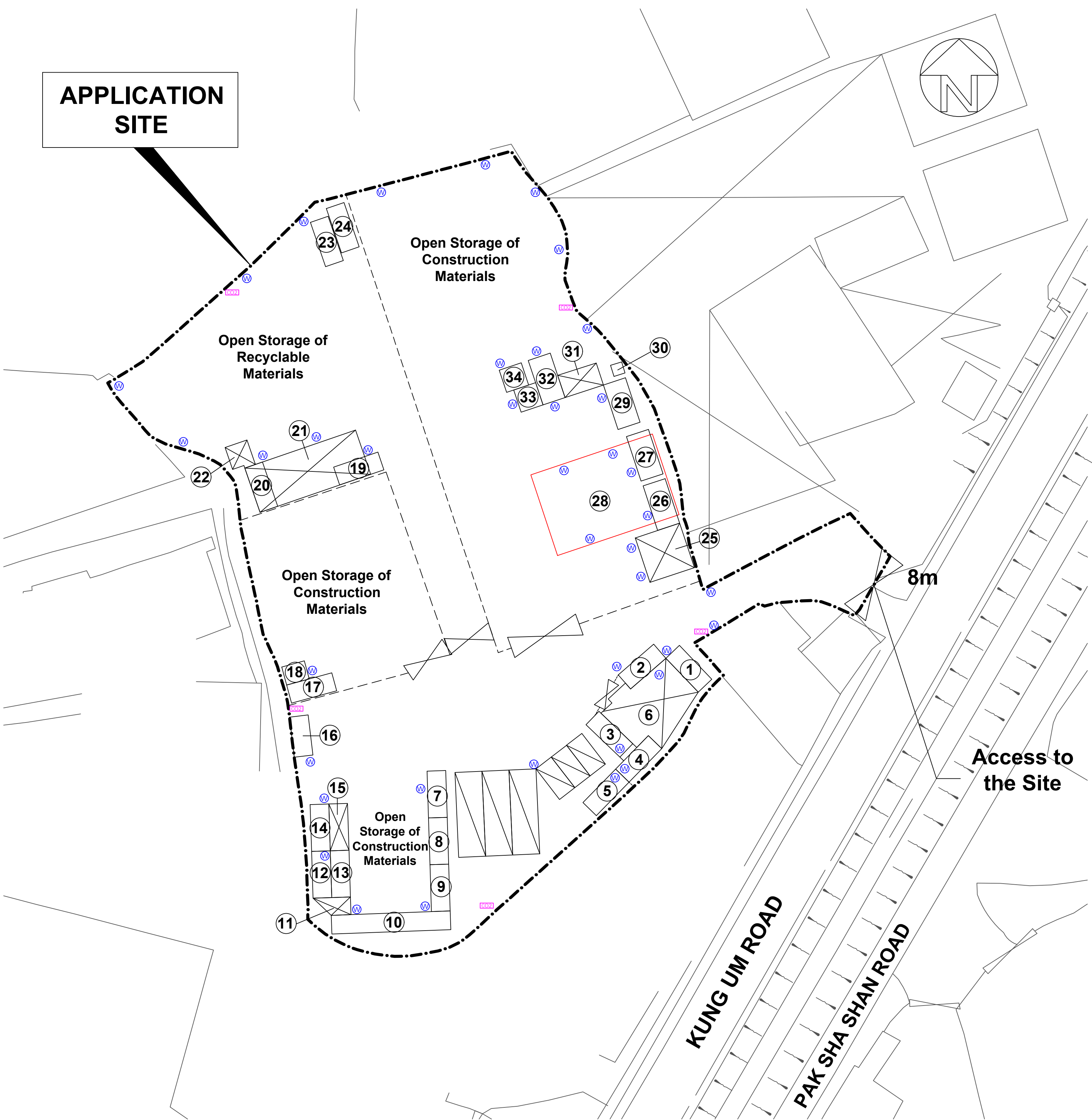
Yours faithfully,


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

c.c.
D of FS (Attn.: Mr. WONG Ho-yin)

