

Total: 6 pages

Date: 31 July 2024

TPB Ref.: A/YL-TYST/1279

By Email

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

Dear Sir,

**Temporary Warehouse for Storage of Electronic Parts,
Construction Materials and Vehicle Parts for a Period of 3 Years at
Lots 773 (Part) and 774 (Part) in D.D. 119 and Adjoining
Government Land, Pak Sha Tsuen, Yuen Long, New Territories**

This letter intends to supersede our letter dated 31.7.2024. We have updated the proposed layout plan to accommodate the approved parking spaces for LGV and MGW for planning permission No. A/YL-TYST/1263. Please see the updated layout plan, page 5 and 11 and Annex 2 in the attachment.

Please see attached FSI proposal for the consideration of the Director of Fire Services (D of FS). We wish to draw his attention that every structure is separated with at least 2m separation distance.

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

Yours faithfully,



Patrick Tsui

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

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

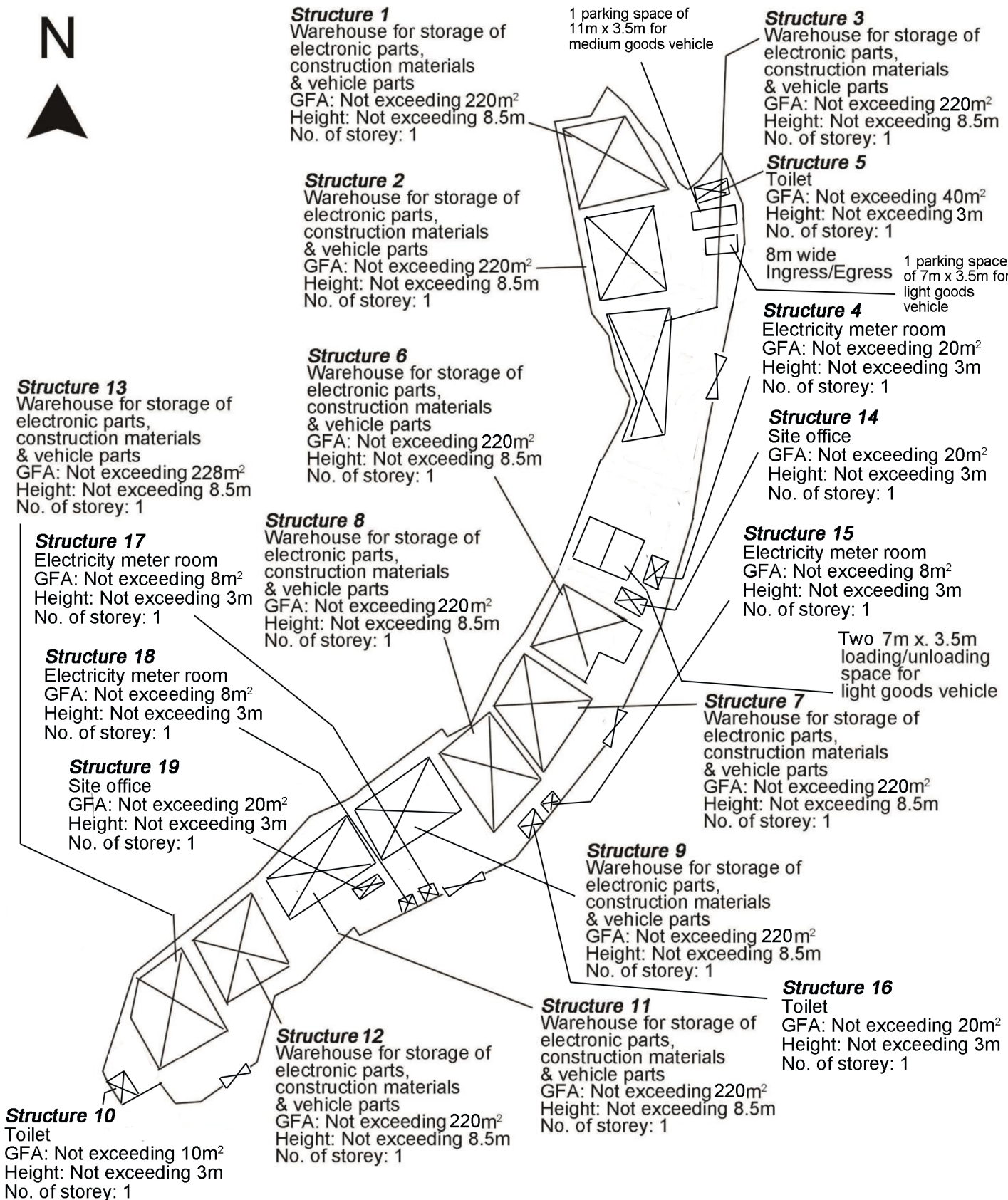
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(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 Electronic Parts, Construction Materials and Vehicle Parts 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	.....	2,458	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	2,362	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....	19	
Proposed domestic floor area 擬議住用樓面面積	.....	NA	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	Not more than 2,362	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	Not more than 2,362	.....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 1-3, 6-9, 11-13: Warehouse (Not exceeding 8.5m, 1 storey), Structure 4, 15, 17, 18: Electricity meter room (Not exceeding 3m, 1 storey), Structure 5, 10 & 16: Toilet (Not exceeding 3m, 1 storey), Structure 14 & 19: Site office (Not exceeding 3m, 1 storey)			
Proposed number of car parking spaces by types 不同種類停車位的擬議數目			
Private Car Parking Spaces 私家車車位	.....	Nil	
Motorcycle Parking Spaces 電單車車位	.....	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	1 space of 7m x 3.5m	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	1 space of 11m x 3.5m	
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	2,362 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.49 <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	19	
(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	3-8.5	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積		49 %	<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		2
	Private Car Parking Spaces 私家車車位		0
Motorcycle Parking Spaces 電單車車位		0	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		1	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		1	
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			



