

2024年 2月 5日

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

Appendix I of RNTPC
Paper No. A/YL-TYST/1258

- 5 FEB 2024

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註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2400133

11.1.2024

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/YL-TYST/1258
	Date Received 收到日期	- 5 FEB 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 Merrily Development and Investment Company Limited (萬利發展投資有限公司)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
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 2008 S.B RP, 2008 S.C ss.1, 2008 S.E RP & 2008 S.F ss.1 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.
(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 3,380 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,170 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	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. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses (Storage and Workshop Use) & 'Road'
(f) Current use(s) 現時用途	Logistics centre and warehouse use (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
20/12/2023 (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 11/1/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Logistics Centre and Warehouse for Storage of Recyclable Materials for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <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	1,710 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,670 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7
Proposed domestic floor area 擬議住用樓面面積	NA sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 2,170 sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 2,170 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)	
Structure 1: Logistics centre (Not exceeding 13m, 1-2 storey), Structure 2: Warehouse (Not exceeding 13m, 1 storey), Structure 3: Toilet (Not exceeding 3m, 1 storey), Structure 4: Site office (Not exceeding 3m, 1 storey), Structure 5: Electricity meter room (Not exceeding 3m, 1 storey), Structure 6: Pump room (Not exceeding 5m, 1 storey), Structure 7: Store room (Not exceeding 3m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	1 space of 11m x 3.5m
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 7:00a.m. to 9:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Tong Yan San Tsuen Road</u>																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

Part 6 (Cont'd) 第 6 部分(續)

7. Justifications 理由

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

1. The proposed warehouse for storage of recyclable material is a as-of-right use in the 'Other Specified Uses' zone whereas the proposed logistics centre requires the prior permission of the Town Planning Board.
2. The logistics centre will provide logistic support for the provisions business, including freight management, inventory control, storage and consolidation of goods for distribution.
3. The application site is subject to a previous planning permission No. A/YL-TYST/1098 for the use exactly the same as the applied use in the current application. The layout of the current application is the same as the last planning permission and the applicant has implemented the FSI proposal.
4. The proposed development conforms to the planning intention of the 'Other Specified Uses' zone.
5. Only medium goods vehicle not exceeding 24 tonnes will be allowed to access the site. No goods vehicle exceeding 24 tonnes and container trailer/tractor will be allowed to access the site.
6. The applicant submitted the estimated traffic generation to demonstrate that the actual impact of the proposed development to the surrounding environment is minimal.
7. No storage or handling (including loading and unloading) of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste will occur at the application site.
8. No workshop activities is proposed at the application site.
9. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G) because it is situated within 'New Development Area' and it is subject to a previous planning permission so that sympathetic consideration should be granted to the current application.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)、
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

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

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

Date 日期

11/1/2024

(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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2008 S.B RP, 2008 S.C ss.1, 2008 S.E RP & 2008 S.F ss.1 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.
Site area 地盤面積	3,380 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 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	Other Specified Uses (Storage and Workshop Use) & 'Road'
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Logistics Centre and Warehouse for Storage of Recyclable Materials for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,170 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.64 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	13	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	49.41 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 1 0

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

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

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

Proposed Temporary Logistics Centre and Warehouse for Storage of Recyclable Materials for a Period of 3 Years

at

Lots 2008 S.B RP, 2008 S.C ss.1, 2008 S.E RP & 2008 S.F ss.1 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.

Annex 1. ESTIMATED TRAFFIC GENERATION

1. It is expected that a medium goods vehicle will visit the application site five times a day. The application site is subject to a previous planning permission No. A/YL-TYST/1011 and A/YL-TYST/1098 approved for similar uses. A traffic impact assessment has been submitted for the last planning application No. A/YL-TYST/1011 in 2020.
2. The Site area is only about 3,380m² and only 1,380m² are used for the proposed logistics centre (the remaining 680m² is proposed for warehouse use which will generate insignificant traffic flow), so it is intended for a small operation. The internal transport provisions have been designed on this basis together with the operator's experience. According to the operator's experience, it is anticipated that there would only be a maximum demand of one medium goods vehicle loading/unloading space at the peak of operation.
3. The estimated traffic generation of the proposed development is as follows:

Component	AM		PM	
	Gen	Att	Gen	Att
TPDM Trip Rates (Upper Limit)				
<i>TPDM Industrial Building Upper Limit Trip Rate</i>	0.1153	0.1727	0.1648	0.1260
Proposed Site: 1,380 m² Logistics Centre				
<i>Observed Logistics Centre Trip Rate (Hutchison Logistics Centre, Kwai Chung Container Terminal 4)</i>	0.2111	0.2200	0.1806	0.1394
<i>Adopted Logistics Centre Trip Rate</i>	0.2111	0.2200	0.1806	0.1394
Sub-total Site Traffic for 1,380 m² Logistics Centre (pcus/hr)	2	3	3	2
Proposed Site: 680 m² Warehouse				
<i>Observed Warehouse Trip Rate (Kerry Warehouse at 2 San Po Street, Sheung Shui)</i>	0.0903	0.2351	0.1730	0.1689
<i>Adopted Warehouse Trip Rate</i>	0.1153	0.2351	0.1730	0.1689
Sub-total Site Traffic for 680 m² Warehouse (pcus/hr)	1	2	2	2
Total Site Traffic (pcus/hr)	3	5	5	4

