

**S.16 PLANNING APPLICATION
APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20**


**Renewal of Planning Approval for Temporary Warehouse
(Storage of Daily Necessities) for a Period of 3 Years
in “Comprehensive Development Area” Zone,
Various Lots in D.D. 122 and Adjoining Government Land,
Ping Shan, Yuen Long**

Supporting Planning Statement

August 2024

**Applicant:
Kwong Cherk Wing**

**Consultant:
KTA Planning Limited**

 S3131_PS_V01



PLANNING LIMITED
規劃顧問有限公司

Executive Summary

The Applicant, Kwok Cherk Wing, seeks renewal of planning approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the Temporary Warehouse (Storage of Daily Necessities) for a period of 3 years ("the Applied Development") at Lots 139 (Part), 140 (Part), 141 (Part), 145 (Part), 146, 147, 148 (Part), 149 (Part), 151, 152, 155 (Part), 159, 160 (Part), 164 (Part), 165 (Part), 166 (Part), 167, 168 (Part), 169, 170, 177, 178 (Part) and 179 (Part) in D.D. 122 and Adjoining Government Land ("GL"), Ping Shan, Yuen Long ("the Site"). The Site is situated within an area zoned "Comprehensive Development Area" ("CDA") on the Approved Ping Shan Outline Zoning Plan ("the OZP") No. S/YL-PS/20. The Site has an area of about 14,135 m², including GL of about 590 m².

The Site is currently used as temporary warehouse (storage of daily necessities). Such uses have been approved since 2015. As a renewal application of the previous approved application No. A/YL-PS/646, the current application is submitted by the same applicant for the same use at the same site. The Applied Development comprises 7 structures with a building height of 1 to 2 storeys (not more than 10m). The gross floor area is 11,409m².

The renewal of planning approval for temporary warehouse is fully justified by the following main reasons:

- Previous planning approval has been granted;
- All approval conditions under the previous approved applications have been executed and fulfilled;
- The Applied Development conforms to the TPB Guidelines for Application for Open Storages and Port Back-up Uses (TPB PG-No.13G);
- The Applied Development conforms to the TPB Guidelines for Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No 34D);
- The Applied Development is temporary in nature and will not jeopardise the long-term planning intention of "CDA" zone;
- The Applied Development is compatible with the adjoining land uses in terms of scale and nature;
- No adverse traffic impact on the local traffic network;
- Well-maintained drainage facilities to ensure no adverse drainage impact to the surroundings;
- Well-maintained fire services installations to ensure fire safety; and
- No adverse visual, landscape and environmental impact to the surroundings.

Renewal of Planning Approval for Temporary Warehouse (Storage of Daily Necessities) for a Period of 3 Years
in "Comprehensive Development Area" Zone,
Various Lots in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long (S.16 Planning Application)

In consideration of the above, we sincerely request the TPB to support this Planning Application from planning and technical points of view.

行政摘要

(內文如有差異，應以英文版本為準)

申請人鄺卓榮現欲根據城市規劃條例第 16 條，向城市規劃委員會（「城規會」）在元朗屏山丈量約份第 122 約地段第 139 號（部分）、第 140 號（部分）、第 141 號（部分）、第 145 號（部分）、第 146 號、第 147 號、第 148 號（部分）、第 149 號（部分）、第 151 號、第 152 號、第 155 號（部分）、第 159 號、第 160 號（部分）、第 164 號（部分）、第 165 號（部分）、第 166 號（部分）、第 167 號、第 168 號（部分）、第 169 號、第 170 號、第 177 號、第 178 號（部分）及第 179 號（部分）和毗連政府土地（「申請地點」）作臨時貨倉（存放日用品）（「申請發展」）申請規劃許可續期，為期三年。申請地點位於屏山分區計劃大綱核准圖編號 S/YL-PS/20 的「綜合發展區」地帶內。申請地點的地盤面積約 14,135 平方米，包括政府土地約 590 平方米。

申請地點現時為臨時貨倉（存放日用品）。該用途自 2015 年起已獲得城規會批准。是次申請的用途和地點與先前批准的申請（編號 A/YL-PS/646）相同。申請發展包括 7 個 1-2 層高（不高於 10 米）的構築物。總樓面面積為 11,409 平方米。

是次臨時貨倉的續期申請具充份理據，原因如下：

- 先前的規劃申請已獲得批准；
- 以往所有的規劃許可附帶條件均已履行並滿足；
- 申請發展符合城規會規劃指引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（規劃指引編號 13G）；
- 申請發展符合城規會規劃指引有關臨時用途或發展的規劃許可續期及延長履行規劃許可附帶條件的期限（規劃指引編號 34D）；
- 申請發展僅為臨時性質，並不會損害「綜合發展區」地帶的長遠規劃意向；
- 就規模和性質而言，申請發展與周邊的土地用途相容；
- 不會對周邊道路網絡帶來負面交通影響；
- 排水設施維護良好，確保排水不會對附近環境造成不良影響；
- 消防裝置維護良好，確保防火安全；及
- 不會對附近造成排水、視覺、景觀及環境上的負面影響。

基於以上規劃及技術理由，申請人懇請城規會批准是次規劃申請。

TABLE OF CONTENTS

Executive Summary

行政摘要

1 INTRODUCTION

- 1.1 Purpose
- 1.2 Report Structure

2 SITE AND PLANNING CONTEXT

- 2.1 Site Location and Existing Condition
- 2.2 Land Status
- 2.3 Statutory Planning Context
- 2.4 Surrounding Land Use Pattern
- 2.5 Site Accessibility
- 2.6 Previous Planning Applications
- 2.7 Similar Planning Applications

3 TEMPORARY DEVELOPMENT PROPOSAL

- 3.1 Warehouse (Storage of Daily Necessities)
- 3.2 Operation Hour
- 3.3 Access and Traffic
- 3.4 Landscape and Visual
- 3.5 Environment
- 3.6 Drainage
- 3.7 Fire Safety

4 PLANNING MERITS AND JUSTIFICATIONS

- 4.1 Previous Planning Approval has been Granted
- 4.2 All Approval Conditions of the Previous Approved Applications have been Executed and Fulfilled
- 4.3 Conforms to the Town Planning Board Guidelines (TPB PG-No. 13G)
- 4.4 Conforms to the Town Planning Board Guidelines (TPB PG-No. 34D)
- 4.5 Temporary in Nature and Will Not Jeopardise the Long-Term Planning Intention of the "CDA" Zone
- 4.6 Compatible with the Adjoining Land Uses in Terms of Scale and Nature
- 4.7 No Adverse Traffic Impact on the Local Traffic Network
- 4.8 Well-maintained Fire Services Installations to Ensure Fire Safety
- 4.9 Well-maintained Drainage Facilities to Ensure No Adverse Drainage Impact to the Surroundings
- 4.10 No Adverse Visual, Landscape and Environmental Impact to the Surroundings

5 SUMMARY AND CONCLUSION

List of Figures

Figure 2.1	Location Plan
Figure 2.2	Lot Index Plan
Figure 2.3	Site Plan
Figure 3.1	Layout Plan
Figure 3.2	Landscape Plan
Figure 3.3	Drainage Plan
Figure 3.4a to 3.4c	Site Photos

List of Tables

Table 2.1	Previous Approved Planning Applications for the Same Use
Table 2.2	Status of the Approval Conditions of Application No. A/YL-PS/646
Table 2.3	Similar S.16 Applications for Temporary Warehouse with the Same "CDA" Zone on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 in the Past Five Years
Table 3.1	Details of the Structures of the Applied Development

List of Appendices

Appendix 1	Approval Letter of Planning Application No. A/YL-PS/646
Appendix 2	Letters from Planning Department for Compliance with Approval Conditions (e), (f) and (g) under Planning Application No. A/YL-PS/646
Appendix 3	Condition Record of the Existing Drainage Facilities
Appendix 4	Fire Service Installation Layout Plan
Appendix 5	Copy of Certificate of Fire Service Installation and Equipment (FS251)

S.16 Planning Application

Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20

Renewal of Planning Approval for Temporary Warehouse (Storage of Daily Necessities) for a Period of 3 Years in “Comprehensive Development Area” Zone, Various Lots in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Kwong Cherk Wing (“the Applicant”) to seek renewal of planning approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Temporary Warehouse (Storage of Daily Necessities) for a Period of 3 years at Lots 139 (Part), 140 (Part), 141 (Part), 145 (Part), 146, 147, 148 (Part), 149 (Part), 151, 152, 155 (Part), 159, 160 (Part), 164 (Part), 165 (Part), 166 (Part), 167, 168 (Part), 169, 170, 177, 178 (Part) and 179 (Part) in D.D. 122 and Adjoining Government Land (“GL”), Ping Shan, Yuen Long (“the Site”). The Site falls within an area zoned “Comprehensive Development Area” (“CDA”) on the Approved Ping Shan Outline Zoning Plan (“the OZP”) No. S/YL-PS/20. This Supporting Planning Statement is to provide TPB with necessary information to facilitate consideration of this application.

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in **Section 2**. The Development Scheme is included in **Section 3** followed by planning merits and justifications for the Planning Application in **Section 4**. **Section 5** concludes and summarizes this Supporting Planning Statement.

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Site is bounded by Long Tin Road to its south. It comprises Lots 139 (Part), 140 (Part), 141 (Part), 145 (Part), 146, 147, 148 (Part), 149 (Part), 151, 152, 155 (Part), 159, 160 (Part), 164 (Part), 165 (Part), 166 (Part), 167, 168 (Part), 169, 170, 177, 178 (Part) and 179 (Part) in D.D.122 and adjoining GL (**Figure 2.1 Location Plan** refers).

