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收件者: tpbpd/PLAND
副本: Kevin Ting Hong LAM/PLAND
主旨: Planning Application No. A/YL-TT/797 - Submission of Supplementary Information
附件: A_YL-TT_797_SI_20.7.2026.pdf

Dear Sir/Madam,

Attached please find our supplementary information to replace the previous submitted S.16 Form (2 pages), Appendix I (Planning Statement) and Plan 3 (Layout Plan) for the captioned application. Thank you.

Regards,
Alan Poon

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[Goldrich Planners and Surveyors Ltd.](#)



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(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	872	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	450	sq.m	☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積		sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	450	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	450	sq.m	☒ 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)

Please refer to Layout Plan (Plan 3)

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	_____ 2
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	_____
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	
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

9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations 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

- ☒ 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))
- Pak Sha Shan Road via a local access
- ☐ 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)
- ☐

No 否

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	2
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	m 米 6.5 ☐ (Not more than 不多於)
		Storeys(s) 層 1 ☐ (Not more than 不多於)
(iv) Site coverage 上蓋面積	34 % ☒ 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 <u>3</u> 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 <u>2</u> Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u>1</u> 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 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____	

Planning Statement

Application Background

1. This application is a subject of planning application no. A/YL-TT/667 which was approved for “Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years” on 20.9.2024.
2. A drainage proposal was submitted on 29.11.2025. Comments from the Drainage Services Department was received on 19.12.2025. The consultant did not have enough time to respond to the comments before 20.3.2026 (half of the duration of the temporary approval).
3. The structures on site were still being constructed on 20.3.2026. The applicant was unable to implement the fire service installations proposal before 20.3.2026 (half of the duration of the temporary approval).
4. Thus, the application was revoked. The applicant would like to apply an application afresh to continue the operation.

Introduction

5. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. CHOW Hing Yung (“the Applicant”) in support of the planning application for ‘Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years’ (“the Development”) on Lot 1217 RP in D.D. 119, Pak Sha Shan Road, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

6. The Site comprises Lot 1217 RP in D.D. 119, Pak Sha Shan Road, Yuen Long, New Territories. The Site is accessible from Pak Sha Shan Road via a local access leading to the ingress to its north-west.
7. The site area is about 1,322 m². No Government Land is involved.

Planning Context

8. The Site falls within an area zoned “Other Specified Uses (Rural Use)” (“OU (Rural Use)”) on the Approved Tai Tong Outline Zoning Plan (the “OZP”) No. S/YL-TT/20.
9. The planning intention of the “OU (Rural Use)” zone is primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.

10. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
11. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “OU (Rural Use)” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Warehouse	225	225	6.5	1
2	Warehouse	225	225	6.5	1
Total		<u>450</u>	<u>450</u>		
		Plot Ratio	Site Coverage		
		0.34	34%		

9. The Development serves to meet the strong demand for warehouse and open storage uses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, packaged sand, etc. will be stored in the warehouses and placed at the open storage area.
10. The maximum stacking height of the construction materials stored at the open storage area will not exceed 4m.
11. No open storage of dusty construction materials is involved at the Site.
12. The Applicant undertakes that no maintenance, repairing, dismantling, cleaning or other workshop activities are proposed within the Site.
13. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
14. 1 no. of parking space for medium goods vehicles (MGV) and 2 nos. of parking spaces for light goods vehicles (LGV) are provided at the Site for the daily operation of the Development. The Site is accessible by vehicles from Pak Sha Shan Road via a local access leading to the ingress to its north-west. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).

Previous Application

14. The Site is a portion of planning application no. A/YL-TT/667 which was approved for “Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years” on 20.9.2024.

Similar Applications

15. There are similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “OU (Rural Use)” zone on the OZP in the past 3 years:
15. The similar applications were approved by the Committee between 2024 and 2026 on considerations that temporary approval would not frustrate the long-term planning intention of the “OU (Rural Use)” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
16. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the SurroundingsVisual

17. The Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses. Adverse visual impacts to the surrounding areas are not anticipated.