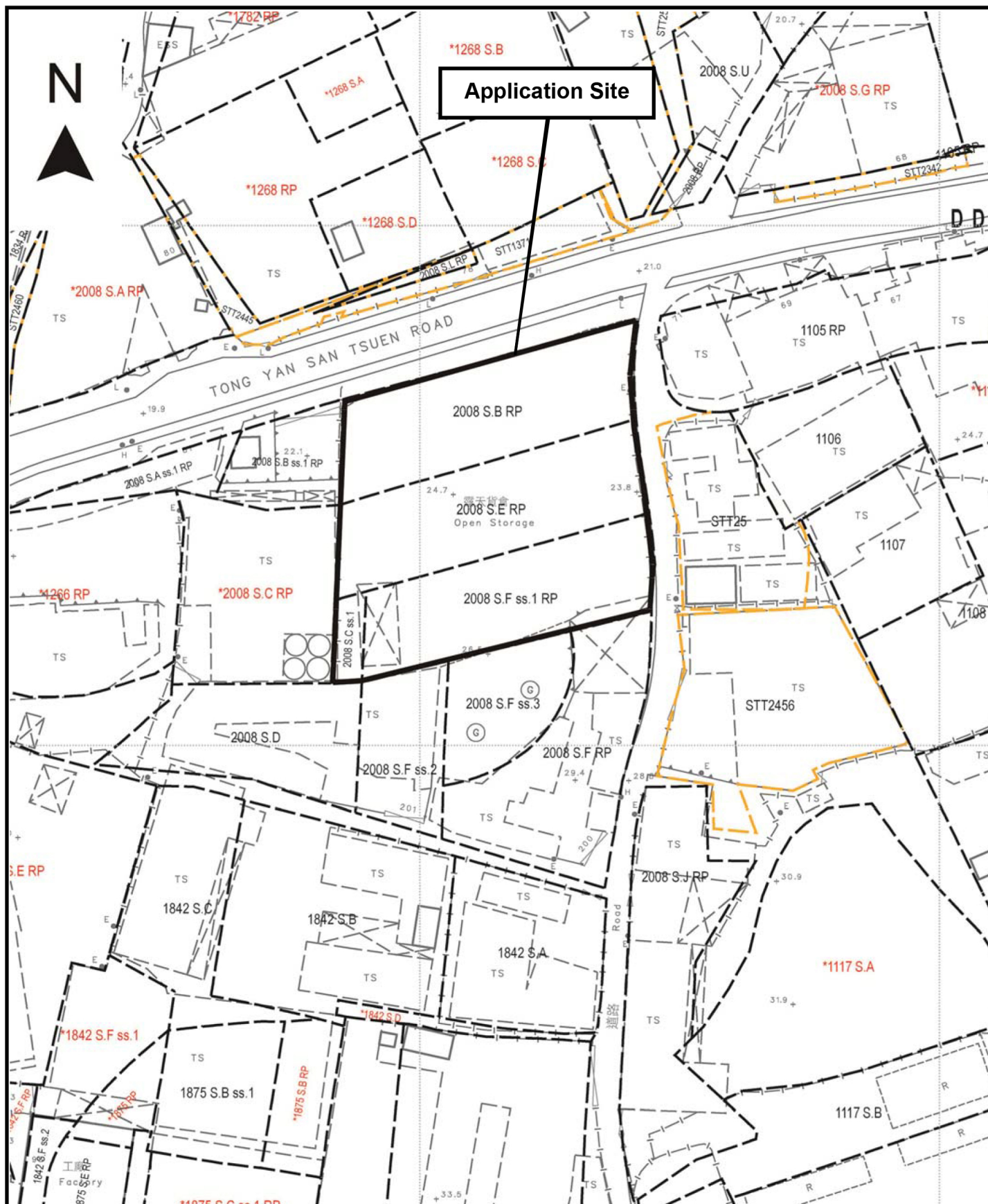
Note: Trip rates are in pcus/hr/100 m² GFA.

Note 1: The operation hour of the application site is 7:00a.m. to 9:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays

Note 2: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

Note 3: Trip rates are in pcus/hr/100 m² GFA.

4. It can be seen from above table that the proposed Site development would only generate a 2-way traffic demand of 8 pcus/hr and 9 pcus/hr for the AM and PM peak hours respectively. Therefore, the proposed development would have negligible additional impact on traffic conditions in the area.