2.1.2 The Site is at present accessible via a vehicular track leading to Yung Yuen Road. The Site is currently used as temporary warehouse approved under the previous Application No. A/YL-PS/646. The Site is well paved and decently operated.

2.2 Land Status

2.2.1 The Site has a total site area of about 14,135 m². It comprises private land and GL (**Figure 2.2 Lot Index Plan** refers). The major portion of the Site is private land under old schedule agricultural lots held under the Block Government Lease and the remaining portion (4.2%, about 590 m²) is GL.

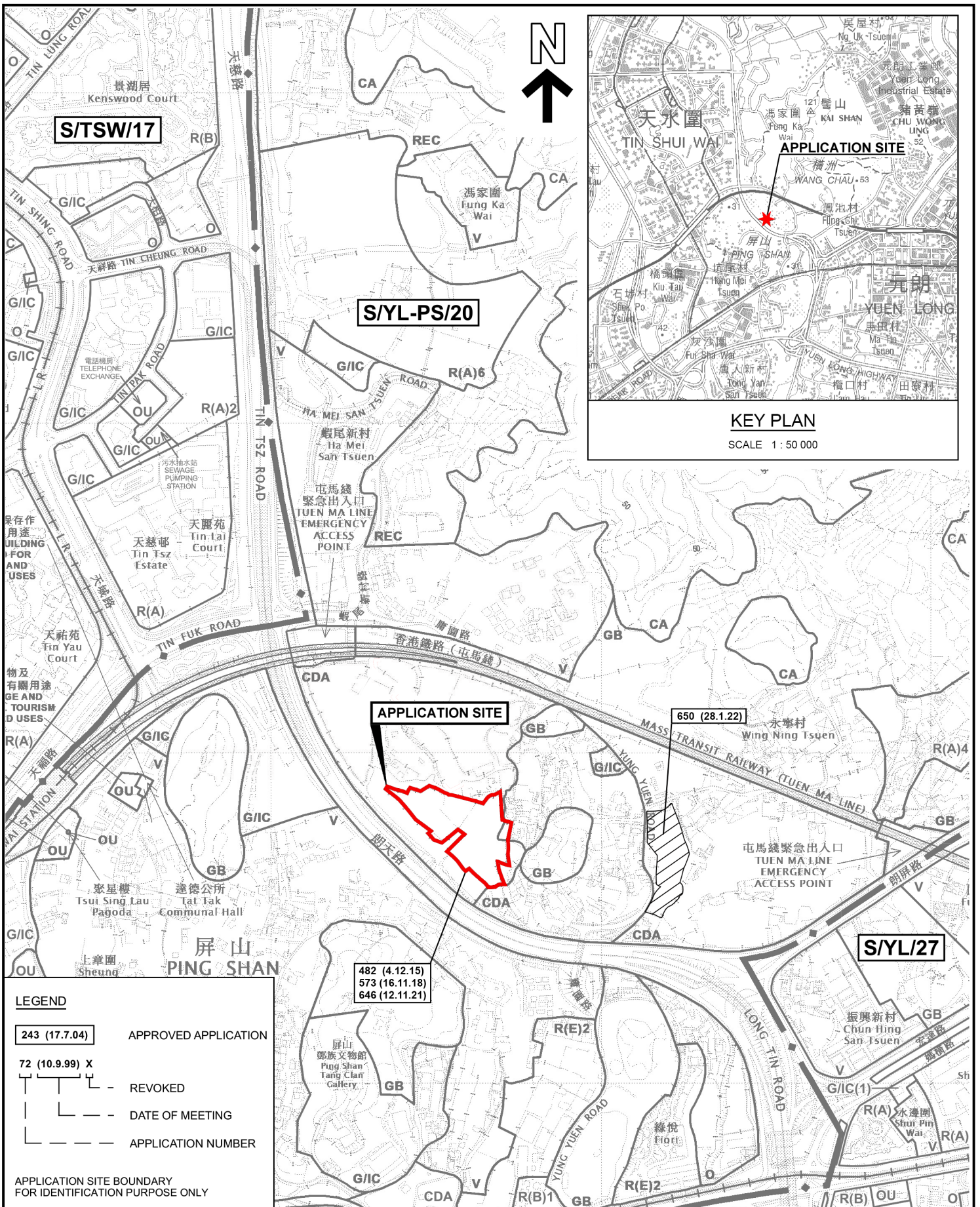
2.3 Statutory Planning Context

2.3.1 The Site falls within an area zoned "CDA" on the OZP (**Figure 2.1**). According the Statutory Notes of the OZP, the "CDA" zone *'is intended for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities.*

2.4 Surrounding Land Use Pattern

2.4.1 The Site is surrounded mainly by a mix of logistic centre, vehicle parks, residential structures and vacant land (**Figure 2.3 Site Plan** refers):

- To the north are a temporary logistics centres with vehicle inspection service centre with valid planning permission under application No. A/YL-PS/706 and residential structures. To the northwest are a temporary logistics centre with valid planning permission under application No. A/YL-PS/659 and vacant land;
- To the east, southeast and south are residential structures intermixed with factory; and
- To the immediate southwest is vacant land. To the further southwest across Long Tin Road are temporary public vehicle park with valid planning permission under application No. A/YL-PS/705, residential structures and vacant land.



LOCATION PLAN

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY WAREHOUSE (STORAGE OF DAILY NECESSITIES) FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG

SCALE 1 : 7 500

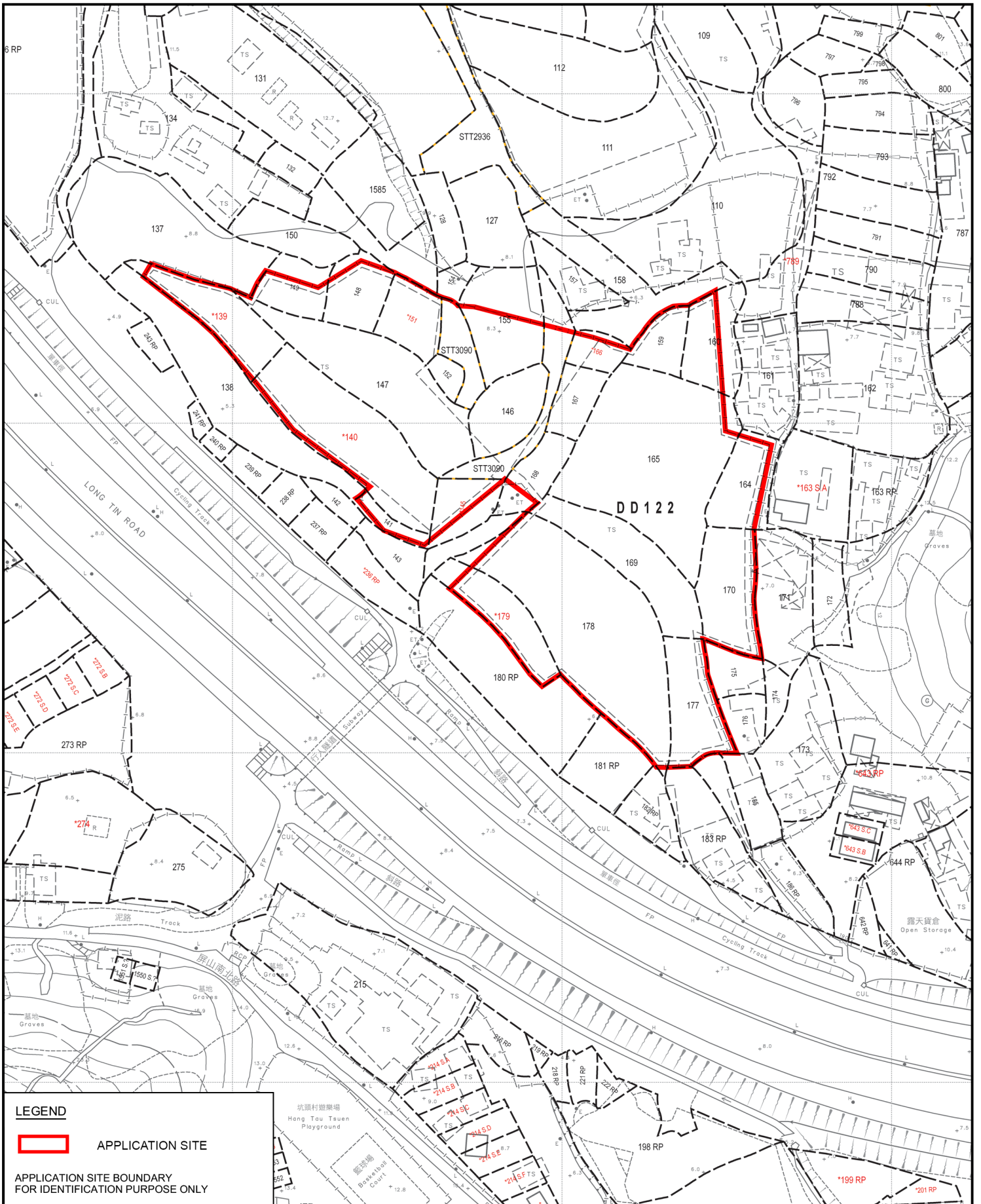
FIGURE 2.1

EXTRACT PLAN BASED ON OUTLINE ZONING PLANS No. S/TSW/17 EXHIBITED ON 12.4.2024
S/YL-PS/20 APPROVED ON 13.9.2022
S/YL/27 APPROVED ON 5.12.2023