Structure 1
Warehouse for storage of electronic parts, construction materials & vehicle parts
GFA: Not exceeding 220m²
Height: Not exceeding 8.5m
No. of storey: 1

Structure 3
Warehouse for storage of electronic parts, construction materials & vehicle parts
GFA: Not exceeding 220m²
Height: Not exceeding 8.5m
No. of storey: 1

Structure 2
Warehouse for storage of electronic parts, construction materials & vehicle parts
GFA: Not exceeding 220m²
Height: Not exceeding 8.5m
No. of storey: 1

Structure 5
Toilet
GFA: Not exceeding 40m²
Height: Not exceeding 3m
No. of storey: 1

Structure 13
Warehouse for storage of electronic parts, construction materials & vehicle parts
GFA: Not exceeding 228m²
Height: Not exceeding 8.5m
No. of storey: 1

Structure 6
Warehouse for storage of electronic parts, construction materials & vehicle parts
GFA: Not exceeding 220m²
Height: Not exceeding 8.5m
No. of storey: 1

Structure 4
Electricity meter room
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Structure 14
Site office
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Structure 17
Electricity meter room
GFA: Not exceeding 8m²
Height: Not exceeding 3m
No. of storey: 1

Structure 8
Warehouse for storage of electronic parts, construction materials & vehicle parts
GFA: Not exceeding 220m²
Height: Not exceeding 8.5m
No. of storey: 1

Structure 15
Electricity meter room
GFA: Not exceeding 8m²
Height: Not exceeding 3m
No. of storey: 1

Structure 18
Electricity meter room
GFA: Not exceeding 8m²
Height: Not exceeding 3m
No. of storey: 1

Structure 7
Warehouse for storage of electronic parts, construction materials & vehicle parts
GFA: Not exceeding 220m²
Height: Not exceeding 8.5m
No. of storey: 1

Structure 19
Site office
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Structure 9
Warehouse for storage of electronic parts, construction materials & vehicle parts
GFA: Not exceeding 220m²
Height: Not exceeding 8.5m
No. of storey: 1

Structure 11
Warehouse for storage of electronic parts, construction materials & vehicle parts
GFA: Not exceeding 220m²
Height: Not exceeding 8.5m
No. of storey: 1

Structure 16
Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Structure 10
Toilet
GFA: Not exceeding 10m²
Height: Not exceeding 3m
No. of storey: 1

Structure 12
Warehouse for storage of electronic parts, construction materials & vehicle parts
GFA: Not exceeding 220m²
Height: Not exceeding 8.5m
No. of storey: 1

Project 項目名稱: Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years at Lots 773 (Part), 774 (Part) in D.D. 119 & Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.	Drawing Title 圖目: Proposed Layout Plan	Remarks 備註: 8m Ingress/Egress
	Drawing No. 圖號: Figure 3	Scale 比例: 1:1000

Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years at Lots 773 (Part) and 774 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, New Territories

Annex 2 Estimated Traffic Generation

- 2.1 The application site is accessible via a vehicular access leading from Kung Um Road. Having mentioned that the site is intended for temporary warehouse only, traffic generated by the proposed development is extremely insignificant.
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

