

Total: 7 pages

Date: 6 September 2024

TPB Ref.: A/YL-TYST/1270

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years at Lots 1265 (Part), 1266 (Part), 1269 (Part), 1270 (Part), 1271 (Part), 1272 (Part), 1273 (Part), 1275 RP (Part), 1276 (Part), 1277 S.A, 1277 RP (Part), 1279 S.B ss.1 S.F, 1279 S.B ss.2 (Part), 1279 S.B ss.3 in D.D. 119 & Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

We are glad to submit the proposed FSI plans in the attachment for the consideration of the Director of Fire Services (D of FS).

In view of that the applicant would like to follow the in-situ layout of Structure 10 instead of covering the whole structure with 2-storeys, we have updated the page 2, page 5 and page 11 of the S.16-III application form together with the updated layout plan for your further processing of the captioned planning application.

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

Yours faithfully,



Patrick Tsui

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 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)

Yeung Ka Wing (楊家榮)

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)

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

3. Application Site 申請地點

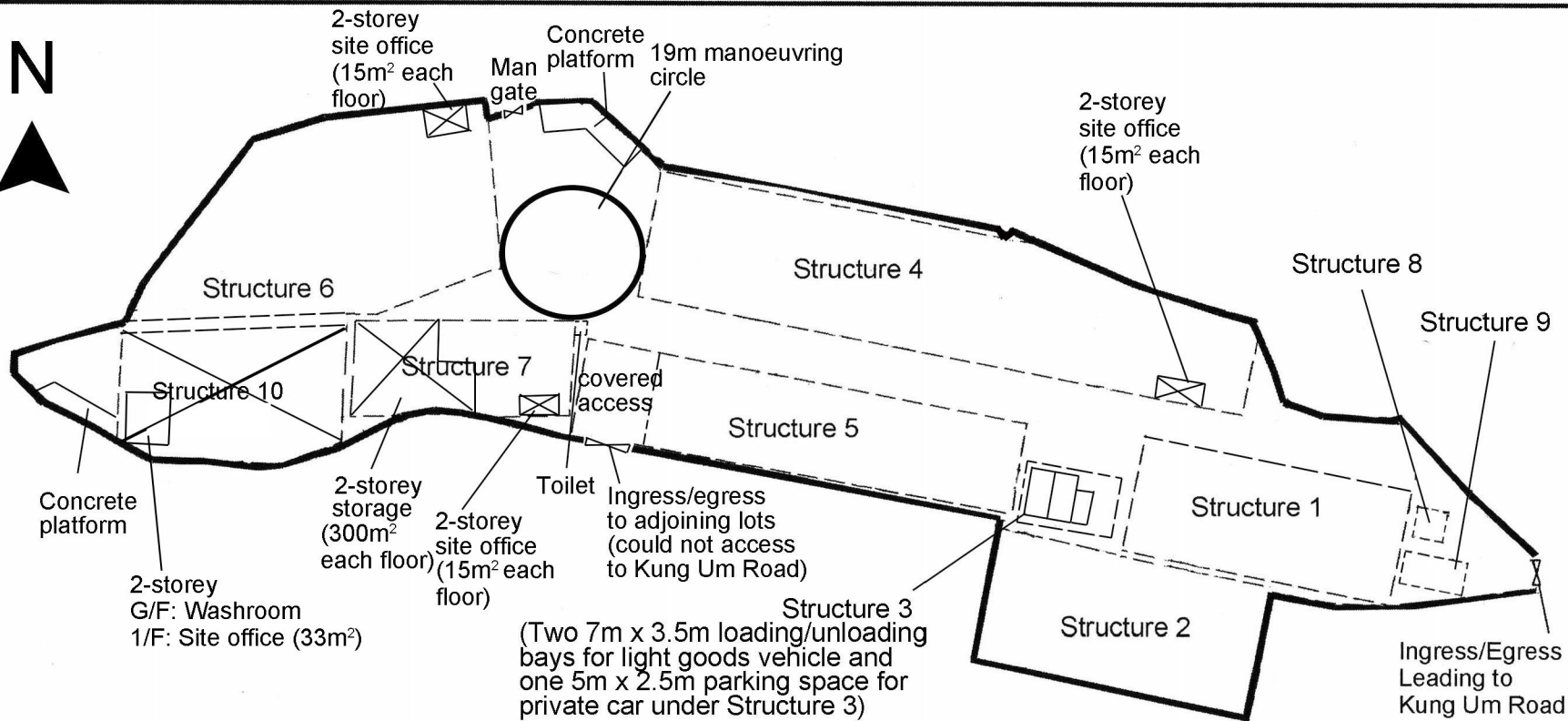
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1265 (Part), 1266 (Part), 1269 (Part), 1270 (Part), 1271 (Part), 1272 (Part), 1273 (Part), 1275 RP (Part), 1276 (Part), 1277 S.A, 1277 RP (Part), 1279 S.B ss.1 S.F, 1279 S.B ss.2 (Part), 1279 S.B ss.3 in D.D. 119 & Adjoining Government Land, Pak Sha 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 9,095 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 6,799 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) 238 sq.m 平方米 <input checked="" type="checkbox"/> About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	2,674sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	6,421sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	10
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not exceeding 6,799sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not exceeding 6,799sq.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, 2 & 5: Warehouse (Not exceeding 6.8m, 1 storey), Structure 4, 6, 7 & 10 (Warehouse (Not exceeding 6.8m 2 storey)	
Structure 3: Rain shelter (Not exceeding 6m, 1 storey),	
Structure 8: Pump room (Not exceeding 3.5m, 1 storey),	
Structure 9: Water tank (Not exceeding 3.5m, 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	1 space of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	2 spaces of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	6,799 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.748 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	10	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3.5-6.8	<input type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積		70.6 %	<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		1
	Private Car Parking Spaces 私家車車位		1
Motorcycle Parking Spaces 電單車車位		0	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0	
Others (Please Specify) 其他 (請列明)			
NA			

Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		2	
Taxi Spaces 的士車位		0	
Coach Spaces 旅遊巴車位		0	
Light Goods Vehicle Spaces 輕型貨車車位		2	
Medium Goods Vehicle Spaces 中型貨車車位		0	
Heavy Goods Vehicle Spaces 重型貨車車位		0	
Others (Please Specify) 其他 (請列明)			
NA			

N



Drawing No.

Figure 3

Project

Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years at Lots 1265 (Part), 1266 (Part), 1269 (Part), 1270 (Part), 1271 (Part), 1272 (Part), 1273 (Part), 1275 RP (Part), 1276 (Part), 1277 S.A, 1277 RP (Part), 1279 S.B ss.1 S.F, 1279 S.B ss.2 (Part), 1279 S.B ss.3 in D.D. 119 & Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title

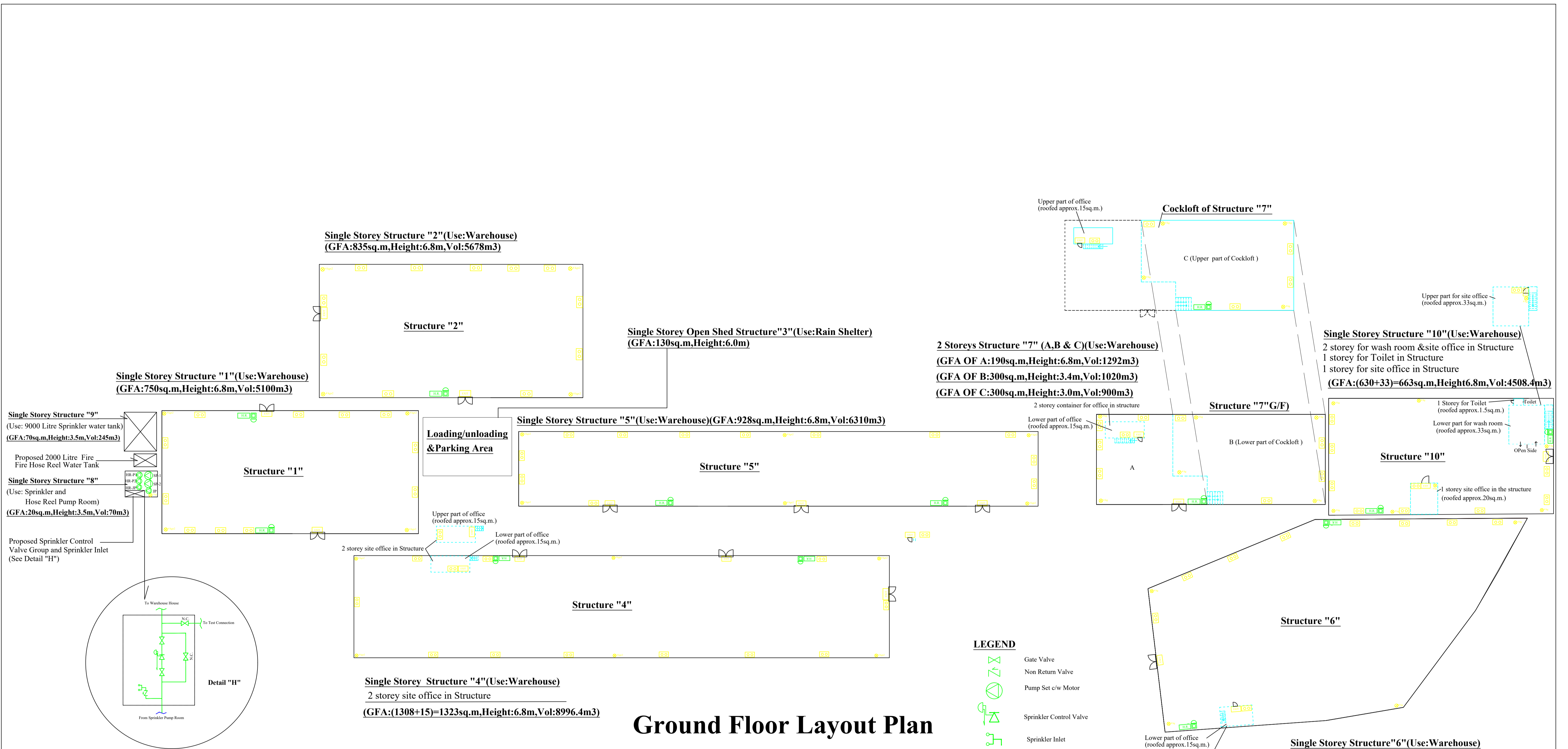
Proposed Layout Plan

Scale

1:1000

Remarks

Structure No.	Proposed Use(s) of Temporary structure	Covered area	Non-domestic gross floor area (GFA)	Approximate height of temporary structure	No. of Storey
1	Warehouse for storage of electronic products	750m ²	750m ²	6.8m	1
2	Warehouse for storage of electronic products	835m ²	835m ²	6.8m	1
3	Open shed (rain shelter)	130m ²	130m ²	6m	1
4	Warehouse for storage of construction materials	1,308m ²	1,323m ²	6.8m	2
5	Warehouse for storage of vehicle parts & covered access	928m ²	928m ²	6.8m	1
6	Warehouse for storage of food provisions	1,260m ²	1,275m ²	6.8m	2
7	Warehouse for storage of construction materials and toilet	490m ²	805m ²	6.8m	2
8	Fire service installations (pump house)	20m ²	20m ²	3.5m	1
9	Fire service installations (water tank)	70m ²	70m ²	3.5m	1
10	Warehouse for storage of vehicle	630m ²	663m ²	6.8m	2



