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Date : 11th August, 2025

Our Ref. : ADCL/PLG-10311/L002

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Ancillary Facilities for a Period of 3 Years at Lot Nos. 980 (Part), 981 RP (Part), 982 RP (Part), 983 S.B (Part), 983 RP, 984 RP (Part), 978 RP in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories (Planning Application No. A/YL-TYST/1323)

We refer to the departmental comments received from the Planning Department and Environmental Protection Department regarding the subject application and would like to provide a Responses-to-Comments Table to address the abovementioned departmental comments and facilitate considerations by the Board.

The current application seeks to align with the planned Yuen Long South (YLS) development. To facilitate the transformation of degraded rural land, the "Green Belt (1)" zone will be excluded from the application site. The revised application site measures approximately 4,686m², reflecting a reduction of about 1,237m² from the original submission. Due to the significant reduction in the site area, the layout has been further optimized to facilitate the proposed use. Please refer to the revised application form and planning statement attached for detailed information.

The application site is entirely situated within the "Residential (1)" zone as designated in the Revised Recommended Outline Development Plan for YLS development, which falls within the work boundary of the remainder of Third Phase Development (Stage 4 Works), subject to review in intensification review. Given that land resumption and infrastructure work in this phase are not anticipated in the near future and the proposed use in the current application is being applied in temporary nature for a period of 3 years, therefore approving the current application should not jeopardize nor pre-empt the future YLS development. We sincerely hope that the Board will give favorable consideration to the current application to facilitate the relocation of existing operations affected by the second phase of the YLS development.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [REDACTED].

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

Thomas LUK

Encl.

Address 地址 :

香港德輔道中 267-275 號龍記大廈 17 樓 1702 室

Unit 1702, 17/F, Loon Kee Building,

Nos. 267-275 Des Voeux Road Central, Hong Kong

Section 16 Planning Application for Proposed Temporary Vehicle Repair Workshop and Open Storage of Construction Machinery and Materials with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

| Department | Date | Comments | Responses to Departmental Comments |
|-----------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department | 25.7.2025 | <p>CEDD and PlanD jointly commissioned the "Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation" (the Study). According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the development area plan is zoned "Residential (1)" ("R(1)") and partly zoned "Green Belt (1)" ("GB(1)").</p> <p>The objective of YLS development is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment.</p> <p>The proposed development is not in line with the planning intention of "GB(1)" zone on the Revised RODP, even on a temporary basis. The "GB(1)" zone is to protect the habitat for wildlife and preserve existing natural and ecological features. There is a general presumption against development within the "GB(1)" zone. In view of the above, the proposed development is not supported from the planning perspective of the YLS development.</p> | <p>Noted. While land resumption for the "GB(1)" zone is not anticipated in the near future, the current application seeks to align with the planned Yuen Long South (YLS) development and facilitate the transformation of degraded rural land. As such, the "GB(1)" zone will be excluded from the application site.</p> <p>The revised application site measures approximately 4,686m², reflecting a reduction of about 1,237m² from the original submission. The application site is entirely situated within the "Residential (1)" zone as designated in the Revised Recommended Outline Development Plan (RODP) for YLS development, which falls within the work boundary of the remainder of Third Phase Development (Stage 4 Works), subject to review in intensification review.</p> <p>Given that land resumption and infrastructure work in this phase are not anticipated in the near future, and the proposed use in the current application is only being applied in temporary nature for a period of 3 years, therefore the proposed use should not jeopardize nor pre-empt the future development of the "Residential (1)" and YLS development.</p> |
| Environmental Protection Department | 29.7.2025 | <p>To facilitate our consideration of the application, grateful if you could ask the applicant to advise:</p> <p>a) What types of vehicle repair activities will be conducted at the Site and any environmental mitigation measures/ practices (e.g. conduct any noisy activities within the enclosed structures) will be adopted to control potential environmental impact (e.g. noise) from the activities;</p> | <p>Noted.</p> <p>Please be advised that the vehicle repair workshop will provide services for routine maintenance and mechanical repairs, such as tire rotations, brake inspections, engine diagnostics and electrical system repairs. These activities will be conducted in a semi-enclosed structure designed to contain sound. To further minimize any potential environmental impact, all operations will be restricted to designated hours.</p> <p>Additionally, a 3-meter peripheral boundary fence will serve as a noise barrier to mitigate any potential nuisance. It is also proposed to utilize modern, low-noise machinery and tools wherever possible to further reduce noise emissions.</p> |

