

S.16 Planning Application

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

Prepared by: Ever United Planning and Development Limited

July 2024

Executive Summary

The application site is situated at Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T. The size of the application site is about 9,110m².

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

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

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

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

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

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

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

行政摘要

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

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

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

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

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

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

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

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

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

Section 1 – Background of the Application Site

1.1 Introduction

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

1.2 Site Particulars

- 1.2.1 The application site is irregular in shape and possesses an area of about 9,110m².
- 1.2.2 The application site is accessible by a vehicular track leading from Kung Um Road **(Figure 2)**. The ingress/egress is situated at the western part of the application site. Temporary open storage activities have been operated on the application site with planning permissions since 1998.

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

1.3 Lease Conditions

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

1.4 Planning Context

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

1.5 Previous Planning Permissions

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

Section 2 – Development Proposal

2.1 Site Planning

- 2.1.1 The application site occupies an area of about 9,110m². The application site is hard paved for the proposed use.
- 2.1.2 The site ingress/egress is arranged at the western part of the site and abutting Kung Um Road. **(Figure 3)**

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

2.2 Vehicular Access Arrangement

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

2.3 Environmental Commitments

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

Air

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

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

Noise

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

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

Sewage

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

2.4 Visual Commitments

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

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

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

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

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

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

2.5 Drainage Commitments

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

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

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

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

Section 3 – Planning Justifications

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

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

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

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

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

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

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

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

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

3.4 The Proposed Development is Compatible with the Surrounding Environment

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

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

3.5 Insignificant Traffic Impact

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

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

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

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

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

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

3.6 Insignificant Environmental Impact

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

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

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

3.7 No Adverse Drainage Impact

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

Section 4 – Conclusion

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

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

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



Proposed Development:

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

**Figure 1:
Site Plan**

Scale:
1:1000

Remarks:

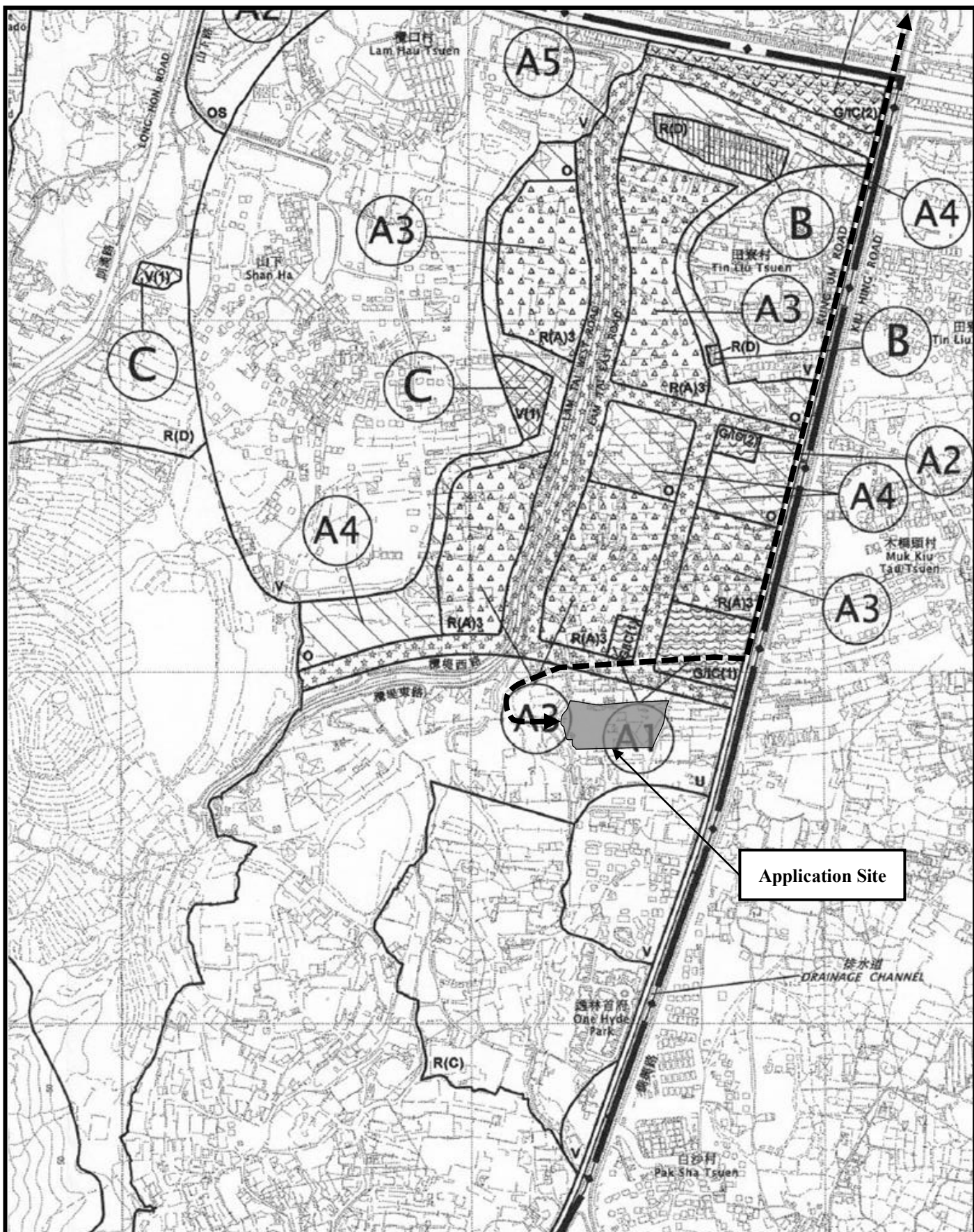


Figure 2:

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

Scale:

1:7500

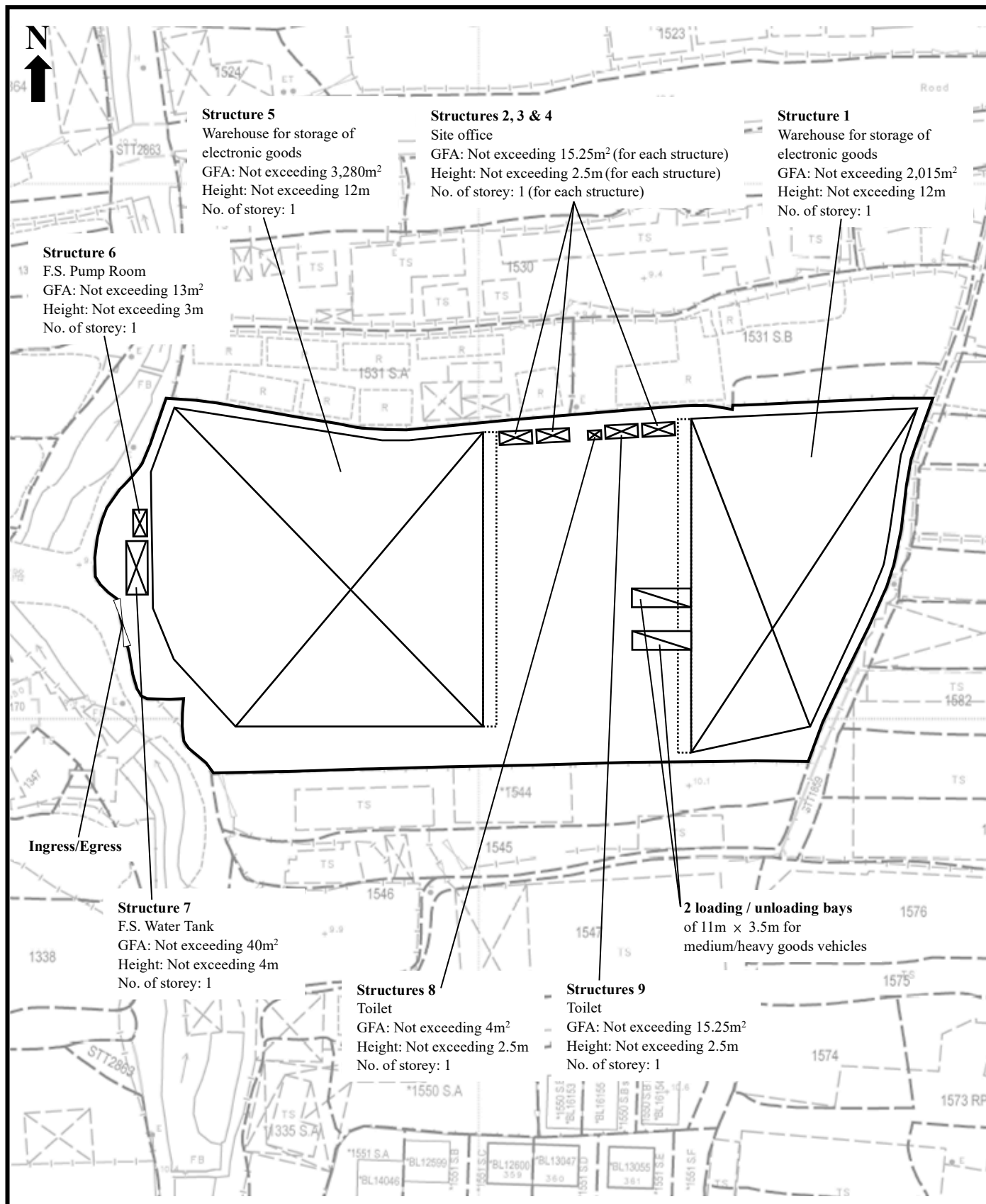
Remarks:



Vehicular Access Leading from Kung Um Road

Proposed Development:

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



Proposed Development:

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

Figure 3:

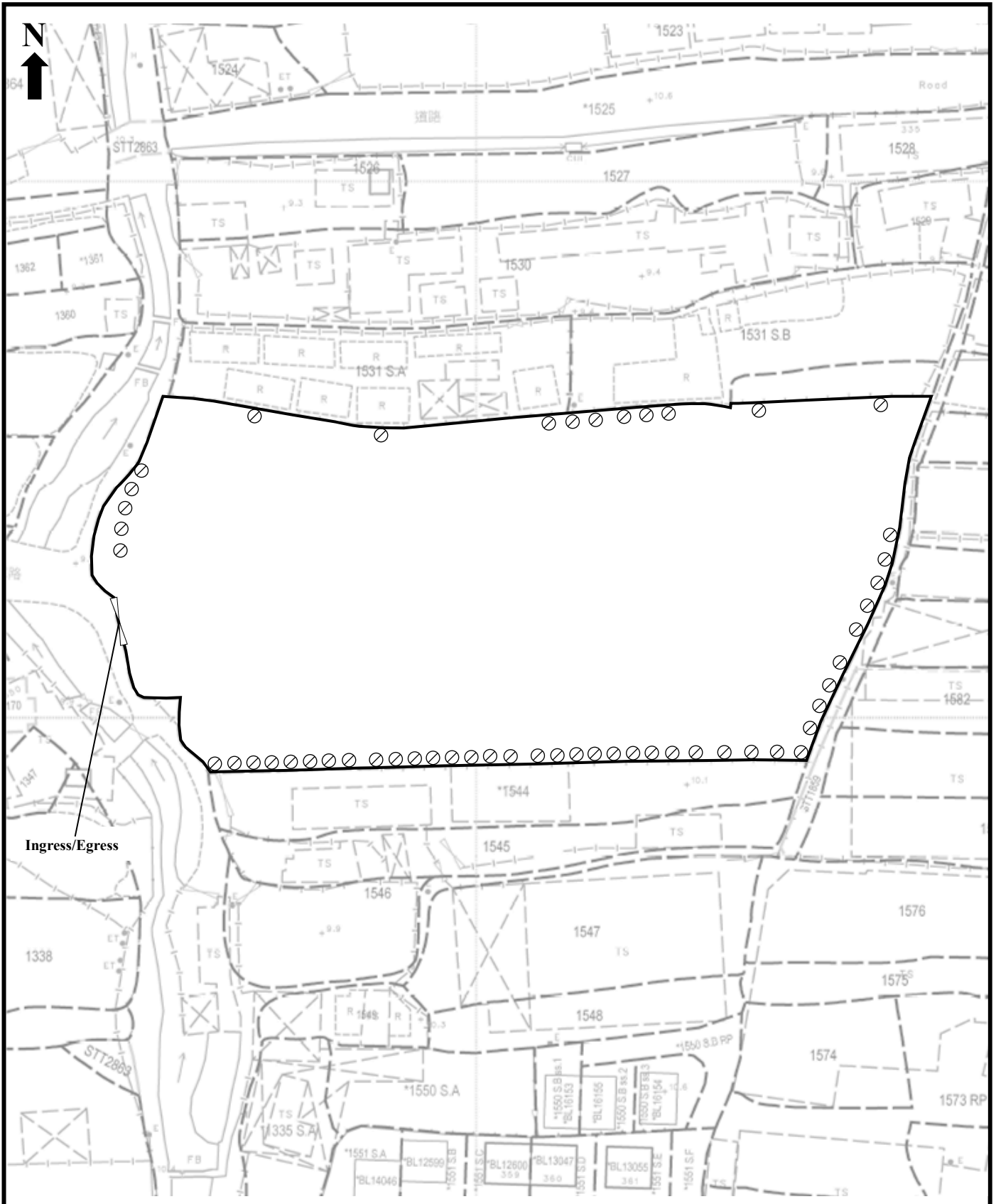
Proposed Layout Plan

Scale:

1:1000

Remarks:

 Rain Shelters



Proposed Development:

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

Figure 4:

As-planted Landscape & Tree Preservation Plan

Scale:

1:1000

Remarks:

⊙ Existing Tree to be preserved

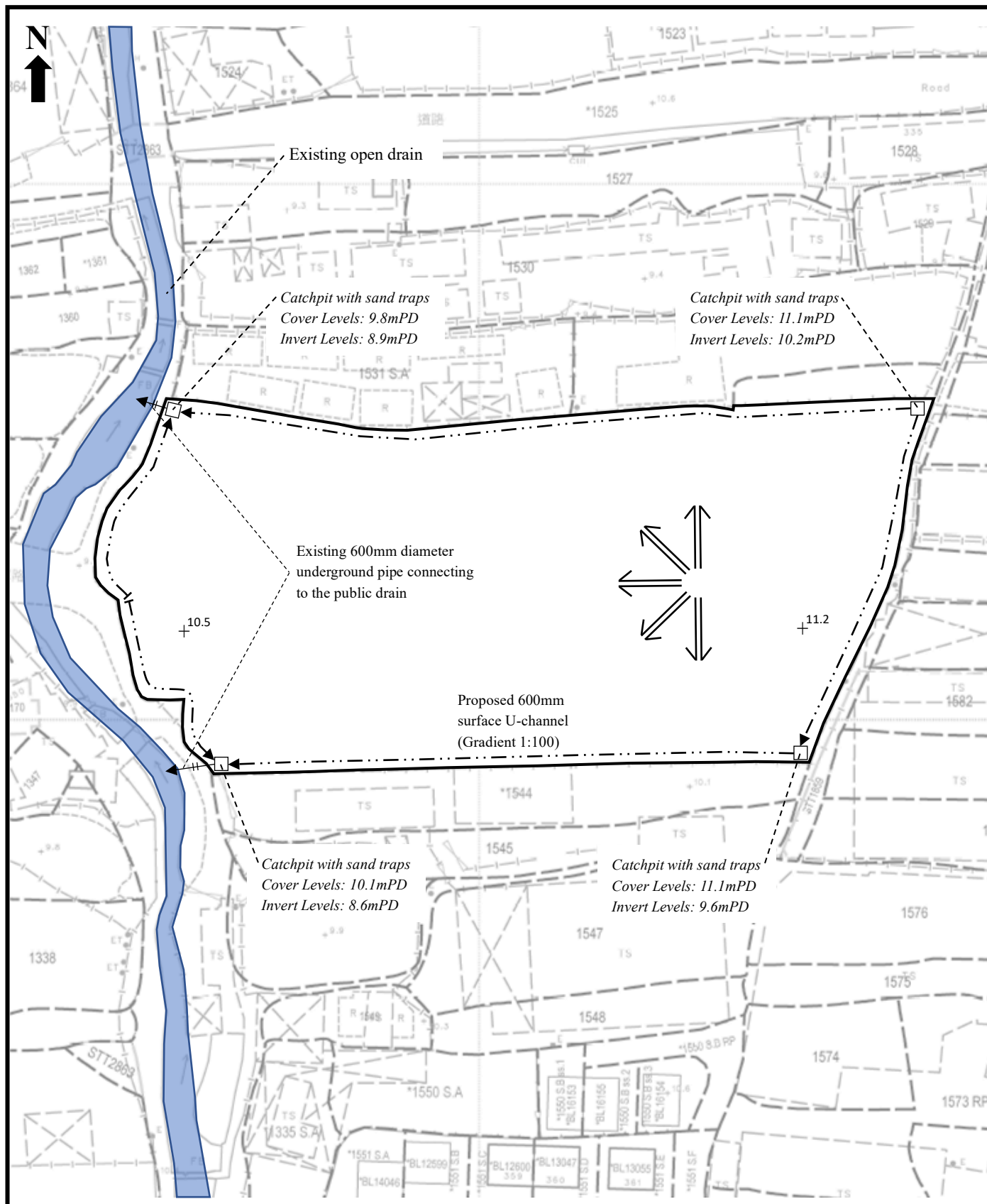


Figure 5:
As-built Drainage Plan
(Approved on 21.6.2022 under previous planning permission No. A/YL-TYST/1125)

Scale:
1:1000

Remarks:

+10.5 Sport Level (mPD)

□ Flow of surface runoff

⇐ Catchpit with sand traps

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14/F, Sha Tin Government Offices,
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Hong Kong

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

21 June 2022

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

Dear Sir,

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

I refer to your submission dated 16.6.2022 for compliance with the captioned approval condition on the submission of a revised drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed advisory departmental comments at **APPENDIX**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. Bill C H CHAN (Tel: 2781 4107) of DSD.

Yours faithfully,

(Ms. Ophelia WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD (Attn.: Mr. Bill C H CHAN)

Internal

CTP/TPB (2)

OW/AL/al

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1 Sheung Wo Che Road, Sha Tin, N.T.
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電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

4 May 2023

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

Dear Sir,

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

I refer to your submission dated 23.2.2023 for compliance with the captioned approval condition on the implementation of the revised drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of DSD.

Yours faithfully,

(Edwin YEUNG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD (Attn.: Mr. Jeff TSE)

Internal

CTP/TPB (2)

EY/JT/jt