Internal
CTP/TPB (2)
OW/AL/al





Details of Structures:

Structure No.	Uses	No. of Storey	Height (m)	Covered Area (m ²)	Floor Area (m ²)
1-3	Storeroom	1	2.5	45	15 x 3 = 45
4-5	Ancillary Site Office	1	2.5	30	15 x 2 = 30
6	Shelter	1	3.0	80	80
7-9	Storeroom	1	2.5	45	15 x 3 = 45
10	Ancillary Site Office and Washroom	2	5.0	37	37 x 2 = 74
11	Open-sided Canopy	1	2.5	8	8
12-14	Storeroom	1	2.5	45	15 x 3 = 45
15	Open-sided Canopy for Storage	1	2.5	15	15
16	Washroom	1	2.5	13	13
17	Storeroom	1	2.5	15	15
18	Storeroom	1	2.5	8	8
19	Storeroom (*under the Canopy)	1	2.5	4+(11)	4+(11)
20	Ancillary Site Office (*under the Canopy)	1	2.5	0+(15)	0+(15)
21	Open-sided Canopy for Storage	1	4.0-5.0	92	92
22	Ancillary Workshop	1	4.0-5.0	10	10
23-24	Storeroom	2	5.0	30	15 x 2 x 2 = 60
25	Open-sided Canopy for Storage	1	2.5	37	37
26-27	Washroom (*under the Canopy)	1	2.5	5+(31)	18 x 2 = 5+(31)
28	Open-sided Canopy for Storage of Construction Materials	1	7.0	220	220
29	Ancillary Site Office	1	2.5	18	18
30	Meter Room	1	2.5	2	2
31	Storeroom	1	3.0	16	16
32	Storeroom	1	2.5	15	15
33-34	Storeroom/E&M Room	1	2.5	18	9 x 2 = 18
Total:				841	908

* Structures under the Canopies are not included in the calculation of covered area and floor area

回收場內的物料是廢棄五金, 是不可燃的

<div>CONTRACTOR : <div><div><div><div></div></div><div>First</div></div><div>新邦消防工程有限公司</div><div>FIRST FPA ENGINEERING CO.,LTD.</div><div>Flat 6, 7/F., Elite Industrial Centre, No. 883 Cheung Sha Wan Road, Kowloon, H.K. Tel : 2786 2285 Fax : 2742 6126 E-mail : first27862285@yahoo.com.hk (註冊通風系統承辦商 SC (V)4/2003)</div></div></div>	CLIENT : TITLE : F.S. LAYOUT PLAN	DWG. NO.: N3153/2112/FF/FS DRAWN BY : Y.S. SO CHECKED BY: C.N. KWOK APPROVED BY : O.T. LI	<div>LEGEND : APPLICATION SITE (AREA = 5,027 SQ. M.) INTERNAL FENCING LOADING/UNLOADING SPACES FOR MEDIUM/HEAVY GOODS VEHICLES (3.5M X 11M) PARKING SPACES FOR STAFF/VISITORS (2.5M X 5M) 9 LITRE WATER/CO2 TYPE FIRE EXTINGUISHER 5KG CO2 TYPE FIRE EXTINGUISHER</div>	JOB LOCATION: LOTS 1160(PART), 1161, 1163SB(PART), 1164RP(PART), 1174(PART) AND 1175(PART) IN DD119, KUNG UM ROAD, YUEN LONG, N.T.	P.D. REF:TPB/A/YL-TYST/1062	SCALE : N.T.S.
					FEHD REF:-----	PAGE NO.: 1 OF 1
					V. D. REF:FP 33/	QUOTATION NO.: -Nil-
					WWO. REF: -----	CONTRACT NO.: -Nil-

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Post & Fax (2401 0973)

Planning Department

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

來函檔號 Your Reference 20/663/L016
本署檔號 Our Reference () in TPB/A/YL-TYST/1062
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

31 January 2023

Top Bright Consultants Limited
Room 103
300 Kung Um Road
Yuen Long, New Territories
(Attn.: Mr. Adam CHOW)

Dear Sir,

Compliance with Approval Condition (I)
Planning Application No. A/YL-TYST/1062

I refer to your submission dated 23.11.2022 for compliance with approval condition (I) on the implementation of the fire service installations proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of FSD.