Ground Floor Layout Plan

F.S. Notes:

1. Sufficient emergency lighting shall be provided throughout the entire buildings/structures in accordance with B.S.5266:Part 1:2016 and EN 1838:2013, And FSD Circular Letter 4/2021.
2. Sufficient directional and exit sign shall be provided in accordance with B.S.5266:Part 1 and FSD circular letter 5/2008 .
3. An Automatic sprinkler system supplied by 90000L sprinkler water tank and Hazard class: OH III should be provided to the entire building / structure in accordance with BS EN 12845: 2015 and FSD circular 5/2020 . The sprinkler water tank, sprinkler pump room, sprinkler inlet, sprinkler control valve group shall be clearly marked on plans. Temporary warehouse built by metal (framework : angle iron and roofed cover : metal sheet), for storage of Sanitary Ware and Metal Ware;
4. The storage configuration is ST1 & ST2. Storage Category I. ST1: free standing or block stacking with reference to the section 6.3.2 of B.S.12845. and storage pattern is the maximum storage height shall not exceed 4 m & the maximum storage areas shall be 50m² for any single block. with no less than 2.4m clearance around the block as Ordinary Hazard Group 3 in accordance with LPC BS EN 12845. ST2: Post pallets in single rows, with aisles not less than 2.4m wide with reference to section 6.3.2 of B.S.12845. Maximum storage heights shall not exceed 3.5m & Aisles between rows shall be not less than 2.4m wide as Ordinary Hazard Group 3 in accordance with LPC BS EN 12845.