DATE: 21.8.2024



PLANNING LIMITED
規劃顧問有限公司



LEGEND

 APPLICATION SITE

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING LIMITED
 規劃顧問有限公司

LOT INDEX PLAN

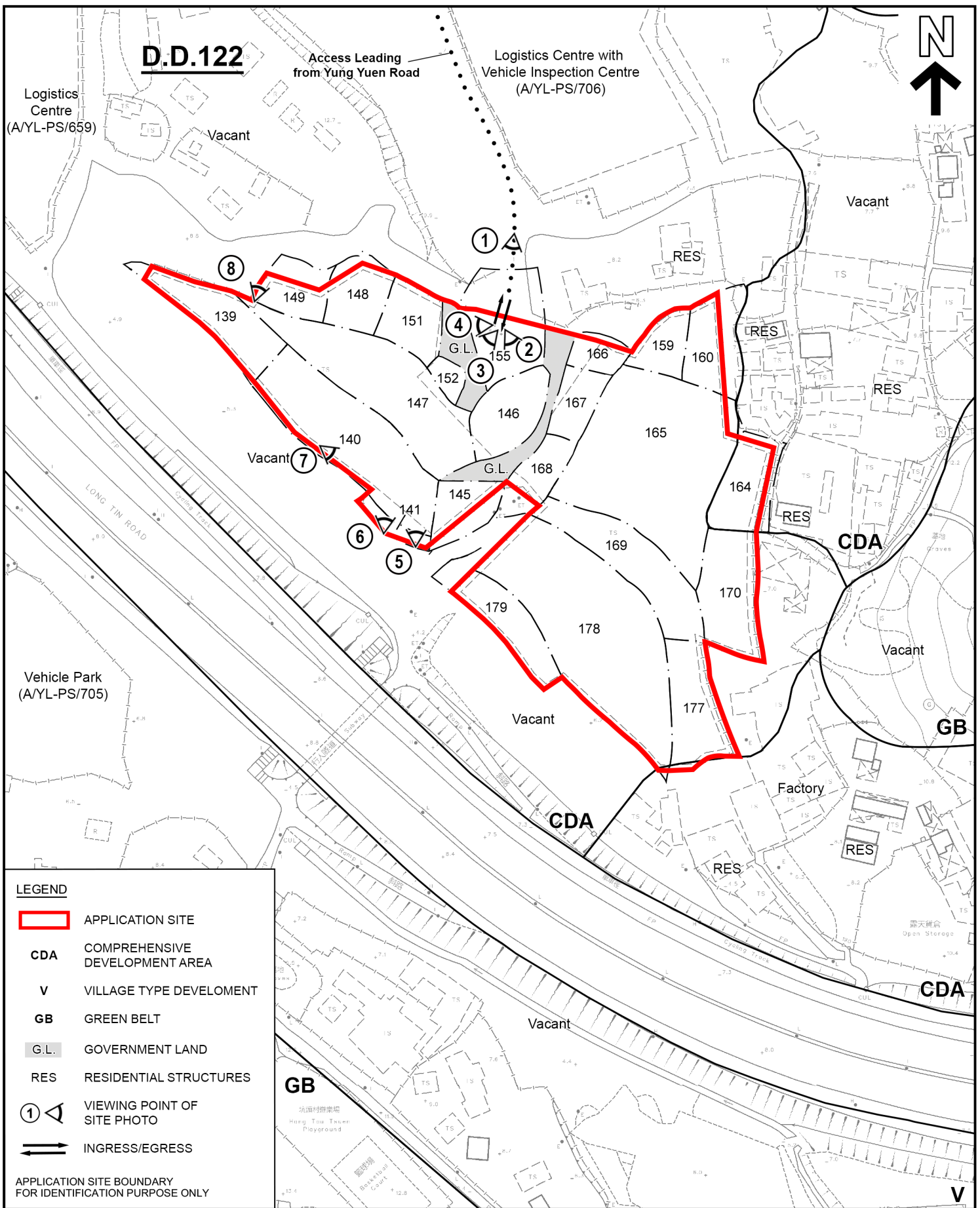
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY WAREHOUSE (STORAGE OF DAILY NECESSITIES) FOR A PERIOD OF 3 YEARS
 VARIOUS LOTS IN D.D. 122 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG

SCALE 1: 1 500

FIGURE 2.2

EXTRACT PLAN BASED ON LOT INDEX PLAN
 No. ags_S00000131690_0001
 PREPARED BY LAND INFORMATION CENTRE ON 20.8.2024

DATE: 21.8.2024



LEGEND

- APPLICATION SITE
- CDA** COMPREHENSIVE DEVELOPMENT AREA
- V** VILLAGE TYPE DEVELOPMENT
- GB** GREEN BELT
- G.L. GOVERNMENT LAND
- RES** RESIDENTIAL STRUCTURES
- ① ↖ VIEWING POINT OF SITE PHOTO
- ⇄ INGRESS/EGRESS

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING LIMITED
 規劃顧問有限公司

SITE PLAN

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY WAREHOUSE (STORAGE OF DAILY NECESSITIES) FOR A PERIOD OF 3 YEARS
 VARIOUS LOTS IN D.D. 122 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG

SCALE 1:1 500

FIGURE 2.3

EXTRACT PLAN BASED ON SURVEY SHEETS No. 6-NW-8B & 8D

DATE: 21.8.2024

2.5 Site Accessibility

2.5.1 The Site is accessible via a local track leading to Yung Yuen Road. The accessibility of the area is greatly enhanced by MTR Tuen Ma Line, Light Rail Transit (LRT), Long Tin Road, Hung Tin Road, Yuen Long Highway, Route 3 and Deep Bay Link. The area is well served by both road-based and rail-based public transport.

2.6 Previous Planning Applications

2.6.1 The Site is the subject of three previous approved applications for the same temporary warehouse use, including Application No. A/YL-PS/482, 573 and 646. Details of the previous approved applications for the same use are listed in **Table 2.1** below:

Table 2.1 Previous Approved Planning Applications for the Same Use

	Application No.	Use/Development	Decision Date
1.	A/YL-PS/482	Proposed Temporary Warehouse (Storage of Electronic Products and Daily Necessities) for a Period of 3 Years	Approved with conditions on 4.12.2015
2.	A/YL-PS/573	Temporary Warehouse (Storage of Daily Necessities) for a Period of 3 Years	Approved with conditions on 16.11.2018
3.	A/YL-PS/646	Temporary Warehouse (Storage of Daily Necessities) for a Period of 3 Years	Approved with conditions on 12.11.2021 (Planning permission to be expired on 12.11.2024)

2.6.2 The Site is the same as that last approved Application No. A/YL-PS/646. All the approval conditions had been complied with and the planning permission of this previous application will be expired on 12.11.2024 (**Appendix 1** refers). The approval conditions and their status are listed out in **Table 2.2** below:

Table 2.2 Status of the Approval Conditions of the Application No. A/YL-PS/646

	Approval Conditions	Status on Compliance	Date of Compliance
(a)	No operation between 11:00 p.m. and 7:00 a.m., is allowed on the Site, as proposed by the Applicant, during the planning approval period	✓	During the approval period
(b)	No operation on Sundays and public holidays, as proposed by the Applicant, is allowed on the Site during the planning approval period	✓	During the approval period
(c)	The existing fencing of the Site shall be maintained at all times during the planning approval period	✓	During the approval period
(d)	The existing drainage facilities on the Site shall be maintained at all times during the planning approval period	✓	During the approval period
(e)	The submission of condition record of the existing drainage facilities within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 12.2.2022	✓	Complied (Appendix 2 letter from Planning Department dated 10.1.2022 refers)
(f)	The submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 12.5.2022	✓	Complied (Appendix 2 letter from Planning Department dated 2.3.2022 refers)
(g)	In relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 12.8.2022	✓	Complied (Appendix 2 letter from Planning Department dated 27.6.2022 refers)
(h)	If any of the above planning condition (a), (b), (c) or (d) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice	✓	During the approval period
(i)	If any of the above planning condition (e), (f) or (g) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice	✓	During the approval period

2.7 Similar Planning Applications

2.7.1 As shown on **Figure 2.1**, there have been one approved application for temporary warehouse within the same "CDA" zone. The details of the similar application approved in the past five years are listed in **Table 2.3** below.

Table 2.3 Similar S.16 Applications for Temporary Warehouse with the Same "CDA" Zone on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 in the Past Five Years

	Application No.	Use(s)/Development(s)	Site Area (m ²) (about)	Approval Date
1.	A/YL-PS/650	Renewal of Planning Approval for Temporary Warehouse (Storage of Used and New Construction Materials and Equipment) for a Period of 3 Years	7,075	28.1.2022

3 TEMPORARY DEVELOPMENT PROPOSAL

3.1 Warehouse (Storage of Daily Necessities)

3.1.1 The Site is intended for continual operation of the warehouse for the storage of daily necessities for a period of 3 years same as the previous approved Application No. A/YL-PS/646. All development parameters, including the site area (about 14,135m²), site boundary, layout and internal transport facilities would be the same as Application No. A/YL-PS/646 (**Figure 3.1 Layout Plan** refers).