Yours faithfully,

(Edwin YEUNG)

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

c.c.

D of FS (Attn.: Mr. WONG Ho-yin)

Internal

CTP/TPB (2)

EY/JT/jt

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8859381

FSD Ref.: _____

消防處編號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lots 1160(Part), 1161, 1163B(Part), 1168(Part),

1174(Part) and 1175(Part) in D112

Street/Road/Estate Name :

街道/屋苑名稱

Kung Um Road

Block :

座

District :

分區

Yuen Long

Area :

地區

☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團**Part 1 Annual Inspection ONLY**
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
14	Portable Fire Extinguishers 40x9 Litre water type F.E. 5 x 5-Kg Co2 type F.E.		Conforms with FSD requirements	22-Sep-2022	21-Sep-2023

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.Authorized
Signature :
授權人簽署Name :
姓名

FSD/RC No. :

消防處註冊號碼

Company Name :
公司名稱Telephone :
聯絡電話Date :
日期

李錦源 Li Kam-yuen

RC 3/160

新邦消防工程有限公司

First Fire Engineering Company Limited

2786 2285

22-Sep-2022

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS.

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9294830

FSD Ref.: _____

消防處檔號: _____

Name of Client: _____

顧客姓名: _____

Name of Building: _____

樓宇名稱: _____

Street No./Town Lot: _____

門牌號數/市地段: _____

Lots 1160(Part), 1161, 1163SB(Part), 1164RP(Part),
1174(Part) and 1175(Part) in DD119

Street/Road/Estate Name: _____

街道/屋苑名稱: _____

Kung Um Road

Block: _____

座: _____

District: _____

分區: _____

Yuen Long

Area: _____

地區: _____

☐ HK

香港

☐ K

九龍

☒ NT

新界

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguishers 40x9 Litre water type F.E. 5 x 5-Kg Co2 type F.E.		Conforms with FSD requirements	22-Aug-2023	21-Aug-2024

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature: _____
受權人簽署

Name: _____

姓名: _____

FSD/RC No.: _____

消防處註冊號碼: _____

Company Name: _____
公司名稱: _____

Telephone: _____

聯絡電話: _____

Date: _____

日期: _____

李錦源 LI Kam-yuen

RC 1/314, RC 2/465, RC 3/160

新邦消防工程有限公司

First Fire Engineering Company Limited

2786 2285

22-Aug-2023

For FSD
use only:

Inspected

Key-in

Verified

Verified

**Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice from the Drainage Services Department should be sought on this aspect if in doubt; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

**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

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/381	Proposed Temporary Open Storage of New Household Electrical Appliances and Furniture for a Period of 3 Years	7.3.2008 [revoked on 7.8.2009]
2	A/YL-TYST/593	Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years	15.6.2012
3	A/YL-TYST/766	Temporary Open Storage of Construction Materials with Ancillary Facilities (Including Site Office, Staff Restroom and Workshop) for a Period of 3 Years	4.12.2015 [revoked on 4.11.2017]
4	A/YL-TYST/936	Temporary Open Storage of Recycling Materials with Ancillary Workshop for a Period of 3 Years	18.1.2019 [revoked on 18.2.2021]
5	A/YL-TYST/1062	Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years	8.1.2021

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

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/896	Proposed Temporary Open Storage of Building/Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	15.6.2018
2	A/YL-TYST/898	Temporary Open Storage of Construction Material with Ancillary Office for a Period of 3 Years	18.1.2019
3	A/YL-TYST/904	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	3.8.2018 [revoked on 3.7.2020]
4	A/YL-TYST/944	Renewal of Planning Approval for Temporary “Open Storage of Construction Machinery” for a Period of 3 Years	22.2.2019
5	A/YL-TYST/945	Temporary Warehouse and Open Storage of Homeware for a Period of 3 Years	8.3.2019
6	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
7	A/YL-TYST/953	Temporary Open Storage of Construction Materials, Equipment and Machinery for a Period of 3 Years	12.4.2019
8	A/YL-TYST/955	Temporary Open Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	12.4.2019
9	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
10	A/YL-TYST/1003	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years	26.05.2020
11	A/YL-TYST/1024	Temporary Logistics Centre 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	10.7.2020 [revoked on 10.4.2021]
12	A/YL-TYST/1042	Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	21.8.2020
13	A/YL-TYST/1017	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	15.9.2020

