

2024 -08- 07  
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](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](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



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1280
	Date Received 收到日期	2024-08-07

- 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)

Tsui Yat Wah 徐日華

### 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)

Ever United Planning and Development Limited 恒滙規劃發展有限公司

### 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 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, 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 9,110 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not exceeding <input checked="" type="checkbox"/> Gross floor area 總樓面面積 5,413 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)	..... 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 唐人新村分區計劃大綱核准圖編號S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Undetermined' ("U") 未決定用途
(f) Current use(s) 現時用途	Temporary warehouse for storage of electronic goods 臨時貨倉存放電子產品用途  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「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)
	Not Applicable 不適用	

(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)
	Not Applicable 不適用	

(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 22/7/2024 (DD/MM/YYYY)&  
於22/7/2024 (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on  
26/6/2024-10/7/2024 (DD/MM/YYYY)&  
於26/6/2024-10/7/2024 (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 \_\_\_\_\_ (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）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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	Temporary warehouse for storage of electronic goods 臨時貨倉存放電子產品用途  (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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	Not exceeding 3,697 .....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	Not exceeding 5,413 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9
Proposed domestic floor area 擬議住用樓面面積	Not Applicable 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not exceeding 5,413 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not exceeding 5,413 .....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 & 5: Warehouse for storage of electronic goods (Not exceeding 12m, 1 storey) ..... - Structure 2, 3 & 4: Site Office (Not exceeding 2.5m, 1 storey) ..... - Structure 6: F.S. Pump Room (Not exceeding 3m, 1 storey) ..... - Structure 7: F.S. Water Tank (Not exceeding 4m, 1 storey) ..... - Structure 8 & 9: Toilet (Not exceeding 2.5m, 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	.....
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	2 (Also for Heavy Goods Vehicle)
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 7:00 a.m. to 7:00 p.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))  Kung Um Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

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





**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



CYRUS TANG

Name in Block Letters  
姓名（請以正楷填寫）



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

Manager

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

Ever United Planning and Development Limited 恒匯規劃發展有限公司

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

Date 日期

24/7/2024

(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**

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.
Site area 地盤面積	9,110 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 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 唐人新村分區計劃大綱核准圖編號S/YL-TYST/14
Zoning 地帶	'Undetermined' ("U") 未決定用途
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse for Storage of Electronic Goods 臨時貨倉存放電子產品用途



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5,413 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.594 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	12 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	59.4 % <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  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) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  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) _____ _____		2 (Also for Heavy Goods Vehicle)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Site Plan, (ii) Extract from OZP No. S/YL-TYST/14 with indication of Vehicular Access,		
(iii) As-planted Landscape & Tree Preservation Plan and (iv) As-built Drainage Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 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。

### **S.16 Planning Application**

Proposed Temporary Warehouse for Storage of Electronic Goods  
for a Period of 3 Years at Lots 1532 (Part), 1533 S.A, 1533 S.B,  
1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in  
D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.

Prepared by: Ever United Planning and Development Limited

July 2024



## Executive Summary

The application site is situated at Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T. The size of the application site is about 9,110m<sup>2</sup>.

This planning application under S. 16 of the Town Planning Ordinance intended to apply the application site for the use of proposed temporary warehouse for storage of electronic goods for a period of 3 years.

According to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14, the application site is currently zoned 'Undetermined' ("U"). The proposed use matches with the planning intention of the "U" zone which is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. Besides, the application site is subject to eight planning permissions for open storage use since 1998. It is not a new development on green site. The applicant will be due diligence in complying the approval conditions.

The applied use of this application is exactly the same as the use of the latest planning permission No. A/YL-TYST/1125 on the application site. The applicant has complied with almost all approval conditions in the latest planning permission, except the condition related to the implementation of FSI proposal. However, it should be emphasized that all the fire service facilities have already been installed properly in the site. Therefore, a fresh planning application is submitted herewith for the consideration of the Town Planning Board in order to comply with the regulations.

According to the *"Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)"*, the application site is located on "Category 1 Areas" which are considered suitable for open storage and port back-up uses.

Having considered the environment of the area, the adjoining land lots are almost wholly occupied for open storage yards and temporary warehouses for storage purposes and most of these sites are granted with planning permissions by the Town Planning Board on temporary basis. Therefore, the proposed development is not incompatible with the surrounding environment.

The operation hour of the proposed development is 7:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed. Furthermore, a number of mitigation measures including peripheral planting and drainage facilities have been provided at the application site. The proposed development would not generate significant impact to the surrounding environment.

The applicant hereby sincerely submits this planning application to seek the approval by the Town Planning Board for the use of the application site for proposed temporary warehouse for storage of electronic goods for a period of 3 years.

## 行政摘要

申請地點位於新界元朗唐人新村丈量約份第 119 約地段第 1532 號(部份)，第 1533 號 A 分段，第 1533 號 B 分段，第 1536 號，第 1537 號，第 1538 號，第 1539 號，第 1540 號，第 1541 號，第 1542 號，第 1543 號及第 1544 號(部份)。申請地點的面積約為 9,110 平方米。

此申請根據城市規劃條例第 16 條作出規劃許可申請，把申請地點作為期三年的臨時貨倉存放電子產品用途。

根據唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 中所示，申請地點現時被規劃作「未決定用途」。「未決定用途」地帶旨在應付不斷增加的露天貯物用地需求，貯存不能存於普通倉庫的貨物。因此，擬議用途符合「未決定用途」地帶的規劃意向。此外，申請地點自 1998 年起已八度獲得規劃許可作露天存放用途，擬議用途並不是在綠地上發展。申請人將盡職盡責地履行規劃許可之批准條件。

本申請的申請用途與申請地點上之最新規劃許可編號 A/YL-TYST/1125 是完全一致的。除落實消防裝置建議外，申請人已履行先前的規劃許可之所有其他附帶條件。但要強調的是，所有消防裝置現已於現場妥善安裝完成。因此，申請人於是提交新的規劃申請供城市規劃委員會考慮，以符合相關規定。

根據城市規劃委員會規劃指引編號 13G (擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請) 中所述，申請地點位於「第一類地區」。該類用地泛指當局認為適合作露天貯物及港口後勤用途的地區。

考慮到地區環境，申請地點附近的地段現時大多用作露天存放及臨時貨倉作貯物用途。幾乎所有於申請地點附近的露天存放場地及港口後勤用途都已取得城市規劃委員會的臨時規劃許可。因此本申請用途與周遭環境並非不協調。

擬議用途的營業時間為星期一至星期六上午七時至下午七時，星期日及公眾假期全日休業。此外，多項緩解措施，包括於申請地點邊緣種植樹木及提供排水設施，已提供於申請地點內。申請用途不會為周圍的環境帶來重大的影響。

申請人特此誠意提交此規劃申請，以徵求城市規劃委員會批准把申請地點作為期三年的臨時貨倉存放電子產品用途。

**Supplementary Planning Statement for Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years at Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.**

**Section 1 – Background of the Application Site**

**1.1 Introduction**

- 1.1.1 This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Mr. TSUI Yat Wah (徐日華), the occupier of Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T. **(Figure 1)**. The applicant would like to solicit the Board's sympathetic consideration for approving the application site for temporary warehouse for storage of electronic goods for a period of 3 years.
- 1.1.2 The application site is subject to the latest planning permission No. A/YL-TYST/1125 for the same use for a period of 3 years. The site boundary and layout of this application are the same as that of the latest planning permission. There is only a minor amendment about the GFA provided in the site. The applicant has complied with almost all approval conditions in the latest planning permission, except the condition related to the implementation of FSI proposal. However, it should be emphasized that all the fire service facilities have already been installed properly in the site now. Therefore, a fresh planning application is hereby submitted for the consideration by the Town Planning Board in order to comply with the regulations.
- 1.1.3 By way of this S.16 planning application, the applicant also intends to demonstrate to the Board that the proposed development would not generate undesirable impacts to the vicinity by this planning application. Besides, the applicant provides a number of mitigation measures as explained in the succeeding paragraphs in order to guarantee that the proposed use would generate no adverse nuisance. The applicant wishes that Town Planning Board could give favourable consideration to his planning application.

**1.2 Site Particulars**

- 1.2.1 The application site is irregular in shape and possesses an area of about 9,110m<sup>2</sup>.
- 1.2.2 The application site is accessible by a vehicular track leading from Kung Um Road **(Figure 2)**. The ingress/egress is situated at the western part of the application site. Temporary open storage activities have been operated on the application site with planning permissions since 1998.

- 1.2.3 The entire site boundary has been erected with site fencing. The surface of the application site is hard paved for the proposed use.
- 1.2.4 The application site is generally surrounded by open storage yards and temporary warehouses for storage purposes. It is noteworthy that these activities are either ‘existing use’ or temporarily permitted land use which is conformed to the prevailing Town Planning Ordinance. Details are further discussed in Section 3.3 and 3.4 below.

### **1.3 Lease Conditions**

- 1.3.1 The application site is located on Old Schedule agriculture lots held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.
- 1.3.2 The private lots in the application site is covered by a number of Short Term Waiver (“STW”) in order to comply with the land grant conditions. After the approval of the latest planning permission, the applicant has approached the Lands Department to apply for modification of STW conditions to regularize the use and temporary structures at the application site as well. It shows that the applicant is sincere and due diligence in complying Government’s regulations.