Project 項目名稱:

Proposed Temporary Logistics Centre and Warehouse for Storage of Recyclable Materials for a Period of 3 Years at Lots 2008 S.B RP, 2008 S.C ss.1, 2008 S.E RP & 2008 S.F ss.1 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

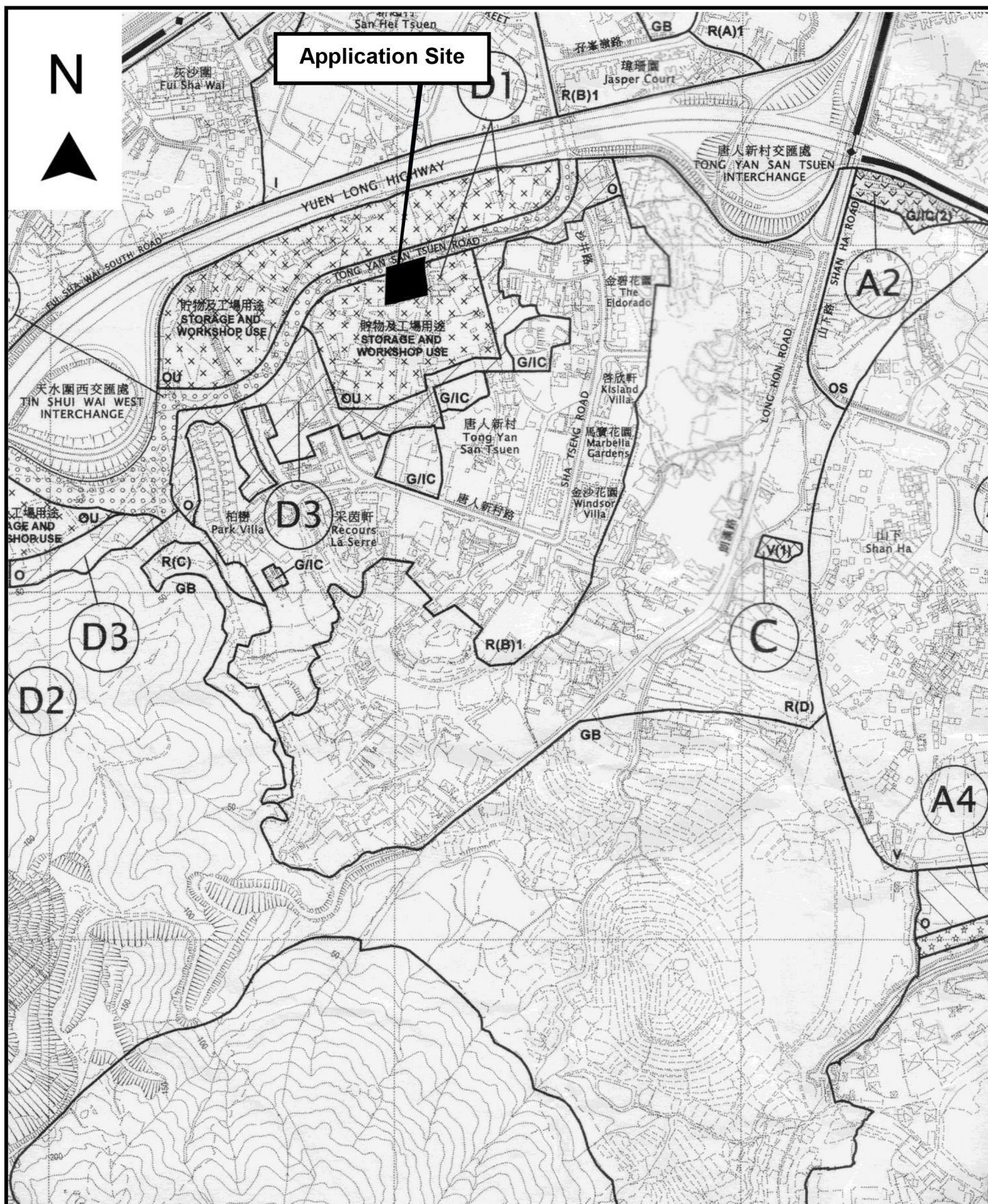
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Logistics Centre and Warehouse for Storage of Recyclable Materials for a Period of 3 Years at Lots 2008 S.B RP, 2008 S.C ss.1, 2008 S.E RP & 2008 S.F ss.1 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