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
14	A/YL-TYST/1059	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 [revoked on 18.9.2021]
15	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
16	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
17	A/YL-TYST/1133	Renewal of Planning Approval for Temporary Open Storage of Construction Material with Ancillary Office for a Period of 3 Years	14.1.2022
18	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
19	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
20	A/YL-TYST/1142	Renewal of Planning Approval for Temporary Open Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	18.2.2022
21	A/YL-TYST/1144	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery for a Period of 3 Years	18.2.2022
22	A/YL-TYST/1147	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipments and Machinery for a Period of 3 Years	4.3.2022
23	A/YL-TYST/1217	Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	23.6.2023
24	A/YL-TYST/1227	Renewal of Planning Approval for Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	11.8.2023
25	A/YL-TYST/1230	Temporary Open Storage of Metalware for Recycling for a Period of 3 Years	25.8.2023

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 adverse comment from traffic engineering perspective for the application.

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

No objection to the application.

3. Drainage

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

- no objection in principle to the proposed development;
- based on the drainage proposal/planning statement enclosed in the application, the applicant would maintain the same drainage facilities as those maintained under previous planning application No. A/YL-TYST/1062; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/1062 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

4. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction; and
- having considered the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.

5. 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.

6. Long Term Development

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

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “ Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation” (the Study). According to the Revised Recommended Outline Development Plan of the Study promulgated in May 2020, the majority of the Site falls within an area zoned “Education”, partly within an area zoned “Local Open Space”, and a minor 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, warehouse and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 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.

7. District Officer’s Comments

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

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

8. 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 that the Site might be resumed at any time during the planning approval for implementation of government projects;
- (c) the Site should be kept in a clean and tidy condition at all times;
- (d) 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 1160 and 1161 in D.D. 119 are covered by Short Term Waivers (STWs) No. 3665 and 3664 respectively for the purpose of “Open Storage of Construction Materials and Machinery and Ancillary Use”;
 - (iii) the programme of Yuen Long South (YLS) Development should be taken into account when drawing up the STW boundary and layout of structures to be built on site. All STWs affected will have to be terminated upon land resumption and the site will be cleared in accordance with the Civil Engineering and Development Department’s (CEDD) scheduled programme; and
 - (iv) the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(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;
- (e) 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) if the proposed access on Kung Um Road is approved by the Transport Department, the applicant should ensure the run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114 or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

(g) to note the comments of the Director of Environmental Protection (DEP) that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;

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

- (i) 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, the location of proposed FSIs to be installed should be clearly marked on the layout plans, and good practice guidelines for open storage (**Appendix VII** of this RNTPC Paper) should be adhered to;
- (iii) to address the approval condition on provision of fire extinguisher(s), a valid fire certificate (FS 251) should be submitted to his department for approval; and
- (iv) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

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

- (i) 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 unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
- (ii) 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;
- (iii) 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. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iv) 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;
- (v) 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 the building plan submission stage;
- (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
- (j) to note the comments of the Project Manager (West), CEDD (PM (W), CEDD) that:
 - (i) the eastern part of the Site falls within the boundary of YLS Development – Stage 2B. The land resumption and clearance programme of the project is subject to Executive Council’s authorisation on land resumption and Finance Committee’s funding approval of the project. Land clearance operation is tentatively targeted to commence in 2024. The concerned part of the Site might be subject to land resumption for the implementation of the YLS Development – Stage 2B which might take place at any time before the expiry of the temporary planning permission. The applicant is reminded that no substantial works shall be carried out on the Site in view of the planned YLS Development – Stage 2B; and
 - (ii) the western part of the Site falls within the boundary of the proposed 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.

Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non- Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage / recycling site.