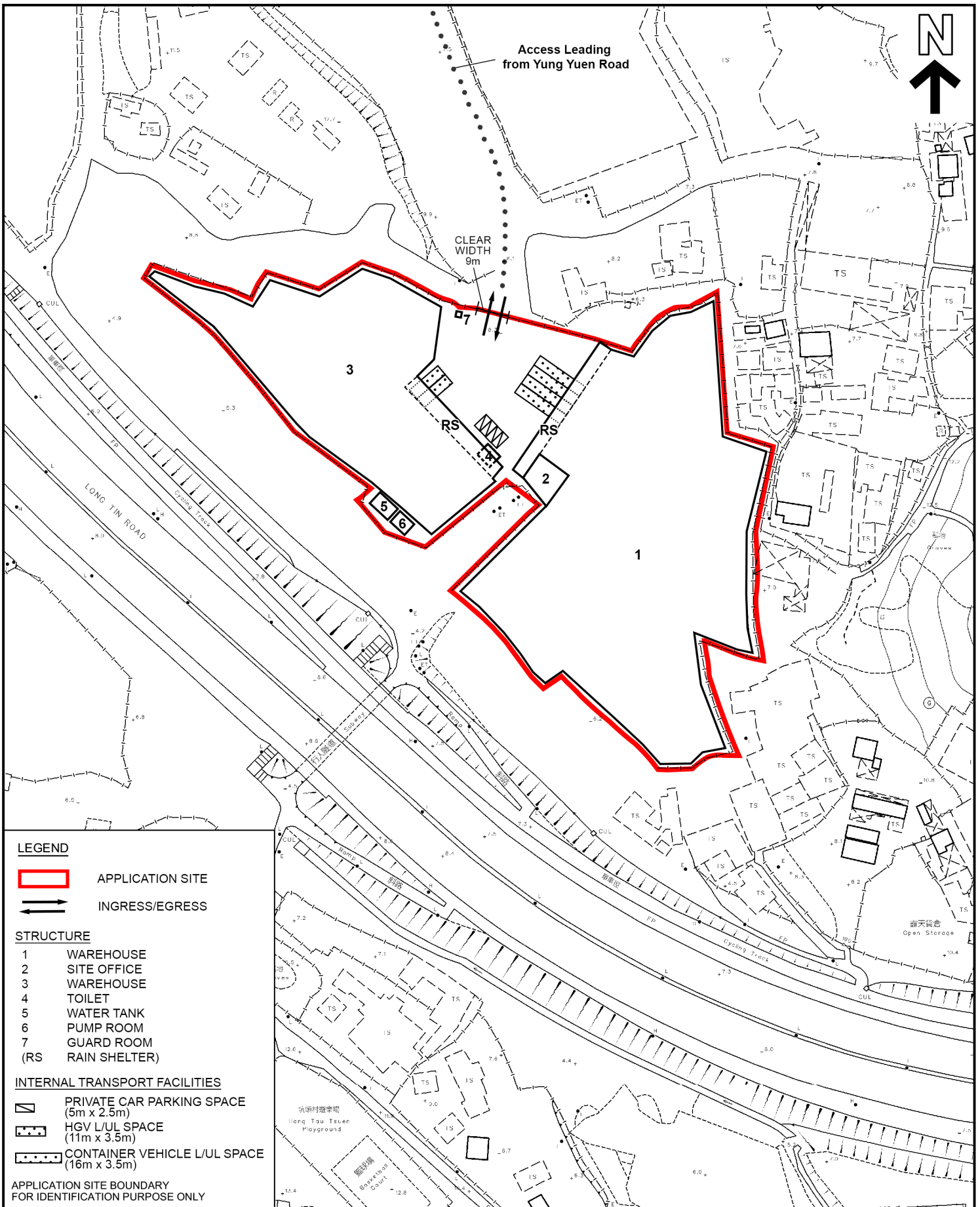
3.1.2 The Applied Development comprises 7 structures with a building height of 1 to 2 storeys (not more than 10m). The gross floor area is approximately 11,409m². Details of the structures of the Applied Development is summarised in

3.1.3 **Table 3.1** below:

3.1.4 The stored materials are mainly daily necessities such as clothes and toys. No vehicle repair, dismantling or other workshop activity will be carried out on the site.

Table 3.1 Details of the Structures of the Applied Development

Structure No.	Building Height (m) (about)	No. of Storey(s)	GFA (m ²) (about)	Use(s)
1	10	1	7,440	Warehouse for Storage of Daily Necessities (including Rain Shelter)
2	10	2	65 x 2 = 130	Site Office
3	10	1	3,710	Warehouse for Storage of Daily Necessities (including Rain Shelter)
4	3.5	1	40	Toilet
5	4	1	45	Water Tank for FSIs
6	2.5	1	40	Pump Room for FSIs
7	3	1	4	Guard Room
Total:			11,409	



LAYOUT PLAN

RENEWAL OF TEMPORARY WAREHOUSE (STORAGE OF DAILY NECESSITIES) FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 122 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE 1:1500

FIGURE 3.1

EXTRACT PLAN BASED ON SURVEY SHEETS No. 6-NW-8B & 6-NW-8D

DATE: 21.8.2024



PLANNING LIMITED
 規劃顧問有限公司

3.2 **Operation Hour**

3.2.1 Same as the previous planning approval no. A/YL-PS/646, the operation hours of the warehouse are restricted to 7:00 a.m. to 11:00 p.m., from Monday to Saturdays. No operation will be held on Sunday and Public Holidays.

3.3 **Access and Traffic**

3.3.1 The Site is accessible via a local track leading to Yung Yuen Road, which further connects to Long Tin Road. The ingress and egress point with a clear width of 9m is at the north of the Site.

3.3.2 Same number of loading/unloading bays and parking spaces as in the previous approved application no. A/YL-PS/646 will be provided to support the operation of warehouse. A total of 4 loading/unloading bays for container vehicles (16m x 3.5m), 2 loading/unloading bays for medium/heavy goods vehicles (11m x 3.5m) and 4 parking spaces for private cars (5m x 2.5m) will be provided to serve the temporary warehouse. No vehicle without valid licence issued under the Road Traffic Ordinance will be allowed to be parked or stored within the Site.

3.3.3 Traffic arrangement agreed and as approved under Application No. A/YL-PS/646 would remain unchanged. No vehicle washing, repairing, dismantling, car beauty and other workshop activities is allowed on the Site at any time. No vehicle will be allowed to queue back to or reverse onto/from public road at all times.

3.4 **Landscape and Visual**

3.4.1 Trees with 4m interval and a 2.5m high corrugated metal fence wall are provided along the site boundary to provide effective screening to the adjoining areas based on the accepted landscape proposal and environmental mitigation plan under previous approved planning application no. A/YL-PS/646 as shown in **Figure 3.2 Landscape Plan**.

3.4.2 Regular maintenance including watering, weeding, pest control, litter removal, fertilizing etc. are undertaken by the operator. The trees are well maintained and are in good condition as shown in **Figure 3.4c Site Photos**.

3.5 **Environment**

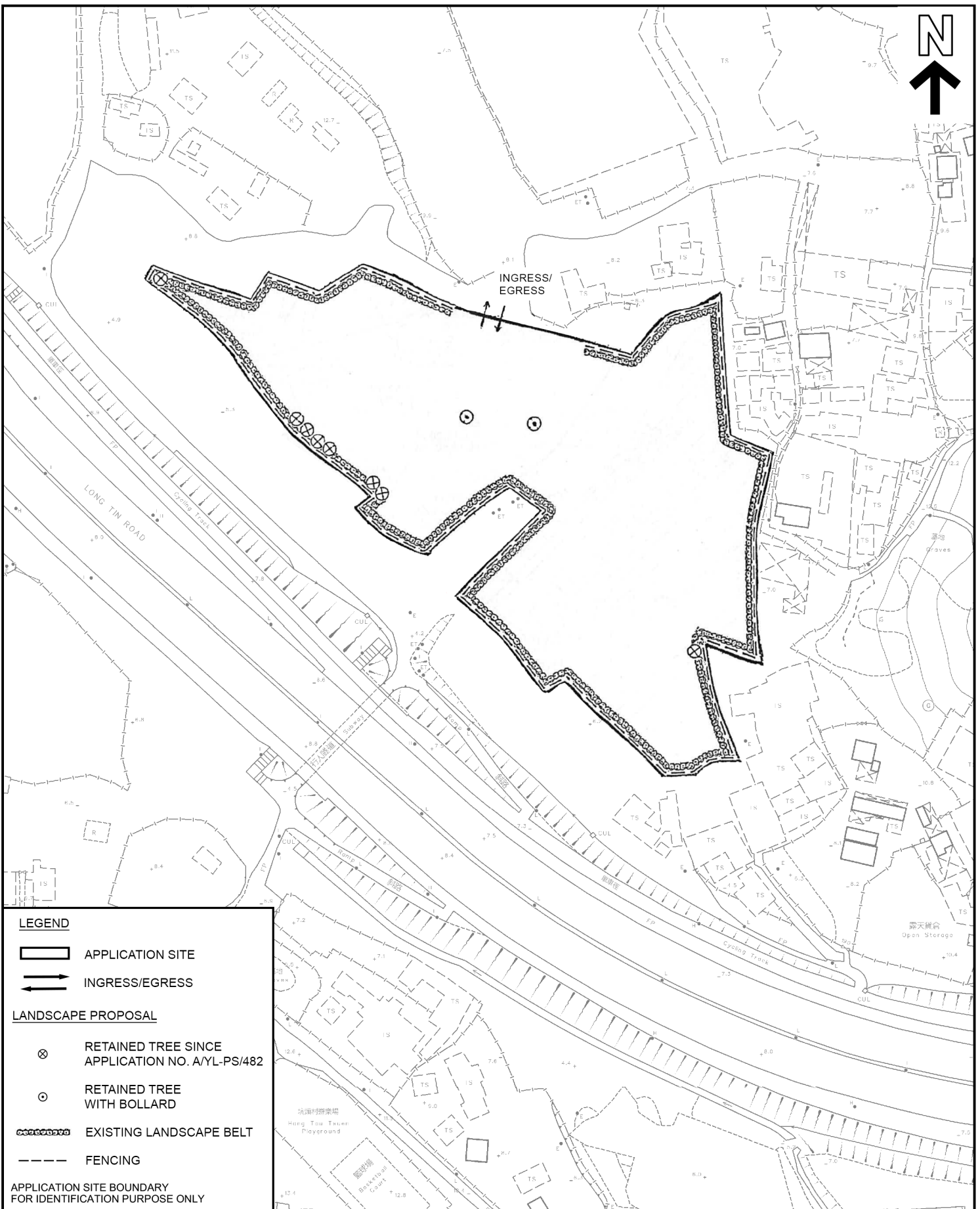
3.5.1 The application has adopted environmental mitigation measures in compliance with Code of Practice on Handling Environmental Aspects of Temporary Uses and Open *Storage Sites* issued by Environmental Protection Department to minimise the adverse environmental impacts to the surrounding: operation hours is restricted to 7:00 a.m. to 11:00 p.m. from Monday to Saturday (except Sunday and Public Holidays). Existing landscaping belt along site boundary at 4m interval, 2.5m high corrugated metal fence wall along site boundary and paving of the site will be well-maintained. There will be no repairing, dismantling or other workshop activity at the site.