### **1.4 Planning Context**

- 1.4.1 The application site is zoned ‘Undetermined’ (“U”) according to the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 (**Figure 2**). Referring to the OZP, the “U” is intended to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. The proposed use matches with the planning intention of “U” zone.
- 1.4.2 According to the Notes of the aforesaid Outline Zoning Plan, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board. As such, it is the applicant’s intention to submit this application to request the Board’s favour to this proposed use with the provision of the following justifications.
- 1.4.3 *“Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)”* is applicable when considering the current planning application. In accordance with the Guideline, the application site is located on “Category 1 Areas” which open storage and port back-up uses are permitted as of right under such zone.

## **1.5 Previous Planning Permissions**

- 1.5.1 The application site is subject to nine previous planning permissions for open storage use since 1998. On 6.3.1998, Town Planning Board approved the application site for temporary open storage of construction materials for a period of 2 years with conditions (TPB Ref.: A/YL-TYST/27).
- 1.5.2 The second planning permission No. A/YL-TYST/153 was approved by Town Planning Board on 21.12.2001 for temporary open storage of construction machinery and materials for a period of 3 years with conditions.
- 1.5.3 The third and forth planning permissions No. A/YL-TYST/265 and A/YL-TYST/370 were approved by Town Planning Board on 17.12.2004 and 14.12.2007 respectively for temporary open storage of construction machinery and materials and recycling materials for a period of 3 years with conditions.
- 1.5.4 The fifth to eighth planning permissions were approved by Town Planning Board for temporary open storage of construction machinery and materials, recycling materials and used electrical appliances with ancillary workshop for a period of 3 years with conditions on (i) 18.2.2011 (TPB Ref.: A/YL-TYST/519), (ii) 7.2.2014 (TPB Ref.: A/YL-TYST/665), (iii) 17.2.2017 (TPB Ref.: A/YL-TYST/827) and (iv) 26.5.2020 (TPB Ref.: A/YL-TYST/1003) respectively.
- 1.5.5 The ninth planning permission No. A/YL-TYST/1125 was approved by Town Planning on 24.12.2021 for the same use of the current application (i.e. temporary warehouse for storage of electronic goods) for a period of 3 years.
- 1.5.6 The above information shows that the application site has been occupied for open storage and port back-up uses for more than twenty years. The proposed development is not a development on green site. The applied use of current application has very similar nature to the previous planning approvals.
- 1.5.7 The applicant will due diligence in providing and maintaining good conditions of facilities (i.e. drainage facilities, fire services installations, landscaping, etc.) in the application site.

## **Section 2 – Development Proposal**

### **2.1 Site Planning**

- 2.1.1 The application site occupies an area of about 9,110m<sup>2</sup>. The application site is hard paved for the proposed use.
- 2.1.2 The site ingress/egress is arranged at the western part of the site and abutting Kung Um Road. **(Figure 3)**

- 2.1.3 Some temporary structures are proposed to serve the proposed use. The details of these structures are shown in **Figure 3**.
- 2.1.4 To serve the proposed development, 2 unloading/unloading bays of 11m x 3.5m for medium/heavy goods vehicles are proposed (**Figure 3**).
- 2.1.5 The opening time of the proposed development is 7:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.
- 2.1.6 No cutting, dismantling, cleansing, repairing, compaction, tyre repair, vehicle repair, container repair and workshop activity are proposed.
- 2.1.7 Sufficient manoeuvring space will be provided within the site boundary to allow turning of vehicle within the application site.
- 2.1.8 2.5m high site hoarding has been erected along the site periphery to differentiate the site from adjacent land lots.
- 2.1.9 The proposed layout of the proposed development is illustrated in **Figure 3**.

## **2.2 Vehicular Access Arrangement**

- 2.2.1 The proposed development is serviced by a vehicular track leading from Kung Um Road. Site ingress/egress is arranged at the western part of the application site.
- 2.2.2 As shown in the estimated traffic flow for the applied use at **Section 3.5**, it is remarkably that the proposed development would generate an insignificant increase in traffic flow. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of the vicinity.

## **2.3 Environmental Commitments**

- 2.3.1 Being aware of the Government's ambition to upgrade the environmental condition of the area, the applicant would like to propose the following additional ameliorative measures in accordance with the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005) to seek the Environmental Protection Department's consent:

### Air

The surface of the application site and access road are hard paved to avoid any fugitive dust impact due to vehicle movements.

Storage materials at the application site are clean and tidy which will not generate dust to the environment.



### Noise

The application site is surrounded by numerous open storage yards and temporary warehouses for storage purposes. No noise sensitive receivers are found in the vicinity.

No operation will be held in-situ during sensitive hours from 7:00 p.m. to 7:00 a.m. next morning. No operation will be held on Sunday and public holidays.

### Sewage

No effluent and sewage will be generated because of the operation of the proposed development.

## **2.4 Visual Commitments**

2.4.1 The application site is situated to the west of Kung Um Road. In brief, the application site is surrounded by considerable amount of open storage yards and port back-up uses in all directions.

2.4.2 The existing 2.5m high periphery fencing has effectively screened the proposed development.

2.4.3 Dense peripheral planting is found along the site periphery for screening purpose. All the existing trees will be preserved.

2.4.4 The following measures will be carried out to maintain the existing trees within the site boundary in good condition:

- (i) No works will be carried out within the 1m diameter of all the trees within the site boundary;
- (ii) Remove climbers and weeds regularly;
- (iii) Regular inspection of the trees for pest and disease with remedial actions as necessary;
- (iv) Irrigate the trees at regular interval; &
- (v) Replace dead tree, if any.

2.4.5 The as-planted landscape and tree preservation plan is illustrated in **Figure 4**.

## **2.5 Drainage Commitments**

2.5.1 The site boundary and layout of this application are the same as that of the latest planning permission No. A/YL-TYST/1125. In the latest permission, the drainage proposal was approved and the implementation of drainage proposal was accepted by relevant Departments. The relevant approval letters are attached in **Annex 1 & 2**. 600mm surface U-channel has been provided along the whole site periphery to intercept the stormwater accrued by the application site and any stormwater passing through the application site. The intercepted surface runoff will be transported to

the existing 600mm diameter underground pipe along the western site periphery connecting the public drain.

2.5.2 The applicant has regularly cleaned the surface U-channel to make sure that no obstruction of drainage facilities is the result. The applicant will take whole responsibility to maintain the implemented drainage facilities at his own expense.

2.5.3 The as-built drainage plan is shown in **Figure 5**.

### **Section 3 – Planning Justifications**

#### **3.1 Conformity to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G)**

3.1.1 With reference to the “*Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses*” (TPB PG-NO. 13G)”, the proposed development is conformed to the guidelines to a larger extent as follows:

- (i) The application site is situated within the “Category 1 Areas” in accordance with the plan (Plan 1) attached to the abovementioned guideline. It is stated that Category 1 areas are considered suitable for open storage and port back-up uses. 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 (Section 2.1 of the Guideline). The application site subject to eight previous planning permissions since 1998 for open storage use.
  - (ii) The applicant had provided landscape and tree preservation proposal and drainage proposal at the application site in support of his application. The preliminary traffic generation and environmental mitigation measures are provided to demonstrate that the proposed development would not generate adverse impacts to the surrounding areas (Section 2.1 of Guideline).
  - (iii) The proposed development would not generate queueing of traffic outside the ingress/egress and along the routing leading to the site (Section 2.4(d) of the Guideline).
  - (iv) No excessive or on-going operative noise will be emitted from proposed development (Section 2.5(d) of the Guideline).
- 3.1.2 The proposed development has fulfilled the guidelines laid down by the Board for the application of open storage and port back-up uses to a large extent. Besides, the application has committed to provide a series of mitigation measures to maintain the surrounding environment. The Board could therefore give favourable consideration of the application.

### **3.2 The Proposed Development Fulfills the Planning Intention of “U” Zone**

- 3.2.1 The application site is zoned ‘Undetermined’ (“U”) according to the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/ YL-TYST/14. The “U” zone is intended to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises.
- 3.2.2 The proposed development matches with the planning intention of “U” zone. According to the Notes of the aforesaid OZP, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board.
- 3.2.3 Furthermore, the proposed development is temporary warehouse for storage purposes which the traffic generation is limited. And the application site has been operated for more than 20 years which demonstrated that the existing vehicular track leading to the proposed development is capable to serve the proposed purpose. Therefore, the proposed development is in line with the planning intention and the approval of the application would ease the mounting demand for land for storage use.
- 3.2.4 In addition, there is a shortage of and for open storage use in Tong Yan San Tsuen sustained because the “Open Storage” zone in the latest Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/ YL-TYST/14 is almost fully occupied. There is a strong demand for open storage and logistics facilities. In view of the planning intention of “U” zone of Tong Yan San Tsuen where the application site falls within is intended to cater for the continuing demand for open storage which cannot be accommodated in conventional godown premises, it is the applicant’s intention to solicit the Board to sympathetically approved this application on a temporary basis.