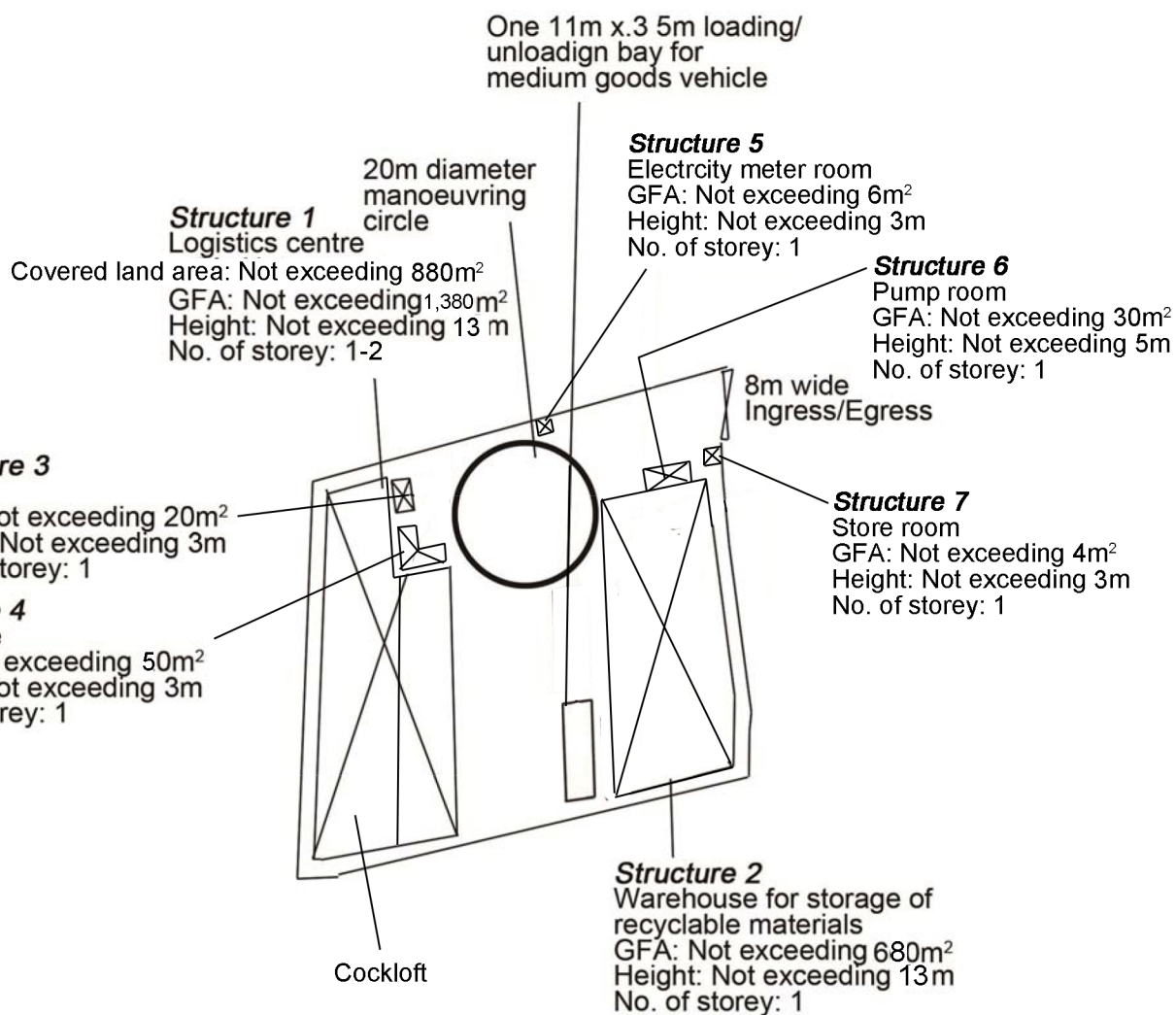
Figure 2

Remarks 備註:

The application site is served by Tong Yan San Tsuen Road

Scale 比例:

1:7500



Project 項目名稱:

Proposed Temporary Logistics Centre and Warehouse for Storage of Recyclable Materials for a Period of 3 Years at Lots 2008 S.B RP, 2008 S.C ss.1, 2008 S.E RP & 2008 S.F ss.1 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

Total: 6 pages

Date: 26 February 2024

TPB Ref.: A/YL-TYST/1258

By Email

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

Dear Sir,

Proposed Temporary Logistics Centre and Warehouse for Storage of Recyclable Materials for a Period of 3 Years at Lots 2008 S.B RP, 2008 S.C ss.1, 2008 S.E RP & 2008 S.F ss.1 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.

We are glad to submit the FSI proposal for the consideration of the Director of Fire Services. (D of FS).

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

Yours faithfully,



Patrick Tsui

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

FIRE NOTES :

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266:JPART 1 AND BS EN 1838.
2. SUFFICIENT DIRECTION AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULASR LETTER 5/2008.
3. SUFFICIENT PROTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY AND AS MARKED ON PLANS.
4. AN AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY EXISTING 135 M3 SPRINKLER WATER TANK AND HAZARD CLASS OH 3 SHALL BE PROVIDED TO THE BUILDING/STRUCTURE LOGISTICS CENTRE & WAREHOUSE. IN ACCORDANCE WITH BS EN 12845:2015 AND FSD CIRCULAR LETTER NO.5/2020. THE SPRINKLER WATER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
5. THE STORAGE CONFIGURATION IS ST1:FREE STANDING OR BLOCK STACKING WITH REFERENCE TO THE SECTION 6.3.2. OF B.S. 12845. AND STORAGE PATTERN IS THE MAXIMUM STORAGE HEIGHTS SHALL NOT EXCEED 4M & THE MAXIMUM STORAGE AREA SHALL BE 50M² FOR ANY SINGLE IN ACCORDANCE WITH LPC BS EN 12845.(STORAGE CATEGORY : CATEGORY 1)
6. A HOSE REEL SYSTEM SHOULD BE SUPPLIED BY A2 2.0M³ F.S. WATER TANK. THERE SHALL BE SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. THE F.S. WATER TANK, F.S. PUMP ROOM AND HOSE REEL SHALL BE CLEARLY MARKED ON PLANS.
7. FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839:PART 1:2022+A2:2008 AND FSD CIRCULAR LETTER 1/2009. ONE ACTUATION POINT AND AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARNING DEVICE INITIATION.
8. ONE NO.5.0KG CO2 F.E. SHALL BE PROVIDED AT SPRINKLER PUMP ROOM & F.S. PUMP ROOM.
9. SPRINKLER TANK WATER SUPPLY PIPE SHOULD BE CONNECTED TO TOWN MAIN.
10. VENTILATION / AIR CONDITIONING CONTROL SYSTEM SHALL NOT BE PROVIDED AS THERE NO MACHANICAL VENTILATION SYSTEM.
11. SOURCE OF SECONDARY POWER FOR FSI SHALL BE PROVIDED.