3.6 **Drainage**


- 3.6.1 Adequate drainage facilities including peripheral surface channel and catch pits were installed to ensure no adverse drainage impact on the surrounding areas to satisfaction of Drainage Services Department (**Figure 3.3 Drainage Plan** refers).
- 3.6.2 The approval conditions under Application No. A/YL-PS/646 in relation to maintenance and record submission of existing drainage facilities had been complied.
- 3.6.3 Regular clearance of debris and maintenance are carried out. The existing drainage facilities on the Site are well maintained. A condition record of the existing drainage facilities was taken on 19.8.2024 as shown in **Appendix 3**. No flooding in the surrounding area is recorded.

3.7 **Fire Safety**





- 3.7.1 Adequate fire services installations (FSIs) including a water tank and a pump room have been provided and properly maintained. The approval conditions under Application No. A/YL-PS/646 in relation to the submission and implementation of fire services installations proposal had been complied.
- 3.7.2 Since the applied use and layout of this Application is the same as the previous Application No. A/YL-PS/646, the previous approved Fire Service Layout Plan and Certificate of Fire Service Installation and Equipment are attached in **Appendices 4 and 5** respectively.



LEGEND

-  APPLICATION SITE
-  INGRESS/EGRESS

LANDSCAPE PROPOSAL

-  RETAINED TREE SINCE APPLICATION NO. A/YL-PS/482
-  RETAINED TREE WITH BOLLARD
-  EXISTING LANDSCAPE BELT
-  FENCING

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING LIMITED
 規劃顧問有限公司

LANDSCAPE PLAN

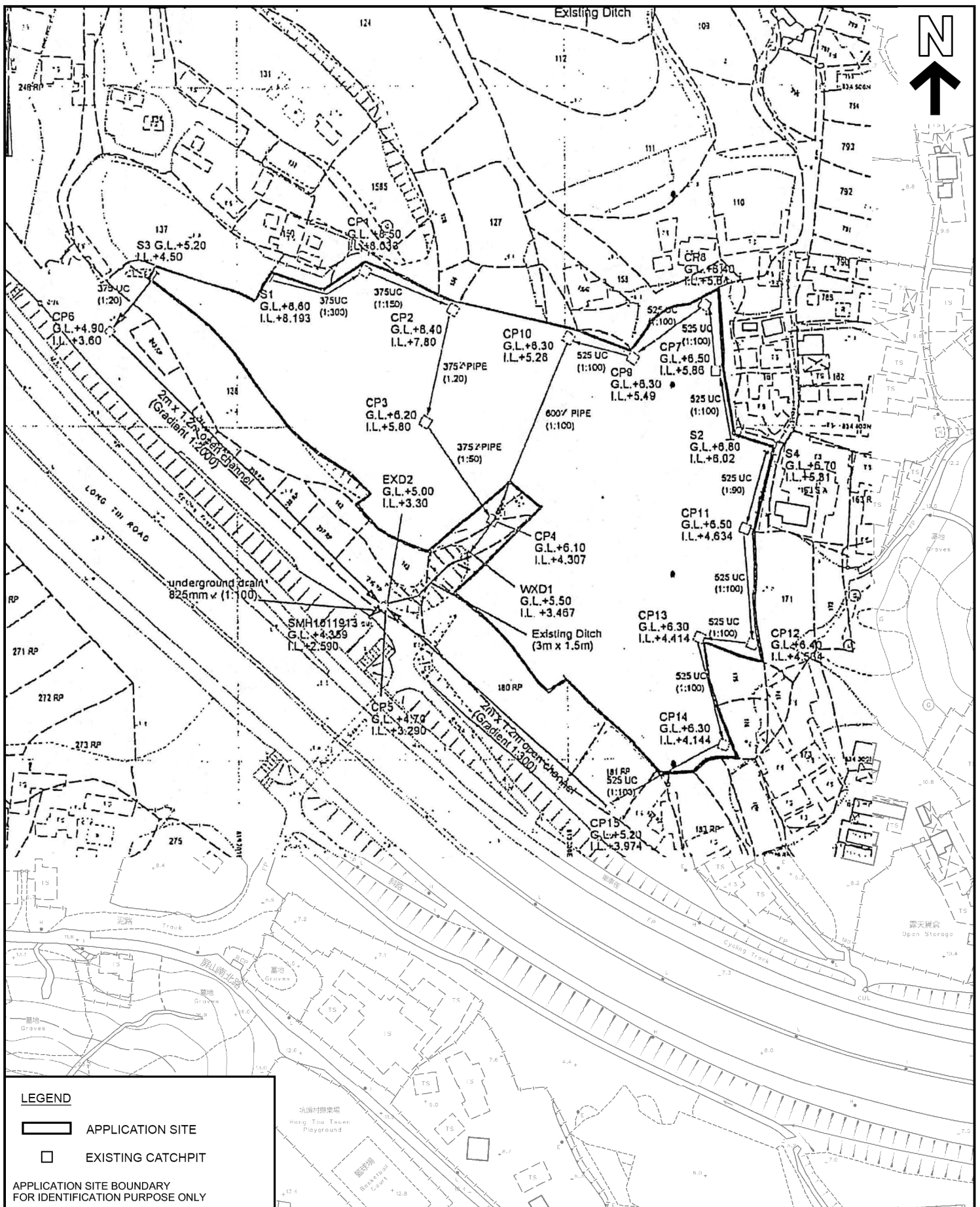
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY WAREHOUSE (STORAGE OF DAILY NECESSITIES) FOR A PERIOD OF 3 YEARS
 VARIOUS LOTS IN D.D. 122 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG

SCALE 1:1500


FIGURE 3.2

EXTRACT PLAN BASED ON SURVEY SHEETS No. 6-NW-8B & 8D

DATE: 21.8.2024



LEGEND

-  APPLICATION SITE
-  EXISTING CATCHPIT

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING LIMITED
 規劃顧問有限公司

DRAINAGE PLAN

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY WAREHOUSE (STORAGE OF DAILY NECESSITIES) FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 122 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG

SCALE 1 : 1 500

FIGURE 3.3

EXTRACT PLAN BASED ON SURVEY SHEETS No. 6-NW-8B & 8D

DATE: 21.8.2024



PLANNING LIMITED
 規劃顧問有限公司

SITE PHOTOS

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
 WAREHOUSE (STORAGE OF DAILY NECESSITIES)
 FOR A PERIOD OF 3 YEARS
 VARIOUS LOTS IN D.D. 122 AND ADJOINING
 GOVERNMENT LAND, PING SHAN, YUEN LONG

FIGURE 3.4a

BASED ON SITE PHOTOS
 TAKEN ON 11.7.2024

DATE: 21.8.2024



4

APPLICATION SITE



5

APPLICATION SITE



6

APPLICATION SITE



PLANNING LIMITED
規劃顧問有限公司

SITE PHOTOS

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
WAREHOUSE (STORAGE OF DAILY NECESSITIES)
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122 AND ADJOINING
GOVERNMENT LAND, PING SHAN, YUEN LONG

FIGURE 3.4b

BASED ON SITE PHOTOS
TAKEN ON 11.7.2024

DATE: 21.8.2024



PLANNING LIMITED
 規劃顧問有限公司

SITE PHOTOS

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
 WAREHOUSE (STORAGE OF DAILY NECESSITIES)
 FOR A PERIOD OF 3 YEARS
 VARIOUS LOTS IN D.D. 122 AND ADJOINING
 GOVERNMENT LAND, PING SHAN, YUEN LONG

FIGURE 3.4c

BASED ON SITE PHOTOS
 TAKEN ON 11.7.2024

DATE: 21.8.2024

4 PLANNING MERITS AND JUSTIFICATIONS

4.1 Previous Planning Approval has been Granted

4.1.1 The same use at the Site was approved by the TPB since 2015. The application site is considered suitable to be used for temporary warehouse. All approval conditions attached to the previous application were fully complied with to the satisfaction of the relevant Government departments by the Applicant. Since there is no change in planning circumstances since the last approved application no. A/YL-PS/646, the current application shall warrant the same favourable consideration.

4.2 All Approved Conditions of the Previous Approved Applications have been executed and Fulfilled

4.2.1 As explained in **Section 2.6**, all approval conditions of the Application No. A/YL-PS/646 had been complied with during the 3 years of planning permission period. The Applicant has submitted and implemented the previous accepted FSIs proposal, maintained the existing landscape, environment, drainage facilities, as well as executed the agreed traffic arrangement. The Applicant is willing to execute and fulfil the existing approval conditions in the future.

4.3 Conforms to the Town Planning Board Guidelines (TPB PG-No. 13G)

4.3.1 According to the Town Planning Board Guidelines No. 13G on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G), the application site is located in "Category 2 Areas". It is stated in the guideline that planning permission could be granted when the application is able to demonstrate that *'the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas'*, and *'there is no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.'* Since the Applicant has demonstrated full compliance with the approval conditions attached to previous applications, and there is no change in the planning context since the last approved Application No. A/YL-PS/646, the Site is considered suitable for the applied uses.