### **3.3 The Planning Circumstance Remains Unchanged since the Latest Planning Approval and Planning Applications in Close Proximity to the Application Site were Approved under the Same Planning Circumstance**

- 3.3.1 According to the “*Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses*” (TPB PG-NO. 13G)”, the application site is regarded as “Category 1 Areas” in accordance with the plan (Plan 1) attached to the abovementioned guideline. As such, preferential treatment should be given to the current application.
- 3.3.2 The application site is subject to the latest planning permission for the same use (i.e. temporary warehouse for storage of electronic goods) approved on 24.12.2024 (TPB Ref.: A/YL-TYST/1125). The site boundary and layout of this application are the same as that of the latest planning permission. There is only a minor amendment about the GFA provided in the site. The applicant has complied with almost all

approval conditions, except the condition related to the implementation of FSI proposal. However, it should be emphasized that all the fire service facilities have already been installed properly in the site.

- 3.3.2 Besides, the current planning application is not the first of its kind. The vicinity of the application site is currently mainly filled with open storage yards and temporary warehouses for storage purposes. It is noteworthy that significant number of them were granted with temporary planning approval by Town Planning Board such as TPB Ref.: A/YL-TYST/1039, A/YL-TYST/1081, A/YL-TYST/1097, A/YL-TYST/1105, A/YL-TYST/1122, A/YL-TYST/1147, A/YL-TYST/1183, A/YL-TYST/1211, A/YL-TYST/1227, A/YL-TYST/1244 and A/YL-TYST/1266.
- 3.3.3 On the grounds that no major residential development is found in the vicinity of the application site and the actual impacts of the proposed developments are limited, the proposed development would generate no significant impact to its surrounding.
- 3.3.4 The proposed development of current application is similar to those open storage yards and temporary warehouses previously approved by the Town Planning Board. Also, the environment surrounding the application site has no significant change.
- 3.3.5 The applicant understands and supports the Board's viewpoint that the Board would assess the individual merits of each application. However, the various assessments undertaken for the evaluation of the potential impact of the proposed development concluded that it would generate no significant adverse impact to the surroundings. Furthermore, any potential impact could also be mitigated by imposing appropriate planning conditions. Therefore, Town Planning Board is sincerely requested to deliver similar treatment to the current application.

#### **3.4 The Proposed Development is Compatible with the Surrounding Environment**

- 3.4.1 The 'Undetermined' ("U") zone where the application site falls within is currently mainly filled with a good number of open storage yards and temporary warehouses for storage purpose. It is noteworthy that significantly numbers of them are either 'existing use' or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance.
- 3.4.2 A Town Planning Board's approved temporary warehouse for storage of food and electric goods for a period of 3 years is found to the immediate west of the application site (TPB Ref.: A/YL-TYST/1211). It is also noted that there is a number of planning approvals for (i) temporary warehouse for storage purposes and (ii) open storage purposes located at the west, southwest and north west of the application site (TPB Ref.: A/YL-TYST/1039, A/YL-TYST/1081, A/YL-TYST/1097, A/YL-TYST/1105, A/YL-TYST/1122, A/YL-TYST/1147, A/YL-TYST/1183, A/YL-TYST/1227, A/YL-TYST/1244 and A/YL-TYST/1266).

- 3.4.3 To the immediate north of the application site, temporary warehouse for storage of construction materials, construction machinery, used electrical/electronic appliances and parts and scrap metal (TPB Ref.: A/YL-TYST/1081) is approval by the Board for a period of 3 years. Besides, there is a planning approval for open storage purposes located at the further north of the application site (TPB Ref.: A/YL-TYST/1039).
- 3.4.4 It is also found that, to the immediate south of the application site, (i) temporary warehouse for storage of furniture (TPB Ref.: A/YL-TYST/1122) and (ii) temporary warehouse for storage of documents and office supplies (TPB Ref.: A/YL-TYST/1244) are approved by the Board for a period of 3 years.
- 3.4.5 It shows that the vicinity of application site is fully occupied by a number of sites with almost the same use as the proposed development. As such, the current application is compatible with the surrounding environment.
- 3.4.6 The proposed development would generate no significant impact to its surrounding. With regards to the adjoining similar uses particular most of them were either 'existing use' or Town Planning Board's approved use on temporary basis, the proposed development is compatible with the surrounding environment. Therefore, the proposed development should receive sympathetic consideration by the Board.

### **3.5 Insignificant Traffic Impact**

- 3.5.1 The application site is serving by a vehicular track leading from Kung Um Road. Site ingress/egress is arranged at the western part of the application site. The application site is occupied for open storage uses since 1998.
- 3.5.2 The proposed development is intended for temporary warehouse and open storage yard for storage purposes so no significant traffic generation will be involved. The estimated average traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)
Private Car/Light Goods Vehicle	0.33	0.33
Medium/Heavy Goods Vehicle	0.66	0.66
Total	0.99	0.99

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

Note 2: The pcu of 'private car/light goods vehicle' and 'medium/heavy goods vehicle' are taken as 1 and 2 respectively.

Note 3: As the traffic generation and attraction of the application site is minimal, no distinction between peak hour and non-peak hours is identified.

- 3.5.3 As shown in above estimation, the average traffic generation and attraction rate are not significant. It would not affect the traffic condition of Kung Um Road.
- 3.5.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site. Adequate vehicle parking spaces are also provided within the application site as shown in **Figure 3** so that no queueing up of vehicle would be occurred outside the application site.

### **3.6 Insignificant Environmental Impact**

- 3.6.1 The proposed development is intended for temporary warehouse for storage of electronic goods for a period of 3 years. It would generate neither significant environment nor noise disturbance to both the environment and residents in the area. The application site has been approved by Town Planning Board for the open storage use since 1998.
- 3.6.2 The proposed use would not generate excessive noise because the proposed development is a static use. Related noise generation activities such as loading and unloading of electrical goods and associated traffic are not frequent and they are short-lived. Further, the temporary warehouse would shield the noise generated at the application site to a large extent. Similar open storage yards and temporary warehouses for storage purposes were found in the vicinity. The proposed development is not incompatible with the surrounding environment.
- 3.6.3 Further, the applicant proposed a number of preventive and mitigation measures hereunder to avoid degradation of surrounding environment:
  - (i) No operation between sensitive hours from 7:00 p.m. to 7:00 a.m. next morning;
  - (ii) No operation on Sundays and public holidays; &
  - (iii) No cutting, dismantling, cleansing, repairing, compaction, tyre repair, vehicle repair, container repair and workshop activity are proposed.
- 3.6.4 According to Town Planning Board's planning permission record, the land in close proximity to the application site is almost all being occupied for open storage uses and temporary warehouse for storage purposes. In view of that the application site and the above-mentioned site is basically pertaining to the same environmental setting and they are similar in size, the current application should receive the same sympathetic consideration accordingly.
- 3.6.5 The application site is located on 'Category 1 Areas' according to TPB PG-NO. 13F.



It is adjacent to a good number of open storage yards and temporary warehouses and almost all of them were approved by Town Planning Board on temporary basis. It is noteworthy that significant numbers of them were granted with temporary planning permission by Town Planning Board such as TPB Ref.: A/YL-TYST/1039, 1081, 1097, 1105, 1122, 1147, 1183, 1211, 1227, 1244 and 1266, which were abutting or in close proximity to the application site.

- 3.6.6 The applicant will comply with the measures laid down in the '*Code of Practice of Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005). As such, the applicant's sincerity and conscientious in maintaining the surrounding environmental condition should be appreciated and taken as a merit in assessing the application.

### **3.7 No Adverse Drainage Impact**

- 3.7.1 The drainage proposal submitted for the latest planning permission No. A/YL-TYST/1125 was found acceptable to the Drainage Services Department in order to comply with approval condition (c). In this regard, the implementation of drainage proposal had complied with planning approval condition (d) of the planning permission No. A/YL-TYST/1125. After that, the applicant has due diligence in maintaining the condition of existing drainage facilities in order to comply with the planning approval conditions (e) of the planning permission No. A/YL-TYST/1125 as well. The relevant approval letters are attached in **Annex 1 & 2**.
- 3.7.2 All the implemented drainage facilities will be maintained by the applicant's own expense. Also, surface channel will be cleaned at regular interval to ensure unhindered flow of surface runoff along the channel.

## **Section 4 – Conclusion**

- 4.1 The application site is subject to nine previous planning permissions for open storage use since 1998. Town Planning Board approved the application site for temporary open storage of construction machinery and materials, recycling materials and used electrical appliances with ancillary workshop in the latest planning approval. It is not a development on green site.
- 4.2 The application site is currently zoned 'Undetermined' ("U") according to the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/ YL-TYST/14. The proposed development matches with the planning intention of "U" zone which is intended to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises.
- 4.3 In accordance with the "*Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO, 13G)*", the application site falls within "Category 1 Areas" which are

considered suitable for open storage and port back-up uses.

- 4.4 The vicinity is almost wholly occupied for open storage yards and temporary warehouses for storage purposes which make the proposed development compatible with the surrounding landscape. The application site is also subject to the latest planning permission for the same use approved in 2021 (TPB Ref.: A/YL-TYST/1125). The planning circumstance pertaining to the application site remain unchanged since the approval of the last planning permission.
- 4.5 The applicant hereby sincerely submits this planning application to sought the approval by the Town Planning Board for the use of Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T. for temporary warehouse for storage of electronic goods for a period of 3 years.