NATURE OCCUPANCY :

STRUCTURE 1 : LOGISTICS CENTRE. (GFA : NOT EXCEEDING 1380m², HEIGHT : NOT EXCEEDING 13m)

STRUCTURE 2 : WAREHOUSE FOR STORAGE OF RECYCLABLE MATERIALS. (GFA : NOT EXCEEDING 680m², HEIGHT : NOT EXCEEDING 13m)

STRUCTURE 3 : TOILET (GFA : NOT EXCEEDING 20m², HEIGHT : NOT EXCEEDING 3m)

STRUCTURE 4 : SITE OFFICE. (GFA : NOT EXCEEDING 50m², HEIGHT : NOT EXCEEDING 3m)

STRUCTURE 5 : ELECTRCITY METER ROOM. (GFA : NOT EXCEEDING 6m², HEIGHT : NOT EXCEEDING 3m)





STRUCTURE 6 : PUMP ROOM. (GFA : NOT EXCEEDING 30m², HEIGHT : NOT EXCEEDING 5m)

STRUCTURE 7 : STORE ROOM. (GFA : NOT EXCEEDING 4m², HEIGHT : NOT EXCEEDING 3m)

COLOUR CODE FOR PIPE SIZES

PIPE SIZE	COLOUR	
25 mm	GREEN	<div></div>
32 mm	RED	<div></div>
40 mm	PURPLE	<div></div>
50 mm	YELLOW	<div></div>
65 mm	LIGHT BLUE	<div></div>
80 mm	DARK GREEN	<div></div>
100 mm	LIGHT BROWN	<div></div>

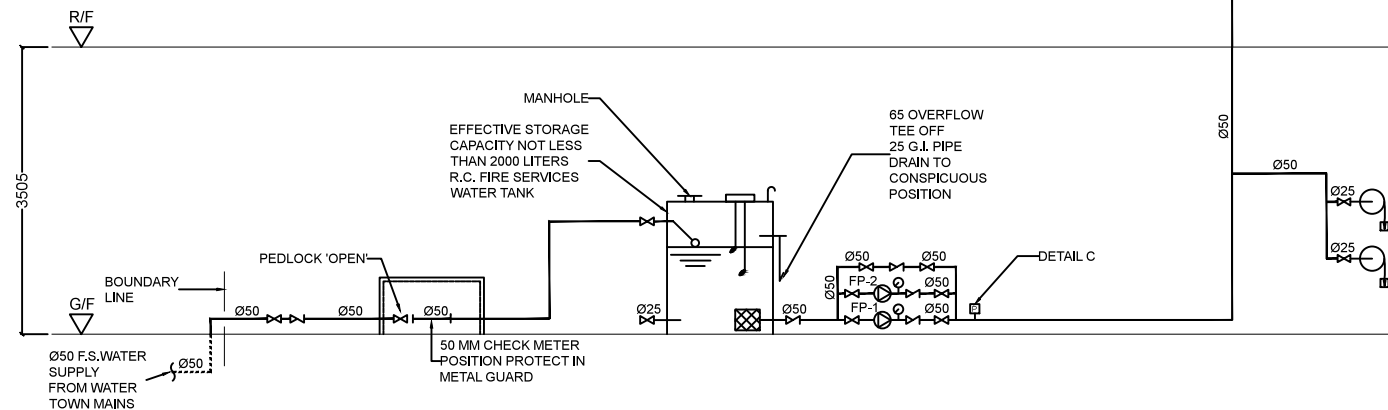
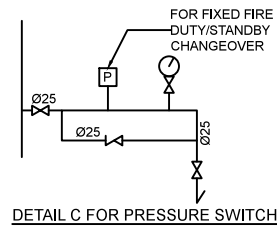
LEGEND

	NEW UPPER SPRINKLER HEAD		VISUAL ALARM UNIT
	SPRINKLER HEAD (SCHEMATIC)		ALARM BELL, 150MM DIA.
	SPRINKLER INLET		BREAK GLASS CALL POINT
	PRESSURE GAUGE		EMERGENCY LIGHT
	FIXED FIRE PUMP		FIRE CONTROL PANEL WITH STANDBY BY BATTERY
	GATE VALVE (NORMALLY OPEN)		EXIT SIGN BOX
	CHECK VALVE (NON RETURN)		FIRE HOSE REEL
	GATE VALVE (NORMALLY CLOSE)		
	GATE VALVE (FULL WAY)		4KG DRY POWDER TYPE FIRE EXTINGUISHER
	WATER LEAKAGE METER POSITION		9 LT. WATER CO2 TYPE FIRE EXTINGUISHER
	LEVEL SWITCH		5KG CO2 TYPE FIRE EXTINGUISHER
	BALL FLOAT VALVE		
	STRAINER		
	PRESSURE SWITCH ASSEMBLY		
	AUTOMATIC AIR VENT		
	START / STOP PUSH BUTTON C/W PUMP RUNNING INDICATOR AND ALARM BUZZERS FOR INTERMEDIATE BOOSTER PUMP		
	SPRINKLER CONTROL VALVE		
	250mm DIA. WATER MOTOR ALARM GONG		
	OH3 PROVING PIPE WITH TEST VALVE		