4.4 Conforms to the Town Planning Board Guidelines (TPB PG-No. 34D)

4.4.1 The nature of the current application in terms of approval period sought and applied use is the same as that applied in the last approved application (No. A/YL-PS/646). Apart from the fact that there are no changes in the applied development parameters nor the nature/operation of the applied uses, the physical setting surrounding the Site would also be unchanged compared to the last approved application. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all planning conditions under the previous approval within specified time limits.

4.4.2 In view of this, the current application shall be deemed and entitled to be considered as an application of renewal of planning approval according to Town Planning Board Guidelines (TPB PG-No. 34D).

4.5 **Temporary in Nature and Will Not Jeopardise the Long-Term Planning Intention of the "CDA" Zone**

4.5.1 The application site is currently zoned "CDA" on the approved Ping Shan OZP No. S/YL-PS/20. According to the Notes of the OZP for "CDA" zone, the zone is intended for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. However, there is currently no implementation programme for the Site. Since the applied use for warehouse is temporary in nature for a period of 3 years, it will not jeopardise the long-term planning intention of the area. Approval of this application will not hinder future development of the Site for other purposes. The approval of application can also make an optimal use of the site during this interim period.

4.6 **Compatible with the Adjoining Land Uses in Terms of Scale and Nature**

4.6.1 The current operation of the warehouse under the last approved Application No. A/YL-PS/646 is decent and tidy. Uses with a similar nature including temporary logistics centre are found in the vicinity of the Site. The application site is segregated from adjoining major residential clusters by Long Tin Road. With sufficient distance and proper environmental mitigation measures, no negative impacts will be caused to the residential neighbourhoods by the Applied Development.

4.6.2 In light of the above, the Applied Development is considered compatible with the adjoining land uses in terms of scale and nature.

4.7 **No Adverse Traffic Impact on the Local Traffic Network**

4.7.1 The warehouse will utilise the existing vehicular road and it will have clearly defined ingress/egress. The number of loading/unloading and parking spaces remain the same as the previous approved application no. A/YL-PS/646. As such, no addition traffic flow is anticipated. With sufficient manoeuvring space and loading/unloading space within the site, no queuing or waiting on public road is envisaged. No queuing on public road and adverse traffic impact on the local traffic network are envisaged.

4.8 **Well-maintained Drainage Facilities to Ensure No Adverse Drainage Impact to the Surroundings**

4.8.1 Adequate drainage facilities were installed under the previous approved application, and they will be well-maintained to ensure no adverse drainage impact to the surrounding uses (**Figure 3.3**). The Applicant has complied the approval conditions of the previous Application No. A/YL-PS/646 in relation to the submission of records of existing drainage facilities. Adequate drainage facilities are installed in the previous approved application and they are well-maintained to ensure no adverse drainage impact to the surrounding uses (**Appendix 3**).

4.9 **Well-maintained Fire Services Installations to Ensure Fire Safety**

4.9.1 Proper FSIs are provided to the satisfaction of Fire Services Department (FSD) under the previous approved Application No. A/YL-PS/646 (**Appendix 4**). The FSIs approved by FSD are well maintained and in good condition (**Appendix 5**).

4.10 **No Adverse Visual, Landscape and Environmental Impact to the Surroundings**

4.10.1 The Applicant has complied the approval conditions of the previous Application No. A/YL-PS/646 in relation to the provision of boundary fencing. The existing landscaping belt and boundary fencing as shown in **Figure 3.2** will be well-preserved and maintained. No adverse visual and landscape impact to the surroundings is envisaged.

4.10.2 The Applicant has undertaken the environmental mitigation measures set out in the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*'. The Applied Development will not cause adverse environmental impact.

5 SUMMARY AND CONCLUSION

5.1.1 The Applicant seeks renewal of approval from the TPB for Temporary Warehouse (Storage of Daily Necessities) for a period of 3 years at Lots 139 (Part), 140 (Part), 141 (Part), 145 (Part), 146, 147, 148 (Part), 149 (Part), 151, 152, 155 (Part), 159, 160 (Part), 164 (Part), 165 (Part), 166 (Part), 167, 168 (Part), 169, 170, 177, 178 (Part) and 179 (Part) in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long. The Site is situated within an area zoned "CDA" on the OZP No. S/YL-PS/20. The Site has an area of about 14,135 m², including GL of about 590 m².

5.1.2 The current application is a renewal of the latest planning permission from the TPB under Planning Application No. A/YL-PS/646 submitted by the same applicant for the same use at the same site. The Applied Development comprises 7 structures with a building height of 1 to 2 storeys (not more than 10m). The gross floor area is 11,409m².

5.1.3 As detailed in the Planning Statement, the applied use is well justified on the grounds that:

- Previous planning approval has been granted;
- All approval conditions of the previous approved applications have been executed and fulfilled;
- The Applied Development conforms to the TPB Guidelines for Application for Open Storages and Port Back-up Uses (TPB PG-No.13G);
- The Applied Development conforms to the TPB Guidelines for Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No 34D);
- The Applied Development is temporary in nature and will not jeopardise the long-term planning intention of "CDA" zone;
- The Applied Development is compatible with the adjoining land uses in terms of scale and nature;
- No adverse traffic impact on the local traffic network;
- Well-maintained drainage facilities to ensure no adverse drainage impact to the surroundings;
- Well-maintained fire services installations to ensure fire safety; and
- No adverse visual, landscape and environmental impact to the surroundings.

5.1.4 In view of the Applicant's excellent track record to fulfil the approval conditions and efforts to mitigate possible environmental impacts, members of the TPB are respectfully requested to give favourable consideration to the application.

Appendix 1

Approval Letter of Planning Application No. A/YL-PS/646

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/YL-PS/646

By Post & Fax (2620 6022)

26 November 2021

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn.: Betty S.F. Ho)

Dear Sir/Madam,

**Temporary Warehouse (Storage of Daily Necessities) for a Period of 3 Years
in "Comprehensive Development Area" Zone, Lots 139 (Part), 140 (Part),
141 (Part), 145 (Part), 146, 147, 148 (Part), 149 (Part), 151, 152, 155 (Part), 159,
160 (Part), 164 (Part), 165 (Part), 166 (Part), 167, 168 (Part), 169, 170, 177, 178 (Part)
and 179 (Part) in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long**

I refer to my letter to you dated 23.9.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 12.11.2024 and is subject to the following conditions :

- (a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) the existing fencing of the site shall be maintained at all times during the planning approval period;
- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.2.2022;
- (f) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2022;

- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.8.2022;
- (h) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 13.11.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 12.11.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 17.12.2021). I will then contact you to arrange a hearing before the TPB which you and/or

your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Bonnie Lee of Tuen Mun & Yuen Long West District Planning Office at 2158 6288. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/YL-PS/646)

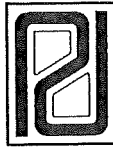
部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	施穎琦女士 Ms. SY Wing Kei, Vicky	2300 1347	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775

Appendix 2

Letters from Planning Department for Compliance with Approval Conditions (e), (f) and (g) under Planning Application No. A/YL-PS/646

規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路 1 號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函檔號 Your Reference pa/yl.ps/210736
本署檔號 Our Reference TPB/A/YL-PS/646
電話號碼 Tel. No. : 2158 6362
傳真機號碼 Fax No. : 2489 9711

10 January 2022

Plan Arch Consultants Ltd.
Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East, Kowloon
(Attn.: Betty S. F. Ho)

Dear Sir/Madam,

Planning Application No. A/YL-PS/646
Compliance with Approval Condition (e)

I refer to your submission of 6 December 2021 for compliance with the captioned approval condition on the submission of the condition record of the existing drainage facilities.

Relevant department has been consulted. Your submission is considered:

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

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,


(Kent LEE)

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

cc.
CE/MN, DSD (Attn.: Ms. SY Wing Kei)
Internal
CTP/TPB(2)
Site record

規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路 1 號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函檔號 Your Reference pa/yl.ps/2107636
本署檔號 Our Reference TPB/A/YL-PS/646
電話號碼 Tel. No.: 2158 6362
傳真機號碼 Fax No.: 2489 9711

2 March 2022

Plan Arch Consultants Ltd.
Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East, Kowloon
(Attn.: Betty S. F. Ho)

Dear Sir/Madam,

Planning Application No. A/YL-PS/646
Compliance with Approval Condition (f)

I refer to your submission of 5 January 2022 for compliance with the captioned approval condition on the submission of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **Appendix I**.
- 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 above, please contact the undersigned.