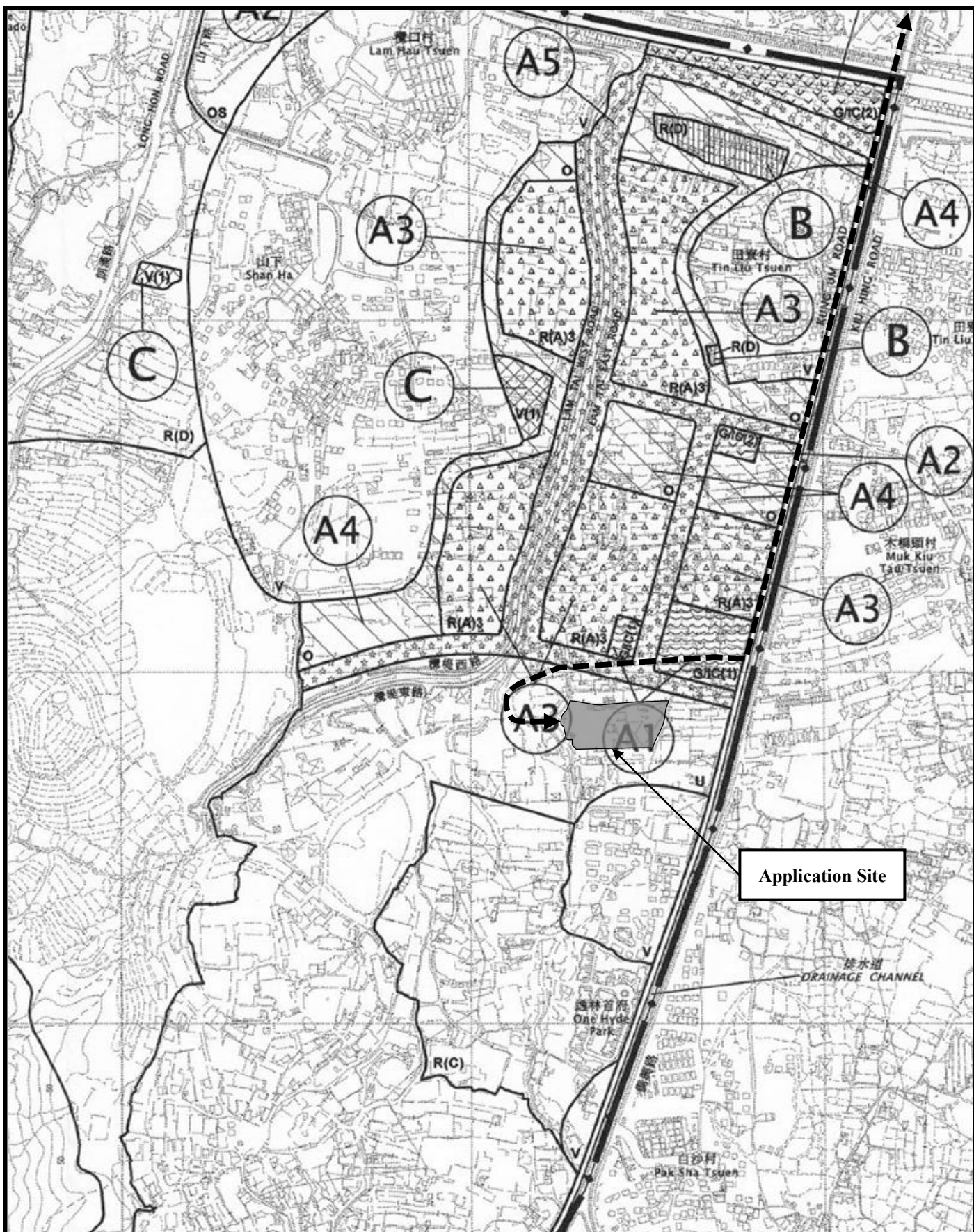
Proposed Development:

**Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years at Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.**

**Figure 1:  
Site Plan**

Scale:  
**1:1000**

Remarks:



**Figure 2:**

Extract from OZP No. S/YL-TYST/14

Scale:

1:7500

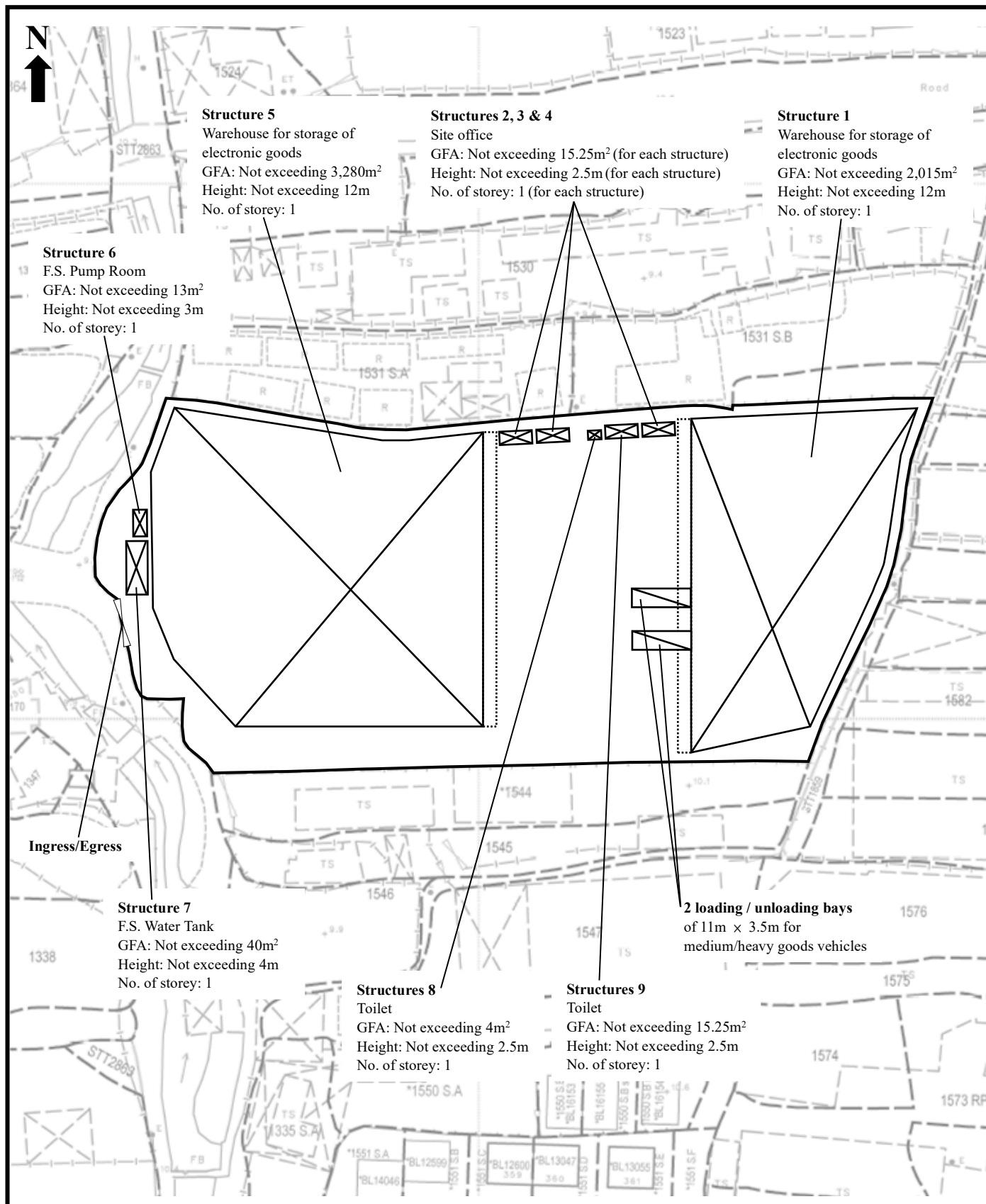
Remarks:



Vehicular Access Leading from Kung Um Road

Proposed Development:

Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years at Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.



Proposed Development:

**Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years at Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.**

**Figure 3:**

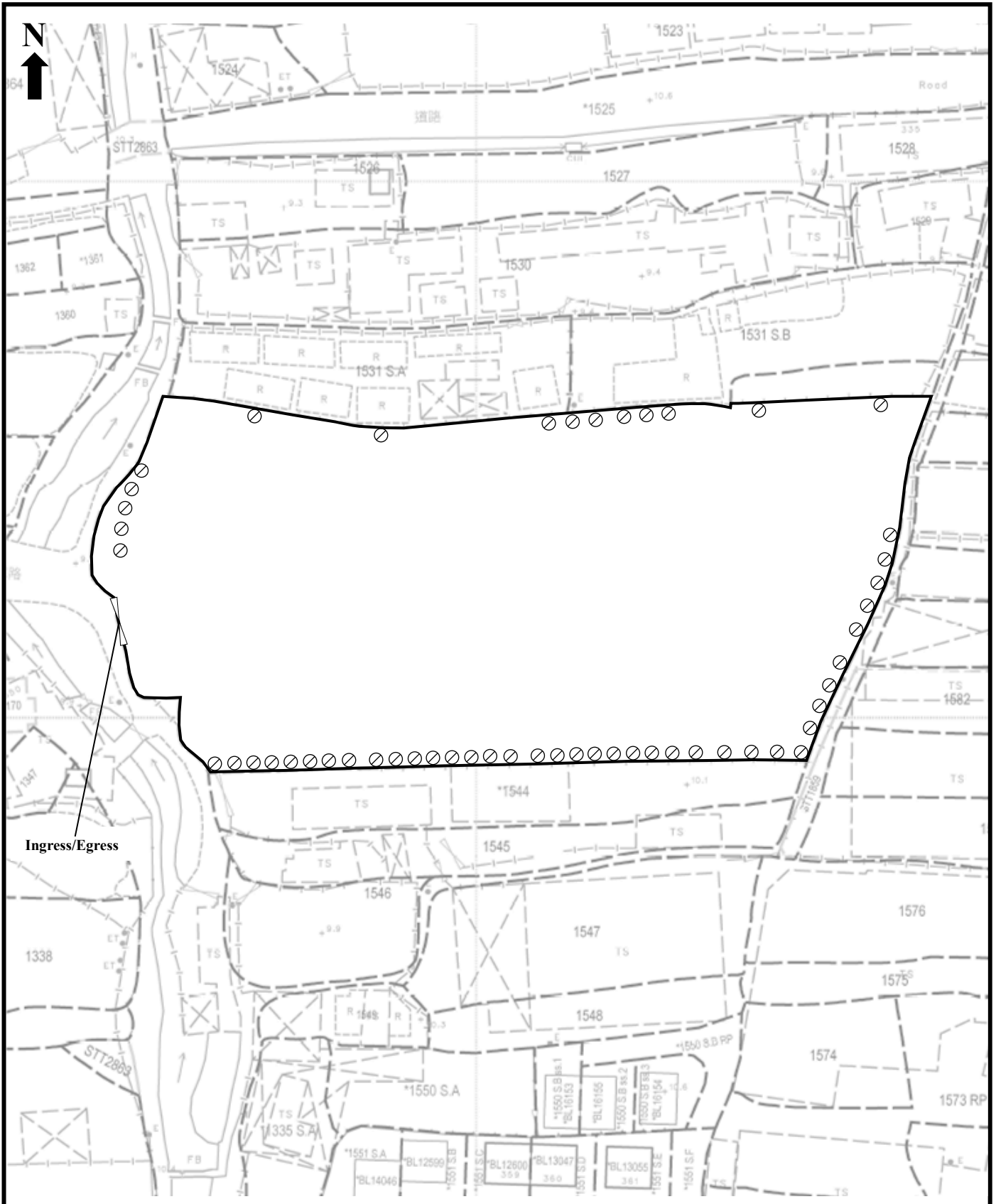
**Proposed Layout Plan**

Scale:

**1:1000**

Remarks:

 Rain Shelters



Proposed Development:

**Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years at Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.**

**Figure 4:**

**As-planted Landscape & Tree Preservation Plan**

Scale:

**1:1000**

Remarks:

⊙ Existing Tree to be preserved





## 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 Email & 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  
本署檔號 Our Reference ( ) in TPB/A/YL-TYST/1125  
電話號碼 Tel. No. : 2158 6298  
傳真機號碼 Fax No. : 2489 9711

21 June 2022

Ever United Planning and Development Limited  
205A, Sik Kong Tsuen, Ha Tsuen  
Yuen Long, New Territories  
(Attn.: Mr. Cyrus TANG)

Dear Sir,

**Compliance with Approval Condition (c)**  
**Planning Application No. A/YL-TYST/1125**

I refer to your submission dated 16.6.2022 for compliance with the captioned approval condition on the submission of a revised 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



## 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

## 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/1125  
電話號碼 Tel. No. : 2158 6296  
傳真機號碼 Fax No. : 2489 9711

4 May 2023

Ever United Planning and Development Limited  
205A, Sik Kong Tsuen, Ha Tsuen  
Yuen Long, New Territories  
(Attn.: Mr. Cyrus TANG)

Dear Sir,

**Compliance with Approval Condition (d)**  
**Planning Application No. A/YL-TYST/1125**

I refer to your submission dated 23.2.2023 for compliance with the captioned approval condition on the implementation of the revised 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 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



Total: 3 pages

Date: 11<sup>th</sup> September, 2024

TPB Ref.: A/YL-TYST/1280

By Email

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

Dear Sir/Madam,

**S.16 Application for Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years at Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.**

This letter serves as the further information for S.16 planning application No. A/YL-TYST/1280 and supersedes the e-mail and documents which I submitted at 2:59 p.m. on 10.9.2024.

Referring to captioned application, the fire service installations proposal is attached for consideration by the concerned departments.

Besides, as per information given by the applicant, the demonstration unit in one warehouse of the site is just shown up temporarily. To strive for being an equipment and service provider of a contract, the applicant provided a demonstration in one warehouse in order to show his ability in electronic engineering sector. This demonstration unit will be disassembled as soon as possible in order to release the storage capacity of the warehouse. Upon the approval of this planning application, only electronic goods will be stored in the site. The examples of electronic goods being stored includes lightening, audio equipment, televisions, cameras, ventilation equipment, etc.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to

seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

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

Yours faithfully,

*For and on behalf of*  
Ever United Planning and Development Limited  
恒滙規劃發展有限公司

  
.....  
*Authorized Signature(s)*

Cyrus TANG

C.C. Tuen Mun and Yuen Long West District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road,  
Sha Tin, N.T.  
(Attn.: Mr. YEUNG Wai Shing, Edwin)



APPENDIX I

Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years at Lots 1532 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, and 1544 (Park) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.

F. S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2012 (COP 2012), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 1.3 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.4 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE

2. HOSE REEL SYSTEM

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

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.7 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:  
HAZARD CLASS : ORDINARY HAZARD GROUP III  
TYPE OF STORAGE : POST-PALLET (ST2)  
STORAGE CATEGORY : CATEGORY I  
MAXIMUM STORAGE HIEGHT : 3.5m  
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

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

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266: PART 1 :2016 AND BS EN 1838 :2013", COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

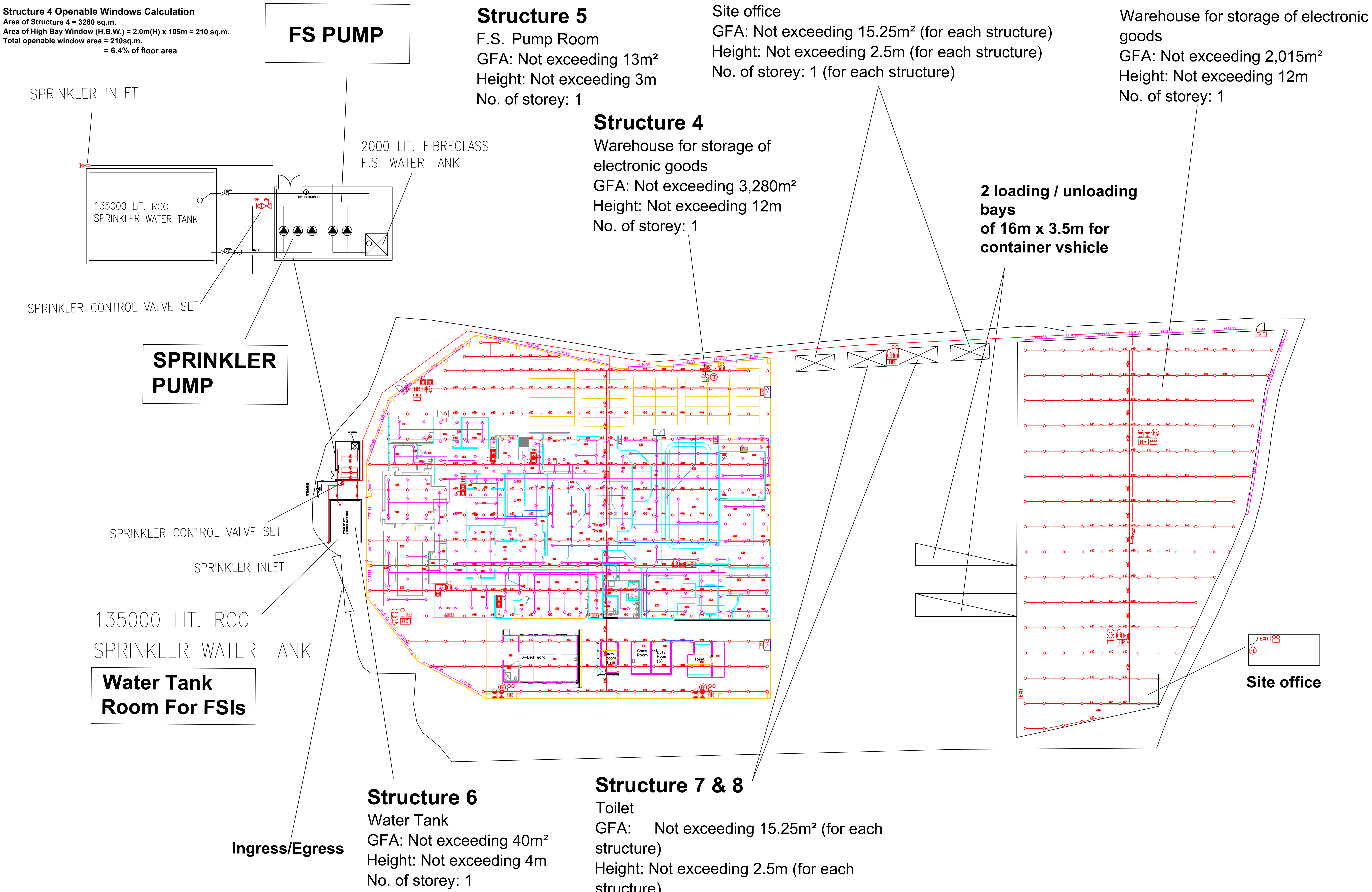
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 5.10 OF COP 2012 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