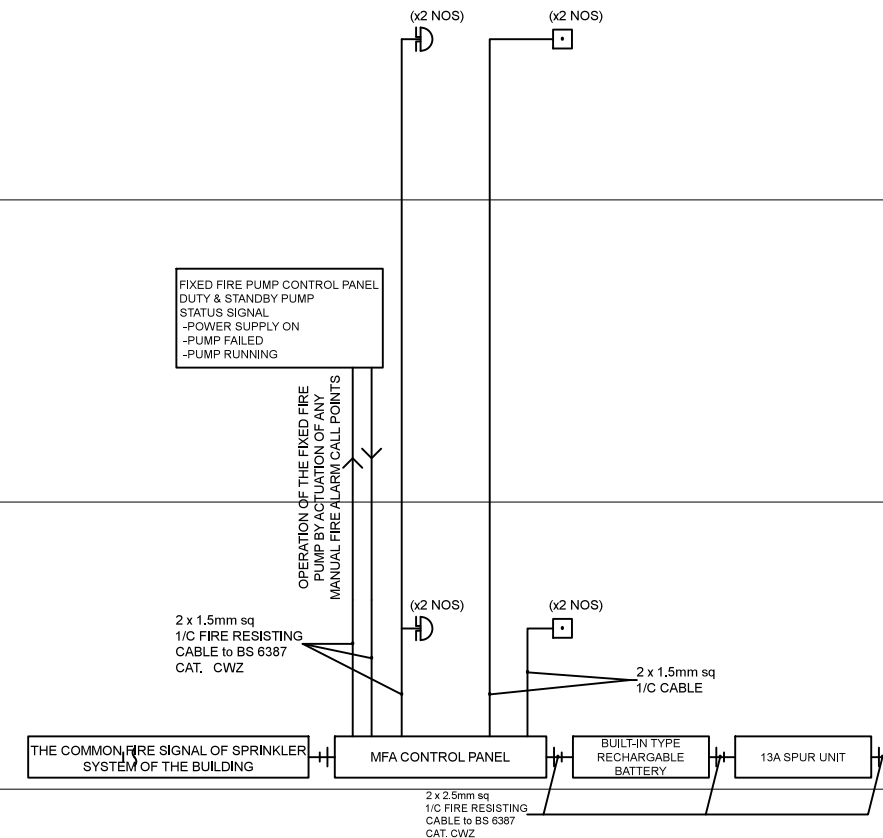
FEHD REF.		
FSD REF.		
B. D. REF.		
PlanD. REF.	A/YL-TYST/1258	
HAD REF.		
REV.	DATE	DESCRIPTION
NOTES :		
1. ALL DIMENSION SHALL BE VERIFIED BY CONTRACTOR ON SITE.		
2. DRAWINGS ARE FOR DESIGN INTENT ONLY.		
3. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL STABILITY OF ALL FIXTURE.		
CLIENT :		
萬利發展投資有限公司 唐人新村73號		
INTER FIRE & SECURITY TECHNICIANS LIMITED		
Registered Address: Shop 25, G/F, Man Fung Building, YLTL 329, Fung Kwan St., Yuen Long, N.T. Tel : ██████████ Fax : ██████████		
Business Address: 8/F, Block L, Phose 2, Wah fung Industrial Centre,33-39 Kwai Fung St., Kwai Chung, N.T., H.K. Tel : 2425 5404 Fax : 2428 5932		
PROJECT :		
Proposed Temporary Logistics Centre and Warehouse for Storage of Recyclable Materials for a Period of 3 Years at Lots 2008 S.B RP, 2008 S.C ss.1, 2008 S.E RP & 2008 S.F ss.1 RP in D.D.121,Tong Yan San Tsuen, Yuen Long, N.T.		
DRG. TILE :		
F.S. NOTES, LEGEND, BLOCK PLAN, COLOUR CODE FOR PIPE SIZES & NATURE OCCUPANCY :		
SCALE		N.T.S.(A3 SIZE)
DRAWN BY		FRANCIS LAI
CHECKED		CHAN T.H.
DRAWING DATE		21-02-2024
DRAWING NO		A/YL-TYST/1258/01