Yours faithfully,

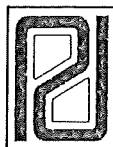
(Kent LEE)

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

cc.
D of FS (Attn.: Mr. WONG Ho Yin)
Internal
CTP/TPB(2)
Site record

規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路 1 號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

來函檔號 Your Reference pa/yl.ps/2107636
本署檔號 Our Reference TPB/A/YL-PS/646
電話號碼 Tel. No. : 2158 6362
傳真機號碼 Fax No. : 2489 9711

By Post and Email

27 June 2022

PlanArch Consultants Limited
Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong

(Attn: Ms. Betty HO)

Dear Sir/Madam,

Planning Application No. A/YL-PS/646
Compliance with Approval Condition (g)

I refer to your submission of 26.5.2022 for compliance with the captioned approval condition on the implementation of fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

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

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Kent LEE)

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

cc

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

Internal

CTP/TPB(2)

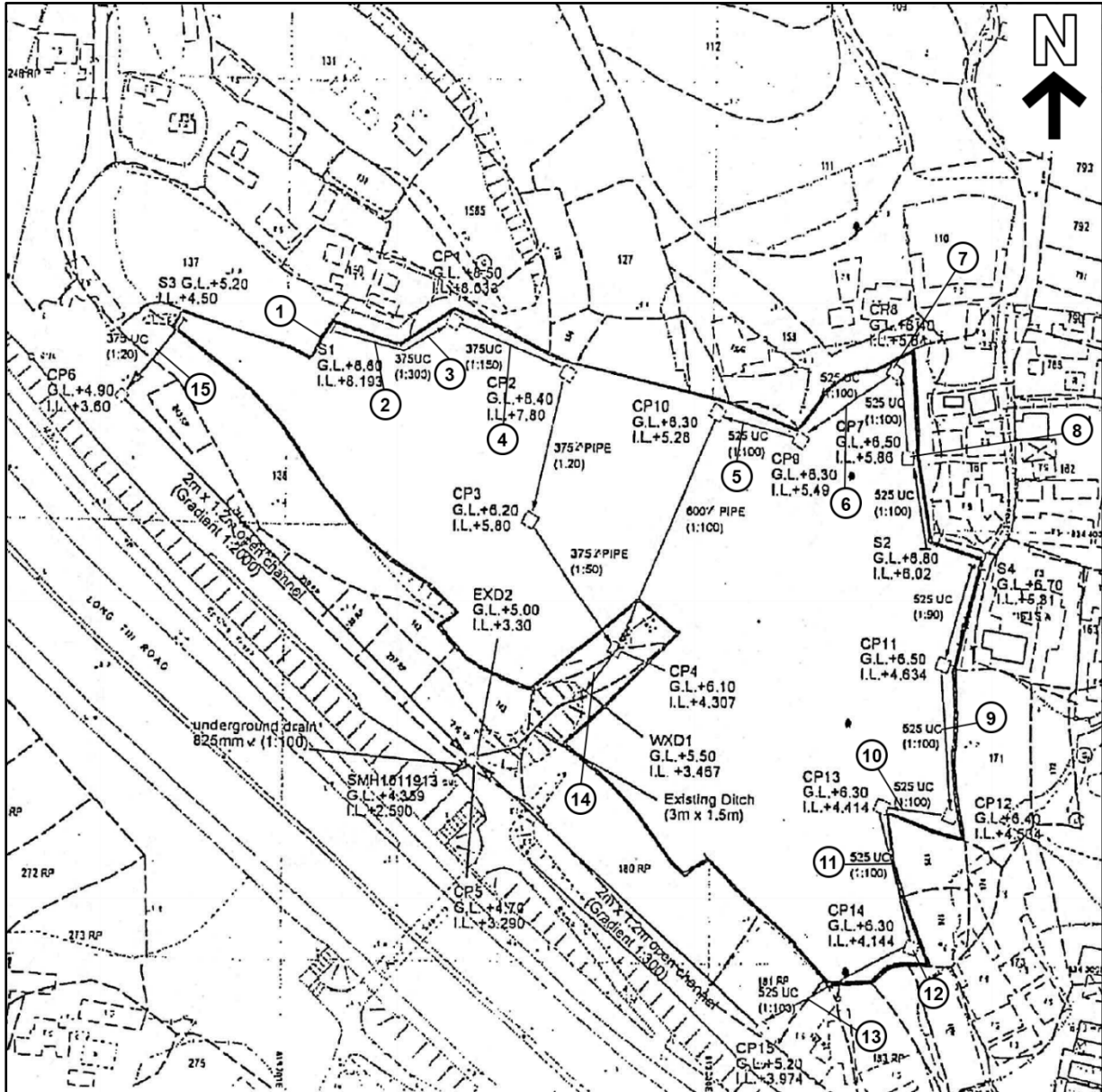
Appendix 3

Condition Record of the Existing Drainage Facilities

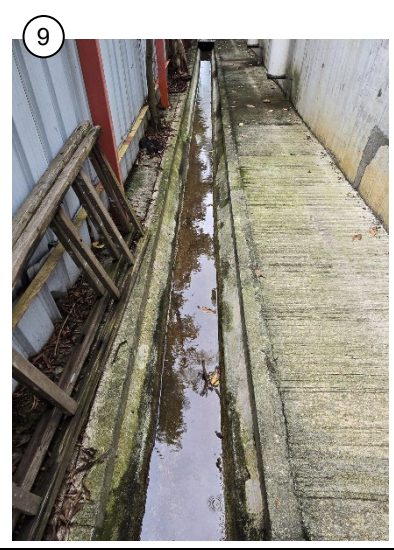
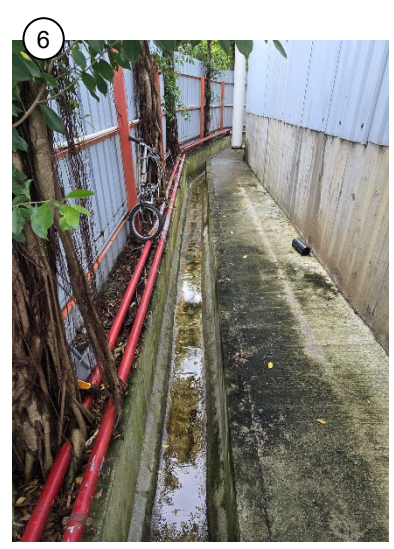
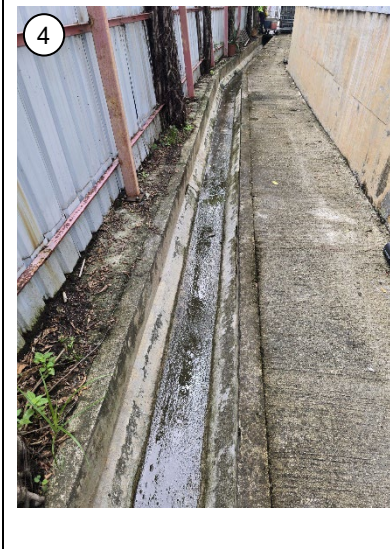
Renewal of Planning Approval for Temporary Warehouse (Storage of Daily Necessities) for a Period of 3 Years in "Comprehensive Development Area" Zone, Various Lots in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long

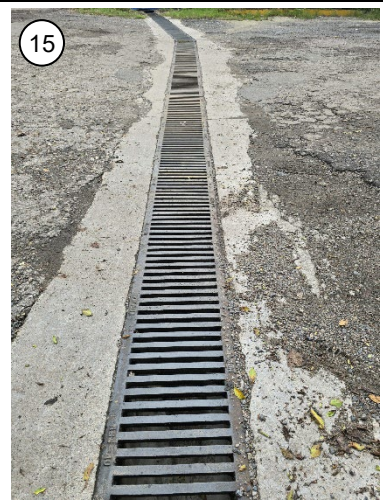
Condition Record of the Existing Drainage Facilities On-site

Photographic Record Location Plan



Photographic Record of the Existing Drainage Facilities On-site
Photos taken on 19.8.2024





Appendix 4

Fire Service Installation Layout Plan

FIRE SERVICE 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 G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO #150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE #150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 SECONDARY SOURCE OF ELECTRICAL SUPPLY SHALL BE PROVIDED.
- 1.6 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

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: 2003 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 3/2006 AND 3/2012. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 NEW SPRINKLERS SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING INCLUDING OFFICE AND TOILETS.
- 3.3 ONE NEW 90m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.4 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.5 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.6 SPRINKLER ALARM SIGNALS SHALL BE TRANSMITTED TO THE FIRE ALARM CONTROL PANEL AND LINKED TO THE SERVICE PROVIDER'S COMPUTERIZED FIRE ALARM TRANSMISSION SYSTEM (CFATS) BY DIRECT TELEPHONE LINE.
- 3.7 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.10 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.11 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 HEIGHT : 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.
- 4.3 A NEW FIRE ALARM CONTROL PANEL SHALL BE PROVIDED TO RECEIVE ALL FIRE ALARM SIGNALS FROM BREAKGLASS UNITS AND SPRINKLER FLOW SWITCHES AND TRANSMIT THE SAME TO THE CFATS VIA DIRECT LINK.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-PART 1 :2011 AND BS EN 1838 :2013 AND SECTION 5.9 OF COP 2012, 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