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

Structure 1 Openable Windows Calculation  
Area of Structure 1 = 2015 sq.m.  
Area of High Bay Window (H.B.W.) = 2.0m(H) x 65m = 130 sq.m.  
Total openable window area = 130 sq.m.  
= 6.45% of floor area

Structure 4 Openable Windows Calculation  
Area of Structure 4 = 3280 sq.m.  
Area of High Bay Window (H.B.W.) = 2.0m(H) x 105m = 210 sq.m.  
Total openable window area = 210sq.m.  
= 6.4% of floor area



Section drawing of window opening for the structure (4) SCALE : 1 : 300 (A0)

Section drawing of window opening for the structure (1) SCALE : 1 : 300 (A0)

LEGEND

- HR

HOSE REEL

□

BREAK GLASS UNIT

🔔

FIRE ALARM BELL

🚪

EMERGENCY LIGHT

EXIT

EXIT SIGN

↔

NON-RETURN VALVE

FE

5KG DRY POWDER FIRE EXTINGUISHER

SB

SAND BUCKET

🔧

SUBSIDIARY VALVE / FLOW SWITCH

🔧

SPRINKLER CONTROL VALVE SET

🔧

GATE VALVE

🔧

GATE TYPE (With MONITORING)

🔧

PUMP SET

🔧

Y-TYPE STRAINER

🔧

SPRINKLER INLET

🔧

PRESSURE GAUGE

🔧

SPRINKLER HEAD UNDER STRUCTURAL SLAB

🔧

SPRINKLER HEAD UNDER FAISE CEILING

PROJECT : Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years at Lots 1532 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, and 1544 (Park) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME C.K.NG	DATE 06 SEP 2024	DRAWING NO : FS-01	REV. 0
REV	DESCRIPTION	DATE					SCALE : 1 : 300 (A0)	SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP



Total: 3 pages

Date: 25<sup>th</sup> September, 2024

TPB Ref.: A/YL-TYST/1280

By Email

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

Dear Sir/Madam,

**S.16 Application for Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years at Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.**

Referring to captioned application, the fire service installations proposal is revised and is hereby submitted for consideration by the concerned departments.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

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

Yours faithfully,

*For and on behalf of*  
Ever United Planning and Development Limited  
恒滙規劃發展有限公司

  
.....  
Authorized Signature(s)

Cyrus TANG

C.C. Tuen Mun and Yuen Long West District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road,  
Sha Tin, N.T.  
(Attn.: Mr. YEUNG Wai Shing, Edwin)



APPENDIX I

Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years at Lots 1532 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, and 1544 (Park) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.

F.S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2012 (COP 2012), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 1.3 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.4 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE

2. HOSE REEL SYSTEM

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

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.7 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:  
HAZARD CLASS : ORDINARY HAZARD GROUP III  
TYPE OF STORAGE : POST-PALLET (ST2)  
STORAGE CATEGORY : CATEGORY I  
MAXIMUM STORAGE HIEGHT : 3.5m  
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

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

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266: PART 1 :2016 AND BS EN 1838 :2013", COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

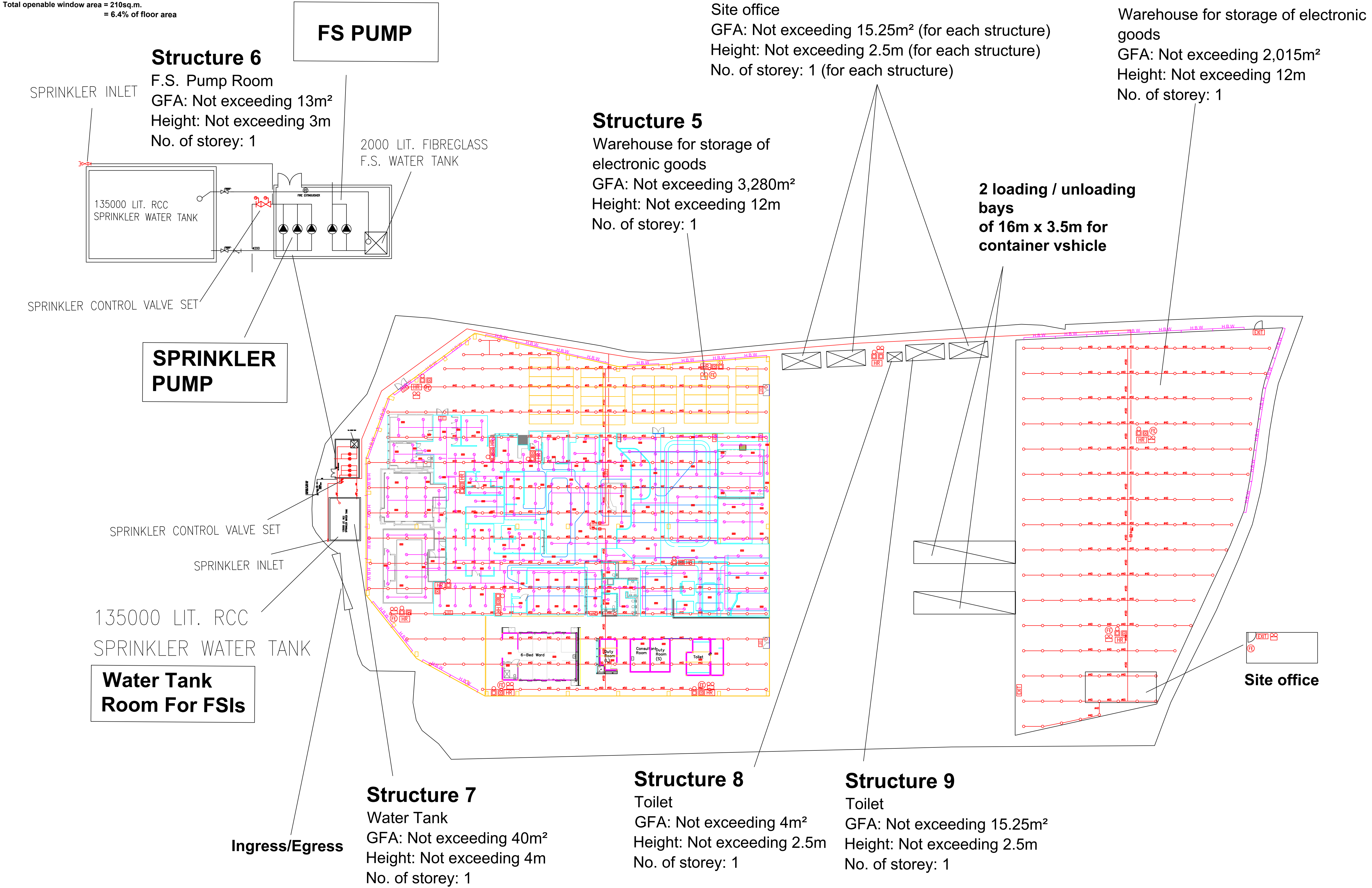
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 5.10 OF COP 2012 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

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

Structure 1 Openable Windows Calculation  
Area of Structure 1 = 2015 sq.m.  
Area of High Bay Window (H.B.W.) = 2.0m(H) x 65m = 130 sq.m.  
Total openable window area = 130 sq.m.  
= 6.45% of floor area

Structure 4 Openable Windows Calculation  
Area of Structure 4 = 3280 sq.m.  
Area of High Bay Window (H.B.W.) = 2.0m(H) x 105m = 210 sq.m.  
Total openable window area = 210sq.m.  
= 6.4% of floor area



Structure 2 ,3 & 4

Site office  
GFA: Not exceeding 15.25m² (for each structure)  
Height: Not exceeding 2.5m (for each structure)  
No. of storey: 1 (for each structure)

Structure 1

Warehouse for storage of electronic goods  
GFA: Not exceeding 2,015m²  
Height: Not exceeding 12m  
No. of storey: 1

Structure 5

Warehouse for storage of electronic goods  
GFA: Not exceeding 3,280m²  
Height: Not exceeding 12m  
No. of storey: 1

Structure 7

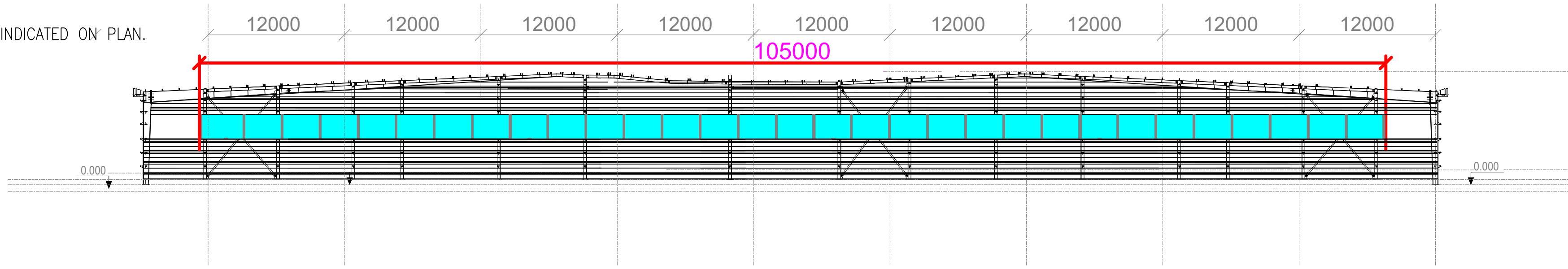
Water Tank  
GFA: Not exceeding 40m²  
Height: Not exceeding 4m  
No. of storey: 1