Section 16 Planning Application for Proposed Temporary Vehicle Repair Workshop and Open Storage of Construction Machinery and Materials with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

| Department | Date | Comments | Responses to Departmental Comments |
|------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | Given that the surrounding areas predominantly feature brownfield activities, adverse environmental impacts, particularly concerning noise to the adjoining uses is not anticipated. |
| | | b) What types of construction materials will be stored at the Site; and | It is proposed to store constructions materials and equipment (such as cement products, metal/steal products, compactors, bulldozers) at the application site. |
| | | c) The sewerage arrangement of the proposed use (i.e., how sewerage generated from the proposed use will be properly collected, treated and disposed of). | The sewage generated from the staff and floor cleaning by mopping will be collected by portable toilets and tankered away for off-site disposal by a licenced collector. |

| | | |
|---------------------------------|-------------------------|--|
| 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 |
| (<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) |
| EXACT WIN LIMITED |

| |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用) |
| (<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) |
| AIKON DEVELOPMENT CONSULTANCY LIMITED |

| | |
|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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) | Lot Nos. 980 (Part), 981 RP(Part), 982 RP(Part), 983 S.B(Part), 983 RP, 984 RP (Part), 978 RP in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories |
| (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 4,686 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,970 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | N/A sq.m 平方米 <input 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 or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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**Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Ancillary Facilities 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☒ year(s) 年 **3**☐ month(s) 個月**(c) Development Schedule 發展細節表**

| | |
|-----------------------------------------------------|--------------------------------------------------------------------------|
| Proposed uncovered land area 擬議露天土地面積 | 2,716sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 1,970sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物／構築物數目 | 6 |
| Proposed domestic floor area 擬議住用樓面面積 | N/Asq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 1,970sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 1,970sq.m <input checked="" 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)

Please refer to the attached Planning Statement**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 | 2 |
| Motorcycle Parking Spaces 電單車車位 | |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | |
| 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 | 2 |
| 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) | 4 (M/HGV) |

Proposed operating hours 擬議營運時間

From 9:00a.m. to 6:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| (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 | <input checked="" type="checkbox"/> 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)) Long Hon Road | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | No 否 | <input type="checkbox"/> 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) <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？ | Yes 是 | <input checked="" type="checkbox"/> Please provide details 請提供詳情 Demolition of existing structures | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No 否 | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ | Yes 是 | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 4,686 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 to 0.5 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No 否 | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> | | | | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置／地址 | Lot Nos. 980 (Part), 981 RP (Part), 982 RP (Part), 983 S.B (Part), 983 RP, 984 RP (Part), 978 RP in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories 新界元朗唐人新村丈量約份第 121 約地段第 980 號 (部分)、第 981 號餘段 (部分)、第 982 號餘段 (部分)、第 983 號 B 分段 (部分)、第 983 號餘段、第 984 號餘段 (部分)、第 978 號餘段 |
| Site area 地盤面積 | <div style="text-align: right;">4,686 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div style="text-align: right;">(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)</div> |
| Plan 圖則 | Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 |
| Zoning 地帶 | "Residential (Group D)" ("R(D)") 「住宅 (丁類)」地帶 |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="text-align: right;"> <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="text-align: right;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> |
| Applied use/ development 申請用途/發展 | Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Ancillary Facilities for a Period of 3 Years 擬議臨時露天存放建築機械及物料及汽車修理工場連附屬設施(為期三年) |

| | | | |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| (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 | N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 1,970 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.42 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | N.A. | |
| | Non-domestic 非住用 | 6 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | N.A. m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | N.A. Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | 11 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) | |
| | | 1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | 42 % <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 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____ | | 2 |
| (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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | 6 |
| | 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) 4 (M/HGV) _____ _____ | | 2 |



Section 16 Planning Application

Proposed Temporary Open Storage of
Construction Machinery and Materials,
Vehicle Repair Workshop and Ancillary
Facilities for a Period of 3 Years

Lot Nos. 980 (Part), 981 RP (Part), 982 RP
(Part), 983 S.B (Part), 983 RP, 984 RP (Part),
978 RP in D.D. 121, Tong Yan San Tsuen, Yuen
Long, New Territories

Planning Statement

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August 2025

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Ancillary Facilities for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 980 (Part), 981 RP (Part), 982 RP (Part), 983 S.B (Part), 983 RP, 984 RP (Part), 978 RP in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board.