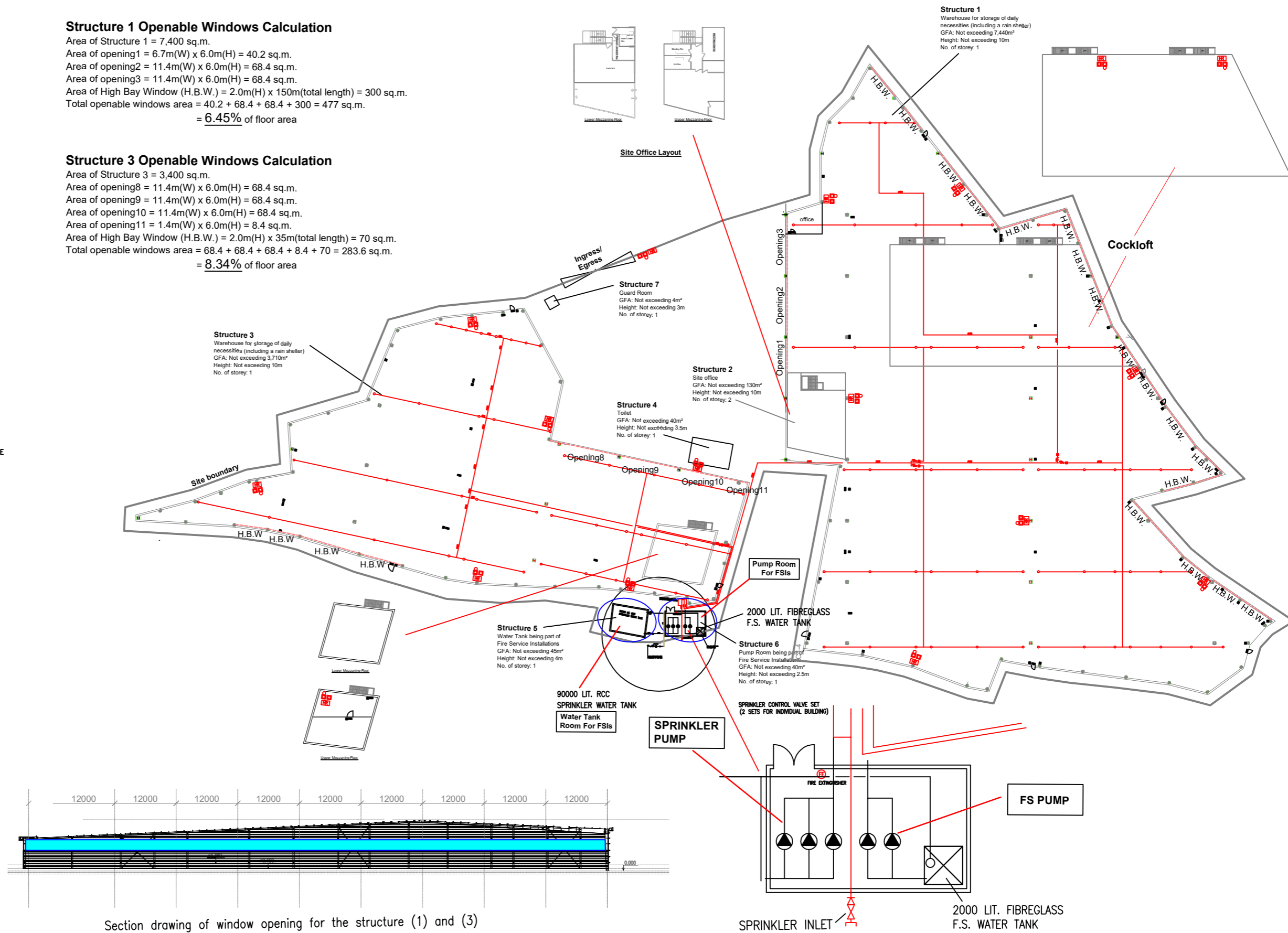
- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

Structure 1 Openable Windows Calculation

Area of Structure 1 = 7,400 sq.m.
 Area of opening1 = 6.7m(W) x 6.0m(H) = 40.2 sq.m.
 Area of opening2 = 11.4m(W) x 6.0m(H) = 68.4 sq.m.
 Area of opening3 = 11.4m(W) x 6.0m(H) = 68.4 sq.m.
 Area of High Bay Window (H.B.W.) = 2.0m(H) x 150m(total length) = 300 sq.m.
 Total openable windows area = 40.2 + 68.4 + 68.4 + 300 = 477 sq.m.
 = **6.45%** of floor area

Structure 3 Openable Windows Calculation

Area of Structure 3 = 3,400 sq.m.
 Area of opening8 = 11.4m(W) x 6.0m(H) = 68.4 sq.m.
 Area of opening9 = 11.4m(W) x 6.0m(H) = 68.4 sq.m.
 Area of opening10 = 11.4m(W) x 6.0m(H) = 68.4 sq.m.
 Area of opening11 = 1.4m(W) x 6.0m(H) = 8.4 sq.m.
 Area of High Bay Window (H.B.W.) = 2.0m(H) x 35m(total length) = 70 sq.m.
 Total openable windows area = 68.4 + 68.4 + 68.4 + 8.4 + 70 = 283.6 sq.m.
 = **8.34%** of floor area



LEGEND

- | | | | | | |
|------------------|------------------|--------------------------------|-----------------------------|-----------------|--------------------------|
| HOSE REEL | EMERGENCY LIGHT | 5KG CO2 FIRE EXTINGUISHER | SPRINKLER CONTROL VALVE SET | PUMP SET | PRESSURE GAUGE |
| BREAK GLASS UNIT | EXIT SIGN | SAND BUCKET | GATE VALVE | Y-TYPE STRAINER | SPRINKLER HEAD (ON PLAN) |
| FIRE ALARM BELL | NON-RETURN VALVE | SUBSIDIARY VALVE / FLOW SWITCH | GATE TYPE (With MONITORING) | SPRINKLER INLET | DIRECTION SIGN |

PROJECT : Proposed Temporary Warehouse for Storage of Daily Necessities for a Period of 3 Years at Lots 139 (Part), 140 (Part), 141 (Part), 145 (Part), 146,147,148 (Part), 149 (Part), 151, 152, 155 (Part), 159, 160 (Part), 164 (Part), 165 (Part), 166 (Part), 167, 168 (Part), 169, 170, 177, 178 (Part), 179 (Part) & adjoining Government Land in D.D. 122, Ping Shan, 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.
REV	DESCRIPTION	DATE	

ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.
-------------	--------------	--

NAME	DATE	DRAWING NO : FS-01	REV. 0
DRAWN BY C.K.NG	31 DEC 2021	SCALE : 1 : 250 (A0)	SOURCE : B.O.O. Ref. F.S.D. Ref.
CHECKED BY			
APPROVED BY			

Appendix 5

Copy of Certificate of Fire Service Installation and Equipment (FS251)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9231630

FSD Ref.: _____
消防處檔號

Name of Client : _____
顧客姓名

Name of Building : **Temporary Warehouse for Storage of Daily Necessities**
樓宇名稱

Street No./Town Lot : **DD122** Street/Road/Estate Name : _____
門牌號數/市地段 街道/屋苑名稱

Block : _____ District : **Yuen Long (Ping Shan)** Area : HK 香港 K 九龍 NT 新界
座 分區 地區

Type of Building 樓宇類型 : Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
28	Sprinkler System	G/F	Conforms with FSD Requirements	31/7/2024	30/7/2025
23	Hose Reel System	G/F	Conforms with FSD Requirements	31/7/2024	30/7/2025
13	Fire Alarm System	G/F	Conforms with FSD Requirements	5/5/2023	4/5/2024
12	Exit Sign	G/F	Conforms with FSD Requirements	5/5/2023	4/5/2024
11	Emergency Lighting	G/F	Conforms with FSD Requirements	5/5/2023	4/5/2024

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature :
授權人簽署

Name :
姓名

FSD/RC No. :
消防處註冊號碼

Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期


KWOK CHUNG YIN

RC1/389 RC2/554

Century Fire Service

Engineering Co. Ltd

2393 8468

31/7/2024



For FSD use only:

Inspected

Key-in

Verified

FSI 251 No. : A 9231630

The Detail Address :

Temporary Warehouse for Storage of Daily Necessities for a Period of 3 Years at
Lots 139(Part), 140(Part), 141(Part), 145(Part), 146, 147, 148(Part), 149(Part), 151,
152, 155(Part), 159, 160(Part), 164(Part), 165(Part), 166(Part), 167, 168(Part), 169,
170, 177, 178(Part), 179(Part) in DD 122 & Adjoining Government Land , Ping Shan,
Yuen Long , N.T.

Century Fire Service Engineering Co. Ltd
RC1 / 389 , RC2 / 554



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條 (1) 款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9231629

FSD Ref.: _____
消防處檔號

Name of Client : _____
顧客姓名

Name of Building : Temporary Warehouse for Storage of Daily Necessities
樓宇名稱

Street No./Town Lot : DD122 Street/Road/Estate Name : _____
門牌號數/市地段 街道/屋苑名稱

Block : _____ District : Yuen Long (Ping Shan) Area : HK K NT
座 分區 地區 香港 九龍 新界

Type of Building 樓宇類型 : Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguisher	G/F	Conforms with FSD Requirements (17 nos of 5Kg Dry Powder Type F.E) (1 No. of 5kg Co2 Gas Type F.E)	31/7/2024	30/7/2025

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature : _____
受權人簽署

Name : Au Yeung Chi Ming
姓名

FSD/RC No. : RC3 / 474
消防處註冊號碼

Company Name : New Power Fire Eng.Co.
公司名稱

Telephone : 2393 8468 / 9052 2341
聯絡電話

Date : 31/7/2024
日期

For FSD use only:

Inspected

Key-in

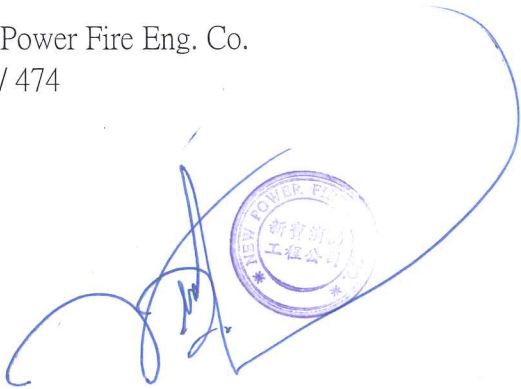
Verified

FSI 251 No. : A 9231629

The Detail Address :

Temporary Warehouse for Storage of Daily Necessities for a Period of 3 Years at
Lots 139(Part), 140(Part), 141(Part), 145(Part), 146, 147, 148(Part), 149(Part), 151,
152, 155(Part), 159, 160(Part), 164(Part), 165(Part), 166(Part), 167, 168(Part), 169,
170, 177, 178(Part), 179(Part) in DD 122 & Adjoining Government Land , Ping Shan,
Yuen Long , N.T.

New Power Fire Eng. Co.
RC3 / 474



A handwritten signature in blue ink is written over a blue circular stamp. The stamp contains the text "NEW POWER FIRE" at the top, "新寶消防" in the center, and "工程公司" at the bottom, with two small stars on either side of the bottom text. The signature is a stylized, cursive script.