FEHD REF.		
FSD REF.		
B. D. REF.		
PlanD. REF.	A/YL-TYST/1258	
HAD REF.		
REV.	DATE	DESCRIPTION
NOTES : 1. ALL DIMENSION SHALL BE VERIFIED BY CONTRACTOR ON SITE. 2. DRAWINGS ARE FOR DESIGN INTENT ONLY. 3. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL STABILITY OF ALL FIXTURE.		
CLIENT : 萬利發展投資有限公司 唐人新村73號		
INTER FIRE & SECURITY TECHNICIANS LIMITED Registered Address: Shop 25, G/F, Man Fung Building, YLTL 329, Fung Kwan St., Yuen Long, N.T. Tel : [REDACTED] Fax : [REDACTED] Business Address: 8/F, Block L, Phose 2, Wah fung Industrial Centre, 33-39 Kwai Fung St., Kwai Chung, N.T., H.K. Tel : 2425 5404 Fax : 2428 5932		
PROJECT : Proposed Temporary Logistics Centre and Warehouse for Storage of Recyclable Materials for a Period of 3 Years at Lots 2008 S.B RP, 2008 S.C ss.1, 2008 S.E RP & 2008 S.F ss.1 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.		
DRG. TITLE : SCHEMATIC PIPING DIAGRAM FOR IMPROVISED SPRINKLER SYSTEM & SCHEMATIC WIRING DIAGRAM FOR IMPROVEMENT WORKS		
SCALE		N.T.S. (A3 SIZE)
DRAWN BY		FRANCIS LAI
CHECKED		CHAN T.H.
DRAWING DATE		21-02-2024
DRAWING NO		A/YL-TYST/1258/02

PUMP DESCRIPTION	FLOW RATE (L/min)	PUMP HEAD (BAR)	PUMP MOTOR POWER RATING(KW)	QYT
DUTY FIXED FIRE PUMP(FP-1) (NEW ADDITION)	48	5.5	2.2	1
STANDBY FIXED FIRE PUMP(FP-2) (NEW ADDITION)	48	5.5	2.2	1



SCHEMATIC PIPING DIAGRAM FOR HR SYSTEM



SCHEMATIC CONTROL WIRING FOR F.S. CONTROL SYSTEM

FEHD REF.		
FSD REF.		
B. D. REF.		
PlanD. REF.	A/YL-TYST/1258	
HAD REF.		
REV.	DATE	DESCRIPTION

1. ALL DIMENSION SHALL BE VERIFIED BY CONTRACTOR ON SITE.
2. DRAWINGS ARE FOR DESIGN INTENT ONLY.
3. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL STABILITY OF ALL FIXTURE.

萬利發展投資有限公司
唐人新村73號

Registered Address:
Shop 25, G/F, Man Fung Building,
YLTL 329, Fung Kwan St.,
Yuen Long, N.T.
Tel : [REDACTED] Fax : [REDACTED]

Business Address:
8/F, Block L, Phase 2, Wah fung
Industrial Centre, 33-39 Kwai Fung St.,
Kwai Chung, N.T., H.K.
Tel : 2425 5404 Fax : 2428 5932

Proposed Temporary Logistics
Centre and Warehouse for
Storage of Recyclable
Materials for a Period of
3 Years at
Lots 2008 S.B RP, 2008 S.C
ss.1, 2008 S.E RP & 2008 S.F
ss.1 RP in D.D.121, Tong Yan
San Tsuen, Yuen Long, N.T.

SCHEMATIC PIPING DIAGRAM
FOR HR SYSTEM &
SCHEMATIC CONTROL WIRING
FOR F.S. CONTROL SYSTEM &
SECTION

SCALE	N.T.S. (A3 SIZE)
DRAWN BY	FRANCIS LAI
CHECKED	CHAN T.H.
DRAWING DATE	21-02-2024
DRAWING NO	A/YL-TYST/1258/03

Total: 1 page

Date: 20 March 2024

TPB Ref.: A/YL-TYST/1258

By Email

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

Dear Sir,

Proposed Temporary Logistics Centre and Warehouse for Storage of Recyclable Materials for a Period of 3 Years at Lots 2008 S.B RP, 2008 S.C ss.1, 2008 S.E RP & 2008 S.F ss.1 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.

The logistics centre will store packed electronic goods and construction materials. The warehouse will store recyclable materials such as cans, paper and plastic products.

The applicant has sacked the previous registered fire service installations contractor because the progress cannot meet the agreed schedule. As such, the applicant has spent extra time and effort to commission another registered fire service installation contractor to carry on the fire service installations works which made his previous planning permission No. A/YL-TYST/1098 revoked.

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

Yours faithfully,



Patrick Tsui

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

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

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 New Development Areas (NDAs):

- (a) The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
- (b) For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous Outline Zoning Plans, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
- (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
- (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

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/88*	Proposed Asphalt Concrete Batching Plant	17.3.2000
2	A/YL-TYST/1011*	Proposed Temporary Logistics Centre and Warehouse for Storage of Recycle Materials for a Period of 3 Years	10.7.2020 [revoked on 10.10.2021]
3	A/YL-TYST/1098	Temporary Logistics Centre and Warehouse for Storage of Recyclable Materials for a Period of 3 Years	25.6.2021 [revoked on 25.9.2023]

Remarks:

* Zoned “Industrial (Group D)” at the time of consideration by RNTPC.

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; and
- the local track and footpath leading to the application site (the Site) is not under her purview.

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

No adverse comment on the application.

3. Drainage

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

- no objection in principle to the proposed development;
- based on the planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TYST/1098; and
- should the Town Planning Board (the Board) consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/1098 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. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- existing water mains will be affected (**Plan A-2**).

5. 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.

6. Building Matters

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

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

7. Long-Term Development

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

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

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

No objection to the application.

8. District Officer’s Comments

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

His office did not receive any feedback from locals.