Structure 8

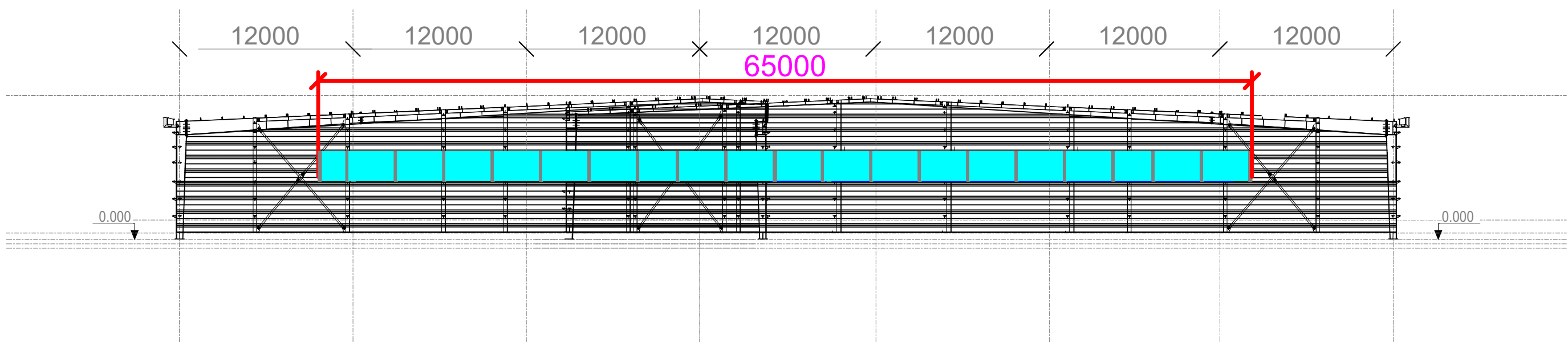
Toilet  
GFA: Not exceeding 4m²  
Height: Not exceeding 2.5m  
No. of storey: 1

Structure 9

Toilet  
GFA: Not exceeding 15.25m²  
Height: Not exceeding 2.5m  
No. of storey: 1



Section drawing of window opening for the structure (4) SCALE : 1 : 300 (A0)



Section drawing of window opening for the structure (1) SCALE : 1 : 300 (A0)

LEGEND

HOSE REEL	EMERGENCY LIGHT	5KG DRY POWDER FIRE EXTINGUISHER	SPRINKLER CONTROL VALVE SET	PUMP SET	PRESSURE GAUGE
BREAK GLASS UNIT	EXIT SIGN	SAND BUCKET	GATE VALVE	Y-TYPE STRAINER	SPRINKLER HEAD UNDER STRUCTURAL SLAB
FIRE ALARM BELL	NON-RETURN VALVE	SUBSIDIARY VALVE / FLOW SWITCH	GATE TYPE (With MONITORING)	SPRINKLER INLET	SPRINKLER HEAD UNDER FALSE CEILING

PROJECT : Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years at Lots 1532 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, and 1544 (Park) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME C.K.NG	DATE 11 SEP 2024	DRAWING NO : FS-01	REV. 0
					DRAWN BY		SCALE : 1 : 300 (A0)	
					CHECKED BY		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
					APPROVED BY			
REV	DESCRIPTION	DATE						



**Previous Applications Covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>
1	A/YL-TYST/27	Open Storage of Construction Materials	6.3.1998 Approved for a period of 2 years
2	A/YL-TYST/153	Temporary Open Storage of Construction Machineries and Materials for a Period 3 Years	21.12.2001 [approved modification of approval conditions on review on 19.4.2002]
3	A/YL-TYST/265	Temporary Open Storage of Construction Machinery and Materials and Recycling Materials for a Period of 3 Years	17.12.2004 [approved modification of approval conditions on review on 22.4.2005]
4	A/YL-TYST/355	Temporary Open Storage of Used Private Vehicles for a Period of 3 Years	22.6.2007
5	A/YL-TYST/370	Temporary Open Storage of Construction Machinery and Materials and Recycling Materials for a Period of 3 Years	14.12.2007
6	A/YL-TYST/519	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities for a Period of 3 Years	18.2.2011 [approved modification of approval conditions on review on 24.6.2011]
7	A/YL-TYST/665	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities for a Period of 3 Years	7.2.2014
8	A/YL-TYST/827	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years	17.2.2017
9	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	26.5.2020
10	A/YL-TYST/1125	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	24.12.2021 [revoked on 24.9.2023]

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reason(s)</u></b>
1	A/YL-TYST/141	Temporary open storage of construction machinery and materials for a period of 3 years	12.10.2001 [upon review]	(1)

**Rejection Reason**

- (1) Insufficient information in the submission to demonstrate that the development would not generate adverse environmental and drainage impacts on the surrounding areas.

**Similar Applications within/straddling the “U” Zone  
on the Tong Yan San Tsuen OZP in the past five years**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TYST/932	Renewal of Planning Approval for Temporary “Warehouse for Storage of Non-Staple Food” for a Period of 3 Years	4.1.2019
2	A/YL-TYST/941	Temporary Warehouse for Storage of Construction Materials, Food Provisions and Electronic Products for a Period of 3 Years	1.2.2019 [revoked on 1.5.2021]
3	A/YL-TYST/945	Temporary Warehouse and Open Storage of Homeware for a Period of 3 Years	8.3.2019
4	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
5	A/YL-TYST/971	Temporary Warehouse for Storage of Paper Products and Electronic Goods for a Period of 3 Years	2.8.2019
6	A/YL-TYST/972	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	2.8.2019 [revoked on 2.1.2022]
7	A/YL-TYST/960	Temporary Warehouse for Storage of General Goods for a Period of 3 Years	16.8.2019 [revoked on 16.1.2022]
8	A/YL-TYST/966	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	6.9.2019 [revoked on 6.2.2022]
9	A/YL-TYST/982	Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	18.10.2019
10	A/YL-TYST/987	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 years	15.11.2019
11	A/YL-TYST/992	Renewal of Planning Approval for Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years	29.11.2019
12	A/YL-TYST/983	Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	3.1.2020
13	A/YL-TYST/1007	Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	24.4.2020
14	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
15	A/YL-TYST/1004	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	26.5.2020
16	A/YL-TYST/1009	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	26.6.2020
17	A/YL-TYST/1021	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	26.6.2020 [revoked on 26.11.2022]
18	A/YL-TYST/1022	Temporary Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years	26.6.2020 [revoked on 26.9.2022]
19	A/YL-TYST/1030	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	1.9.2020 [revoked on 1.12.2022]
20	A/YL-TYST/1025	Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years	23.10.2020 [revoked on 23.4.2021]

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
21	A/YL-TYST/1000	Temporary Warehouse for Storage of Construction Materials and Household Materials with Ancillary Office for a Period of 3 Years	20.11.2020 [revoked on 20.5.2022]
22	A/YL-TYST/1019	Temporary Warehouse for Storage of Construction Materials and Exhibition Materials for a Period of 3 Years	20.11.2020 [revoked on 20.4.2023]
23	A/YL-TYST/1053	Temporary Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office for a Period of 3 Years	20.11.2020 [revoked on 20.2.2023]
24	A/YL-TYST/1054	Renewal of Planning Approval for Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	20.11.2020
25	A/YL-TYST/1057	Temporary Storage of Construction Materials for a Period of 3 Years	4.12.2020 [revoked on 4.12.2021]
26	A/YL-TYST/1059	Proposed Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building/ Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	18.12.2020 [revoked on 18.9.2021]
27	A/YL-TYST/1060	Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	18.12.2020 [revoked on 18.9.2021]
28	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
29	A/YL-TYST/1070	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.2.2021
30	A/YL-TYST/1079	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.3.2021
31	A/YL-TYST/1088	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	30.4.2021
32	A/YL-TYST/1081	Temporary Warehouse for Storage of Construction Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts and Scrap Metal for a Period of 3 Years	14.5.2021
33	A/YL-TYST/1089	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	14.5.2021
34	A/YL-TYST/1094	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.6.2021 [revoked on 11.9.2023]
35	A/YL-TYST/1097	Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	25.6.2021 [revoked on 25.11.2023]
36	A/YL-TYST/1100	Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years	9.7.2021 [revoked on 9.12.2023]
37	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