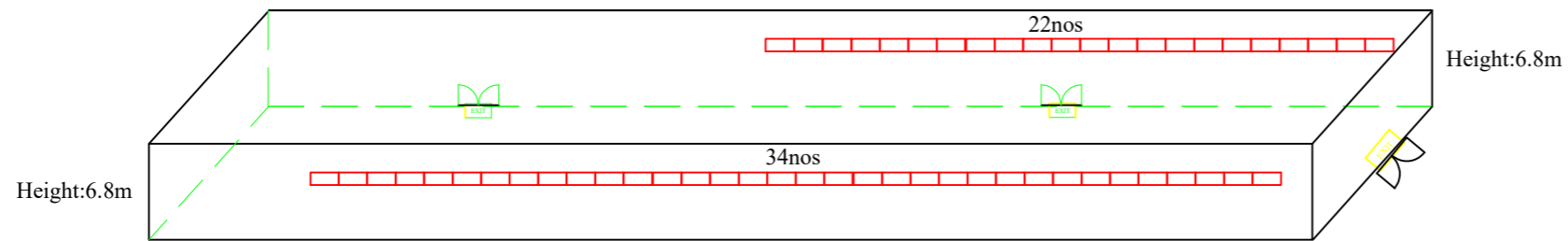
5. Portable hand-operated Approved appliances shall be provided for Structure.
6. A modified hose reel system supplied by a 2000 litre FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The FS water tank, FS pump room and hose reel shall be clearly marked on plans.
7. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839 : Part 1 : 2017 and FSD Circular Letter 6/2021. One actuation point and audio warning devices to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning devices.
8. No open storage area is provided throughout the site.
9. A direct line shall connect to Fire Services Communication Centre.
10. Static or dynamic smoke extraction system is not provided. The openable windows of structure "4" & "6" with aggregate area exceeding 6.25% of the floor area (Structure "4" & "6") as marked on plans. (Detail see openable window layout plan)
11. Source of secondary power supply shall be provided.
12. Fire detection system shall be provided in areas not covered by sprinkler system.
13. Ventilation/air conditioning control system shall not be provided as there no mechanical ventilating system.
14. Any intended storage or use of dangerous goods as defined in Chapter 295 of the Laws of Hong Kong should be notified to the Director of Fire Services.

**INTERCEPT FIRE & SECURITY
TECHNICIANS LTD.**
8/F, Block L, Wah Fung Industrial Center, Phase 2, 33-39 Kwai Fung Street, Kwai Chung, Hong Kong
Tel:24255404, Fax:24285932

Project :
Temporary Warehouse For Storage of Construction Materials, Food Provisions And Electronic Products for a Period of 3 Years At zones, Lots 1265(Part), 1266(Part), 1269(Part), 1270(Part), 1271(Part), 1272(Part), 1273(Part), 1275RP(Part), 1276(Part), 1277 S.A., 1277 RP (Part), 1279 S.B ss 1 (Part) S.F, 1279 S.B ss.2(Part), 1279S.B ss.3 in DD119 And Adjoining Government Land, Pak Sha Tsuen, Yuen Long.

Title :
Proposed Automatic Sprinkler and Modified Hose Reel & Fire Alarm System Layout plan.