Drainage

18. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

19. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Traffic

20. The trip attraction and generation rates are expected as follows:

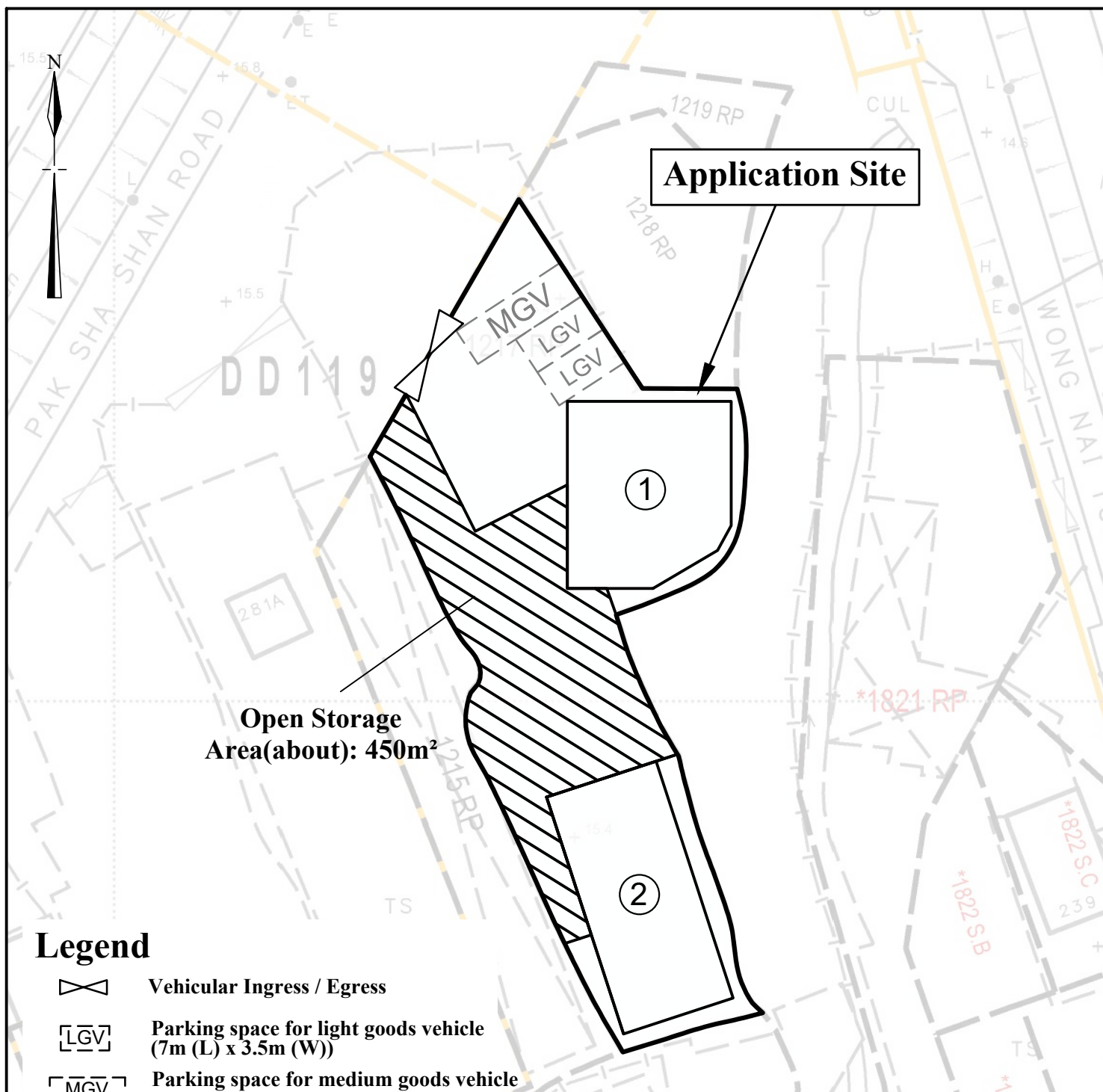
	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	1	0
12:00 – 13:00	0	1
13:00 – 14:00	0	1
14:00 – 15:00	0	0
15:00 – 16:00	1	0
16:00 – 17:00	1	1
17:00 – 18:00	0	1
18:00 – 19:00	0	0
Total Trips	<u>4</u>	<u>4</u>

21. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
22. 1 no. of parking space for MGW and 2 nos. of parking space for LGV are provided on site for the daily operation of the Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).
23. The Development is for warehouse with ancillary open storage uses only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff are residents living in the vicinity. They will come to the Site on foot.

Environment

24. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
25. The Development is intended for warehouse and open storage uses only. Loading and unloading activities will only be conducted from 9 a.m. to 7 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -



Site Area(about) : 1,322m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Warehouse	225 m ²	225 m ²	1	6.5m
2	Warehouse	225 m ²	225 m ²	1	6.5m
Total		450 m ²	450 m ²		

1:500	Layout Plan	Goldrich Planners & Surveyors Ltd.
June 2026		
	Lots 1217 RP in DD. 119	Plan 3 (P 25092)