9. Other Departments

- Director of Electrical and Mechanical Services (DEMS) 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) prior planning permission should have been obtained before commencing the applied uses at the Site;
- (d) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Lots 2008 S.B RP, 2008 S.C ss.1, 2008 S.E RP and 2008 S.F ss.1 RP in D.D. 121 held under New Grant No. 3493 for the purpose of orchard and no structures shall be erected on the lots;
 - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to (i) waive the user restriction as stipulated in the lease condition, if any, and/or (ii) permit the structure(s) erected within the said private lots and/or (iii) regularise any irregularities on site, if any. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by his department. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered.; and
 - (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;
- (f) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
 - (ii) 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;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tong Yan San Tsuen Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access

connecting the Site with Tong Yan San Tsuen Road;

(h) 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;

(i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- (i) existing water mains will be affected (**Plan A-2** of this RNTPC paper). The cost of any necessary diversion shall be borne by the proposed development;
- (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to his department. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of his department or his contractor to carry out construction, inspection, operation, maintenance and repair works;
- (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
- (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;

(j) to note the general comments of the Director of Fire Services (D of FS) and his technical comments on the submitted fire service installations (FSIs) proposal that:

- (i) the FS water tank and FS pump room shall be clearly marked on the plans;
- (ii) the sprinkler tank, sprinkler pump room, sprinkler inlet and sprinkler control valve group shall be clearly marked on the plans;
- (iii) the minimum clearance around each single storage block (i.e. 2.4m) shall be specified in the FS Notes;
- (iv) the sprinkler inlets shall be positioned in a prominent position near the site entrance;
- (v) the standards and specification of the proposed fire alarm system shall be revised to ‘BS 5839-1:2017 and the FSD Circular Letter No. 6/2021’;
- (vi) portable fire extinguishers shall be provided to each structure within the Site and clearly marked on the plans;
- (vii) the separation distance between each structure shall be clearly indicated on the plans;
- (viii) in relation to (vii) above, structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided to Structures 3, 4 and 7 if the total floor area exceeds 230m²; and
- (ix) 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;

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

- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
- (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) it is noted that 7 structures are proposed in the application, before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage; and

(l) to note the comments of the Project Manager (West), CEDD (PM(W), CEDD) that:

the Site falls within the boundary of YLS Development – Stage 2B. The land resumption and clearance programme of the project is subject to Executive Council's authorisation on land resumption and Finance Committee's funding approval of the project. Land clearance operation is tentatively targeted to commence in 2024. The 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 and thus the applicant shall be advised not to carry out any substantial works on the Site in view of the planned YLS Development – Stage 2B.

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



A/YL-TYST/1258 DD 121 Tong Yan San Tsuen

04/03/2024 02:48

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

Every few weeks there are media reports on fires at logistic/recycle operations. These result in dangerous conditions for staff on site, local residents and the firemen who have to deal with the dangerous conditions.

1098 was revoked but it is business as usual and now, three years later, **"The applicant submitted a fire service installations proposal."** A proposal means nothing. What is required is an actual working fire prevention installation.

That scenarios like this are common indicate that Fire Services is failing in its duty to with regard to the broader dimensions of National Security:

National security is widely understood to include also non-military dimensions, such as the security from terrorism, minimization of crime, economic security, energy security, **environmental security**, food security, and cyber-security.

While residents in urban districts in buildings fitted with fire doors and sprinklers are subject to frequent inspections and threats of legal action if a few items are left in the corridors, large operations of a risky nature are allowed to operate for decades without installing adequate equipment.

How come this dept never voices out when PlanD recommends and TPB rubber stamps roll over approvals for the many operations that display no intention of fulfilling fire conditions>

Mary Mulvihill

From:

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

Date: Wednesday, 2 June 2021 2:50 AM HKT

Subject: A/YL-TYST/1098 DD 121 Tong Yan San Tsuen

A/YL-TYST/1098

Lots 2008 S.B RP, 2008 S.C ss.1, 2008 S.E RP and 2008 S.F ss.1 RP in D.D.

121, Tong Yan San Tsuen

Site area : About 3,380sq.m

Zoning : "Other Specified Uses" annotated "Storage and Workshop Use" and area shown as 'Road'

Applied use: Logistics Centre and Warehouse for Storage of Recyclable Material /

1 Vehicle Parking

Dear TPB Members,

When Application 1011 was approved, the zoning was Industrial D. However since then the OZP has been amended and "OU(SW)" zone introduced.

"As shown on Plan H-4a, three sites to the south of Yuen Long Highway are zoned "OU(SW)" and **subject to maximum PR and BH restrictions of 5 and 110mPD** respectively (Item D1). The zone is primarily **intended for high-density, high-rise MSBs** (with a total floor area of about 484,110m²) to accommodate brownfield operations that could not be accommodated in conventional flatted factory buildings."

The approval of at grade and land inefficient operations ensures that the planning intention will not be realized and this will result in insufficient GFA to accommodate the MSBs intended to accommodate certain types of business.

It is this failure to follow up on the OZP focus that ensures that brownfields will be with us for decades to come.

Approval of this use should be limited to that of the 1011 application.

Mary Mulvihill