The existing business operations at Yuen Long for open storage of construction material, machinery and equipment, vehicle repair workshop were affected by the Second Phase Development of Yuen Long South New Development Area (YLS NDA), and land resumption process commenced in May 2025. The current application seeks to facilitate the relocation of existing business operations at the application site and allow continual operations. The application site falls with an area zoned “Residential (Group D)” (“R(D)”) on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) The current application is submitted for the relocation of existing operations affected by the second phase of the YLS NDA development. This relocation aims to ensure operational continuity and support an upgraded, safer, and more spacious facility to meet growing infrastructural demands;*
- (b) The proposed use is temporary in nature. Approval of this application would not jeopardize the long-term planning intention of the “R(D)” zone or any planned infrastructural developments at the application site and its neighborhood;*
- (c) The proposed use intends to temporarily utilize the adjoining brownfield area to continue existing operations, allowing for the optimization of land resources without compromising long-term development;*
- (d) The proposed use is not considered incompatible with the surrounding land uses and has minimal to no adverse visual impacts on the surrounding area and neighborhood;*
- (e) The applicant will adhere to the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated; and*
- (f) The proposed use will not set an undesirable precedent as similar application is identified on the same OZP.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」）作擬議臨時露天存放建築機械及物料及汽車修理工場連附屬設施（為期三年）（以下簡稱「擬議用途」）。該申請涉及的地點位於新界元朗唐人新村丈量約份第 121 約地段第 980 號（部分）、第 981 號餘段（部分）、第 982 號餘段（部分）、第 983 號 B 分段（部分）、第 983 號餘段、第 984 號餘段（部分）、第 978 號餘段（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

元朗現有露天存放建築物料、機械設備及車輛維修工場的業務受元朗南新發展區第二期發展計劃影響，該收地程序已於二零二五年五月展開。是次申請旨在協助遷移申請地點的現有業務，並讓業務得以繼續經營。根據唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14，申請地點屬於「住宅（丁類）」地帶。正如本規劃聲明所詳述，建議用途的理據充分，理由如下：

- (一) 是次申請是為了遷移受元朗南新發展區第二期發展影響的現有運作。這次搬遷旨在確保運作的連續性，並支援一個升級、更安全、更寬敞的設施，以滿足不斷增長的基礎設施需求；
- (二) 擬議用途屬臨時性質，批准是次申請並不會損害「住宅（丁類）」地帶的長期規劃意向或申請地點及其鄰近地區的任何已規劃基建發展；
- (三) 擬議用途擬臨時利用毗鄰的棕地繼續現有業務，可在不影響長期發展的情況下優化土地資源；
- (四) 擬議用途不會被視為與周遭土地用途不相容，且對周遭區域及鄰近地區的不良視覺影響極小；
- (五) 申請人將遵守最新的「處理臨時用途及露天貯存用地的環境問題作業指引」。預計擬議用途不會對交通、環境或基礎設施造成不利影響；以及
- (六) 擬議用途不會開創不良先例，因為在同一分區計劃大綱圖上亦有類似申請。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員酌情考慮批准該申請作臨時三年擬議用途。

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1. INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Open Storage of Construction Material, Machinery and Equipment and Vehicle Repair Workshop for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 980 (Part), 981 RP (Part), 982 RP (Part), 983 S.B (Part), 983 RP, 984 RP (Part), 978 RP in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories (hereinafter referred to as “the application site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board. **Figure 1** indicates location of the application site and the relevant private lots which the application site involves.
- 1.1.2 The application site currently falls within an area zoned “Residential (Group D)” (“R(D)”) on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 (hereinafter referred to as “the Current OZP”) (**Figure 2** refers). As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, a planning permission is wished to be sought from the Board for the proposed use on a temporary basis for a period of three years.
- 1.1.3 Prepared on behalf of *Exact Win Limited* (hereinafter referred to as “the Applicant”), *Aikon Development Consultancy Limited* has been commissioned to prepare and submit the current application.