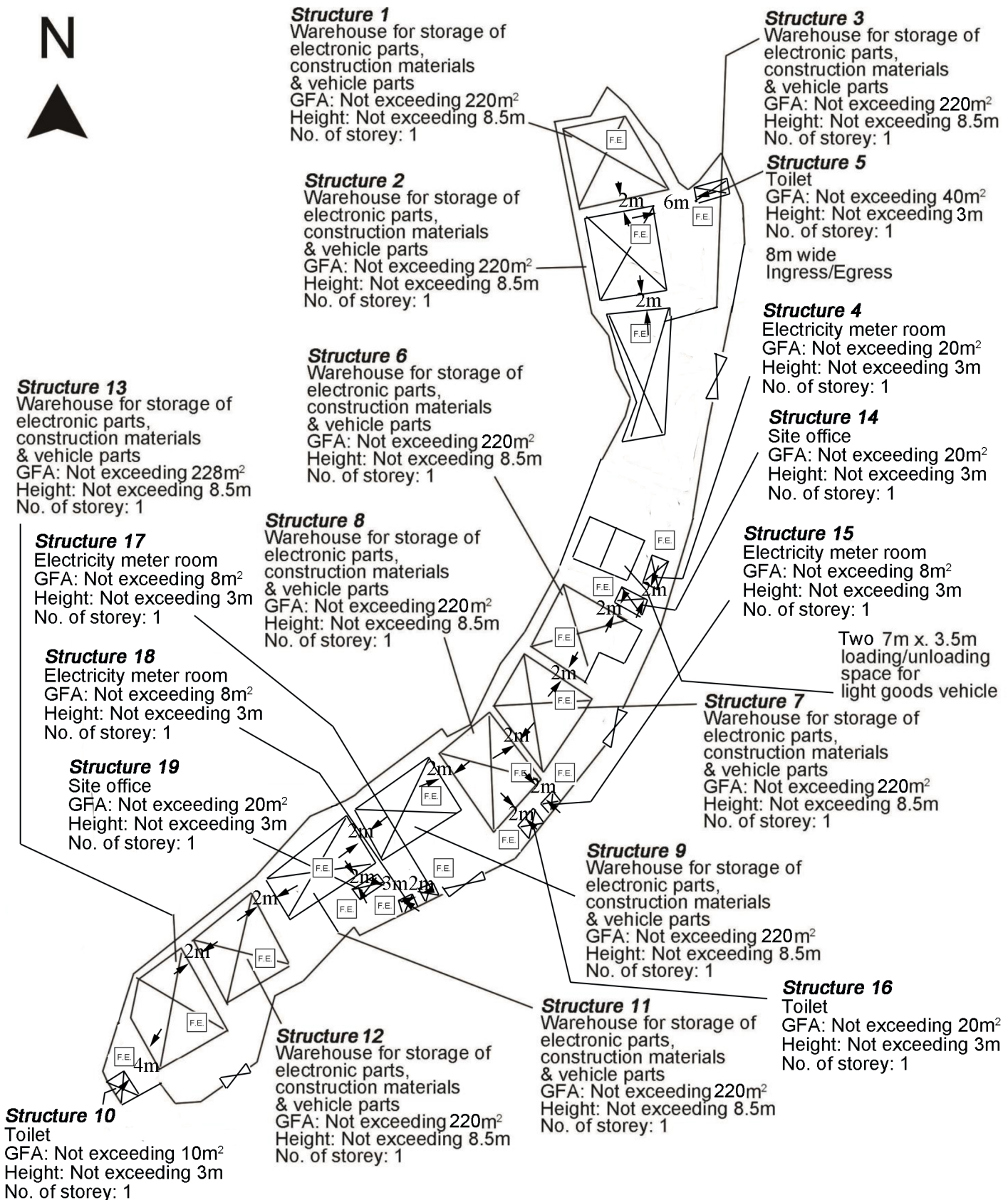
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Light goods vehicle	0.38	0.38	0	0
Medium goods vehicle	0.2	0.2	0	0
Total	0.58	0.58	0	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 5:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of light goods vehicle and medium goods vehicle is taken as 1 and 2 respectively.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Kung Um Road.
- 2.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided outside the warehouses and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Kung Um Road and nearby road networks.



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years at Lots 773 (Part), 774 (Part) in D.D. 119 & Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:


Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

 8m Ingress/Egress

 5kg carbon dioxide fire extinguisher

Scale 比例:

1:1000