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
38	A/YL-TYST/1108	Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	24.9.2021
39	A/YL-TYST/1109	Proposed Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	24.9.2021 [revoked on 24.6.2023]
40	A/YL-TYST/1112	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	24.9.2021
41	A/YL-TYST/1122	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	10.12.2021
42	A/YL-TYST/1125	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	24.12.2021 [revoked on 24.9.2023]
43	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
44	A/YL-TYST/1138	Temporary Warehouse for Storage of Non-staple Food for a Period of 3 Years	28.1.2022
45	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
46	A/YL-TYST/1141	Proposed Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	18.2.2022 [revoked on 18.11.2023]
47	A/YL-TYST/1152	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	1.6.2022 [revoked on 4.12.2023]
48	A/YL-TYST/1159	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	24.6.2022 [revoked on 24.3.2024]
49	A/YL-TYST/1167	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	29.7.2022
50	A/YL-TYST/1169	Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years	12.8.2022
51	A/YL-TYST/1171	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	26.8.2022
52	A/YL-TYST/1173	Proposed Temporary Warehouse for Storage of Electronic Goods, Furniture and Construction Materials for a Period of 3 Years	9.9.2022
53	A/YL-TYST/1174	Proposed Temporary Warehouse for Storage of General Goods for a Period of 3 Years	9.9.2022 [revoked on 9.6.2024]
54	A/YL-TYST/1175	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	9.9.2022 [revoked on 9.9.2023]
55	A/YL-TYST/1177	Proposed Temporary Warehouse for Storage of Exhibition Materials and Construction Materials for a Period of 3 Years	23.9.2022 [revoked on 23.3.2024]
56	A/YL-TYST/1182	Renewal of Planning Approval for Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years	14.10.2022
57	A/YL-TYST/1183	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	11.11.2022

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
58	A/YL-TYST/1184	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	11.11.2022
59	A/YL-TYST/1185	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.11.2022
60	A/YL-TYST/1187	Renewal of Planning Approval for Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	25.11.2022
61	A/YL-TYST/1191	Proposed Temporary Warehouse for Storage of Construction Materials and Metal Ware with Ancillary Office for a Period of 3 Years	13.1.2023
62	A/YL-TYST/1197	Temporary Vehicle Repair Workshop and Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years	3.3.2023 [revoked on 3.3.2024]
63	A/YL-TYST/1198	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	3.3.2023
64	A/YL-TYST/1202	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	17.3.2023
65	A/YL-TYST/1205	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	31.3.2023
66	A/YL-TYST/1217	Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	23.6.2023
67	A/YL-TYST/1220	Temporary Warehouse for Storage of Food Provisions and Rural Workshop with Ancillary Office for a Period of 3 Years	14.7.2023
68	A/YL-TYST/1211	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	11.9.2023
69	A/YL-TYST/1240	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years	8.12.2023
70	A/YL-TYST/1241	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	8.12.2023
71	A/YL-TYST/1244	Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	22.12.2023
72	A/YL-TYST/1252	Temporary Warehouse and Open Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	1.3.2024
73	A/YL-TYST/1253	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	1.3.2024
74	A/YL-TYST/1255	Proposed Temporary Warehouse for Storage of Vehicles and Vehicle Parts for a Period of 3 Years	15.3.2024
75	A/YL-TYST/1260	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	19.4.2024
76	A/YL-TYST/1261	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	19.4.2024
77	A/YL-TYST/1263	Temporary Warehouse for Storage of Paper with Ancillary Workshop for a Period of 3 Years	10.5.2024
78	A/YL-TYST/1264	Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	10.5.2024
79	A/YL-TYST/1266	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	7.6.2024



	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
80	A/YL-TYST/1268	Temporary Warehouse for Storage of Construction Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts and Scrap Metal for a Period of 3 Years	5.7.2024
81	A/YL-TYST/1275	Renewal of Planning Approval for Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years	20.9.2024

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reason</u></b>
1	A/YL-TYST/943	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	1.2.2019	(1)
2	A/YL-TYST/1082	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	23.7.2021	(1)

**Rejection Reason:**

- (1) The application involves previously revoked planning permissions due to non-compliance with the approval conditions. Approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control.

**Government Departments' General Comments**

**1. Land Administration**

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

No adverse comment on the application.

**2. Traffic**

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

- no 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 in-principle objection to the application from a drainage point of view;
- based on the drainage proposal enclosed in the application, apparently the applicant would maintain the same drainage facilities as those maintained under previous planning application No. A/YL-TYST/1125; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the applicant to maintain the drainage facilities implemented under planning application No. A/YL-TYST/1125 and submit 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 in-principle objection to the proposal subject to fire service installations being provided to his satisfaction.

## **5. Building Matters**

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) 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; and
- it is noted that nine 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 unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

## **6. Long-Term Development**

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

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls within an area zoned “Residential – Zone 2 (with Commercial)”, partly within an area zoned “Other Specified Uses (Mixed Uses)” and partly 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) (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**

The following departments have no comment on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

**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) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots 1532, 1533 S.A, 1533 S.B and 1536 to 1544 all in D.D. 119 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, the following private lots are currently covered by Short Term Waivers (STWs), details of which are listed below:

<b>Lot No. in D.D. 119</b>	<b>STW No.</b>	<b>Permitted Use</b>
1533 S.A	4191	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities
1532	4197	
1533 S.B	4209	
1537 and 1538	4210	
1539	4211	
1540 and 1541	4212	
1543	4213	
1544	4203	
1544	4562	Temporary Open Storage and Storage of Uses Private Vehicles

- (iii) the lot owner(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within the Lot No. 1536 in D.D. 119. The application(s) 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 proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
  - (iv) 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;
- (e) 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) the access road connecting the Site with Kung Um Road is not and will not be maintained by his office. His office should not be responsible for the maintenance of any access connecting between the Site and Kung Um Road;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
- the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (h) to note the general comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains will be affected as shown on the **Plan A-2**. 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 1.5m from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies on their contractor to carry out construction, inspection, operation, maintenance and repair works; and
  - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on the **Plan A-2**;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
  - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of proposed FSIs to be installed should be clearly marked on the layout plans;
  - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
  - (iv) he has the following comments on the submitted FSIs proposal:
    - (a) the separation distance between each structure shall be clearly indicated on plan;
    - (b) in relation to (a) above, structures on the same site are regarded as adjoining structures

if they are less than 1.8 m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230m<sup>2</sup>;

- (c) FS Notes items 1.1 should be revised as “Fire Service Installations shall be provided in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment 2022 (COP 2022)...”;
  - (d) the maximum storage area of a single block (i.e. 50m<sup>2</sup>) shall be specified in the FS Notes;
  - (e) the minimum clearance around each single storage block (i.e. 2.4m) shall be specified in the FS Notes;
  - (f) modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022;
  - (g) fire alarm system shall be provided in accordance with BS 5839-1:2017 and the FSD Circular Letter No. 6/2021;
  - (h) emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021;
  - (i) sufficient directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008;
  - (j) fire extinguishers shall be provided to every structure within the Site;
  - (k) justifications for the non-provision of smoke extraction systems to Structures 1 & 5 shall be specified in the FS Notes;
  - (l) section drawings with dimensions of all openable windows of Structure 5 shall be provided to justify the calculations; and
  - (m) the applicant should clarify the types of electronic goods to be stored in the Site;
- (j) 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 unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an

acceptance of any existing building works or UBW on the Site under the BO;

- (v) 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
  - (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (k) to note the comments of the Project Manager (West) (PM(W)), CEDD that:

based on the preliminary project boundary of the proposed YLS Development Area, the Site falls within the boundary of the proposed YLS Third Phase Development. 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 Third Phase Development is being formulated.



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TYST/1280

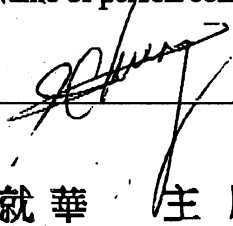
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

nil

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

24/8/2024

鍾就華 主席

元朗市中心及鄉郊東分區委員會

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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**From:**  
**Sent:** 2024-09-05 星期四 02:14:27  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-TYST/1280 DD 119 Tong Yan San Tsuen

Dear TPB Members,

So 1125 was approved but again conditions were not fulfilled and approval revoked on 24/9/2023 for failure to implement fire services.

However the operation was not terminated because as we all know, there is no actual penalty for not implementing conditions. File a fresh application and good to go for another three years.

Members have a duty to demand certification from Fire Service Dept that proves that its conditions have been wholly implemented.

If not approval cannot and should not be granted. The safety of the community is effectively a cornerstone of NATIONAL SECURITY.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 24 November 2021 2:36 AM HKT  
**Subject:** A/YL-TYST/1125 DD 119 Tong Yan San Tsuen

A/YL-TYST/1125  
Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen  
Site area : About 9,110sq.m Zoning : "Undetermined"  
Applied use : Warehouse for Storage of Electronic Goods / 2 Vehicle Parking

Dear TPB Members,

Does the application to hive off part of the larger approved site have anything to do with failure to comply with approval conditions of 1003?

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 31 January 2020 3:54 AM CST  
**Subject:** A/YL-TYST/1003 DD 119 Tong Yan San Tsuen

A/YL-TYST/1003  
Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen  
Site area : About 50,500sq.m Includes Government Land of about 2,100sq.m  
Zoning : "Undetermined"  
Applied use : Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances / 31 Heavy Goods Vehicles

Dear TPB Members,

So much land being used for space inefficient at grade activities. When will work start on provision of dedicated high rise and high tech compounds to accommodate these operations?

Mary Mulvihill