1.2 Background

- 1.2.1 The development of the Second Phase Development of Yuen Long South New Development Area (YLS NDA) progressing, with a resumption notice gazetted on 20.2.2025, indicating the private lots currently supporting the Existing Operations will be resumed. According to the relevant Legislative Council (LegCo) paper, site formation and engineering infrastructure works for the Second Phase Development of YLS NDA would be commenced by mid-2025, subject to Finance Committee’s approval.
- 1.2.2 The existing business operation comprises open storage of construction machinery and materials as well as a vehicle repair workshop by two operators (hereinafter referred to as “the Existing Operations”). The existing operators have agreed to conduct a site search jointly with a view to continuing the existing brownfield operations. Located along Long Hon Road and Kiu Hing Road, the Existing Operations

play a vital role in supporting the growing demand for vehicle-related services and the construction and industrial sectors in the region. The Existing Operations provide essential services to local industries, facilitating operational support for the construction industry and local industrial operations.

- 1.2.3 The Existing Operations are significantly affected by the Second Phase Development of the YLS NDA, with the majority of the current site's land being resumed. The remaining land is insufficient to sustain the scale and functionality of the Existing Operations, necessitating their relocation and rearrangement. An extensive site search was jointly conducted to identify a suitable alternative location, evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs.
- 1.2.4 The application site, utilising existing brownfield sites in an area adjoining the Existing Operations, has been identified as the most suitable location for the relocation of the Existing Operations. Its proximity to the established business network along Long Hon Road facilitates a seamless transition and efficient reprovisioning of the affected operations and ensures continuity of operations with minimal disruption to the existing operational pattern. A consensus has been reached to continue the existing brownfield operation by jointly operating at the proposed reprovisioned site.
- 1.2.5 While the Existing Operations are affected and require relocation, the existing operators would like to take this opportunity to upgrade and expand their scale at the application site in view of the growing business demand driven by infrastructural development in the region. According to the existing operators, the Existing Operations at the current site have been in place before 2009 and the current facilities no longer meet modern operational standards. The proposed upgrade will provide a safer, more spacious working environment, enhancing the capacity to deliver essential services, including open storage of construction machinery and materials and vehicle repair, to meet the needs of the expanding construction and industrial sectors. The application site, approximately 4,686m², is proportionate to support this enhanced scale compared to the current site, ensuring operational continuity with minimal disruption.
- 1.2.6 Situated within the planned Third Phase of the YLS NDA, the application site is well-suited for the proposed temporary use. This temporary relocation allows optimization of brownfield land, promoting efficient land resource management in the interim period before the Third Phase development commences. The proposed use allows optimization of land resources to support the immediate needs of the Existing Operations, without jeopardizing long-term development.
- 1.2.7 The location and site photos of the Existing Operations are illustrated in **Figure 4-I** and **Figure 4-II, Illustration 1-I to 1-III**. The uses, locations and areas of the Existing Operations are detailed in **Table 1** below.

Table 1: Use, Locations and Size of the Existing Operations

| | Existing Use | Existing Location | Existing Area |
|--------|--------------------------------------------------------------------------------------------|--------------------------------|---------------------------|
| Site A | Open Storage of Construction Material, Machinery and Equipment and Vehicle Repair Workshop | Lot 981 RP, 982 RP D.D.121 | About 2,136m ² |
| Site B | Open Storage of Construction Material, Machinery and Equipment and Vehicle Repair Workshop | Lot 1607 RP (Part) in D.D. 119 | About 762m ² |
| Total: | | | About 2,898m ² |

- 1.2.8 The Applicant intends to make use of the application site for reprovisioning of the Existing Operations. The Applicant has entered a Memorandum of Understanding with the existing operators. The Applicant and the existing operators have agreed that upon approval of the current application by the Board, the application site will be utilised by the existing operators for the proposed use during the planning approval period.

1.3 Objectives

- 1.3.1 The current application strives to achieve the following objectives:-

- (a) *To re-provide an open storage of construction material, machinery and equipment and vehicle repair workshop on a temporary basis in serving district and territorial needs under the pressing land acquisition process for the YLS NDA development projects;*
- (b) *To fully utilise the land resources falling within “R(D)” zone for temporary uses that are beneficial to the community, viable in operation, and compatible with the character of the surrounding environment without hindering the long-term planning intention of “R(D); and*
- (c) *To induce no additional adverse environmental or infrastructural impacts on the surrounding areas.*

1.4 Structure of the Planning Statement

- 1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the proposed use.