Drawn By :	C.W WONG
Date :	2024-09-01
Scale :	1 : 300 @A1
Ref No :	TPB/A/YL-TYST/1270
Revise Date:	2024-09-01



Structure "4"
 (GFA:1323sq.m,Height:6.8m,Vol:8996.4m3)

OPENABLE WINDOWS LAYOUT OF STRUCTURE "4"

Calculate:

The aggregated area of openable window is:

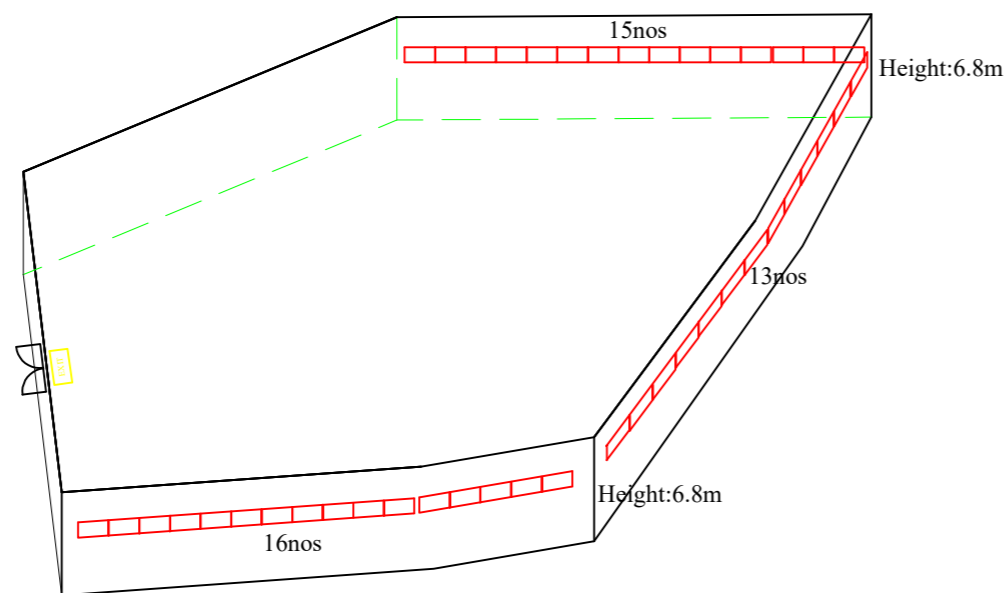
$1.8\text{sq.m} \times (22+34) \text{ nos} = 100.8\text{sq.m}$

6.25% of the floor area is: $1323 \text{ sq.m} \times 6.25\% = 82.68\text{sq.m}$

$100.8\text{sq.m} > 82.68\text{sq.m}$

Legend:

□ Openable window (Area: 0.9m X 2m=1.8sq.m)



Structure "6"
 (GFA:1275sq.m,Height:6.8m,Vol:8670m3)

OPENABLE WINDOWS LAYOUT OF STRUCTURE "6"

Calculate:

The aggregated area of openable window is:

$2\text{sq.m} \times (15+13+16) \text{ nos} = 88\text{sq.m}$

6.25% of the floor area is: $1275 \text{ sq.m} \times 6.25\% = 79.68\text{sq.m}$

$88\text{sq.m} > 79.68\text{sq.m}$

Legend:

□ Openable window (Area: 1m x 2m=2sq.m)

**INTERCEPT FIRE & SECURITY
 TECHNICIANS LTD.**

8/F, Block L, Wah Fung Industrial Center, Phase 2,
 33-39 Kwai Fung Street, Kwai Chung, Hong Kong

Tel:24255404,Fax:24285932

Project :
 Temporary Warehouse For Storage of Construction Materials,Food
 Provisions And Electronic Products for a Period of 3 Years At
 zones,Lots 1265(Part),1266(Part),1269(Part),1270(Part),1271(Part),1272
 (Part),1273(Part),1275RP(Part)1276(Part),1277 S.A.,1277 RP (Part), 1279
 S.B ss 1 (Part) S.F,1279 S.B ss.2(Part),1279S.B ss.3 in DD119 And
 Adjoining Government Land, Pak Sha Tsuen, Yuen Long.

Title :
OPENABLE WINDOWS LAYOUT

Drawn By :	C.W WONG
Date :	2024-09-01
Scale :	1 : 500 @A3
Ref. No :	TPB/A/YL-TYST/1270
Revise Date:	2024-09-01