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

2.1.1 The application site is located in Tong Yan San Tsuen and is accessible via Long Hon Road. A majority part of the application site is paved with concrete and with some temporary structures erected for existing brownfield operations, including open storage and vehicle repair workshop. There is no existing trees within the application site. **Illustration 1-I to 1-III** indicate the current conditions of the Existing Operations whilst **Illustration 3** indicates the current condition of the application site and surrounding areas.

2.1.2 The aerial photo (No. CN2956 and CN3584) taken in 1992 and 1993 respectively, provide evidence of the application site's history. As shown in **Illustrations 2**, the northern portion of the application site was a piece of non-agricultural land with structures erected.

2.2 Surrounding Land-use and Characteristics

2.2.1 The surrounding areas of the application site are predominately occupied by open storage, warehouses and temporary structures, tree clusters and vegetated areas.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The application site falls within an area zoned “R(D)” on the Current OZP (**Figure 3** refers). According to the Notes of the Current OZP, “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

3.1.2 As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of three years.

3.2 Similar Applications

3.2.1 There is a similar application within the “R(D)” zone on the Tong Yan San Tsuen OZP. Details of the similar applications are tabulated in **Table 2** below.

Table 2: Similar Planning Applications in the Past Five Years

| Application No. | Proposed Use(s) | Zoning(s) | Decisions (Date) |
|-----------------|-------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------|
| A/YL-TYST/1234 | Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years | " R(D) " | Approved with condition(s) on a temporary basis (10/11/2023) |

3.4 Town Planning Board Guidelines (TPB PG-No. 13G)

3.4.1 The application site falls under Category 3 areas in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board in April 2023.

3.4.2 According to the TPB PG-No.13G, Category 3 areas are those outside the Category 1, 2 and 4 areas. Within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance

with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to 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, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

3.3 Yuen Long South Revised Recommended Outline Development Plan

- 3.4.3 While the application site falls within areas zoned “Residential – Zone 5” on the Yuen Long South (YLS) Revised Recommended Outline Development Plan (RODP) promulgated in May 2020, it is pertinent to note that the application site is largely paved for previous brownfield activities purposes. The current application seeks to relocate Existing Operations to adjoining brownfield area and continue existing operations, should not involve substantial changes and induce significant disruption to the surrounding areas.
- 3.4.4 The application site falls within the work boundary of the remainder of Third Phase Development. It is anticipated that allowing the current application for a temporary period of three years will not jeopardize the implementation of the planned or committed development in YLS.

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The proposed use of the application site (i.e. Proposed Temporary Open Storage of Construction Material, Machinery and Equipment, Vehicle Repair Workshop and Ancillary Facilities) is to facilitate the relocation of the Existing Operations affected by the Second Phase Development of the YLS NDA. As agreed by the Applicant and the existing operators, should the current application be approved by the Board, the existing operations will be relocated to the application site during the planning approval period.
- 4.1.2 The application site has a total area of about 4,686m². Access to the application site will be provided through an ingress/egress point (in about 13m) located at the eastern boundary (**Figure 3** refers), adjacent to Long Hon Road. Should the current application be approved, the existing fencing will be adjusted, and new 3m fencing of will be erected along the periphery of the application site.
- 4.1.3 The application site consists of 6 temporary structures, with a maximum height of 11m (1-storey), providing a total gross floor area (GFA) of about 1,970m². There are provisions of two parking spaces for private cars, four L/UL bays for medium/heavy goods vehicles (M/HGVs) and two L/UL bays for light goods vehicles (LGVs) within the application site. The Indicative Layout Plan is shown in **Figure 3** whilst the key development parameters for the proposed use are detailed in **Table 3** and **Table 4**.
- 4.1.4 All activities of the proposed use will only be confined within the application site without affecting the neighbouring uses. The operation hours of the proposed use are from 9:00a.m. to 6:00p.m. from Mondays to Saturdays and there will be no operations on Sundays and public holidays. It is estimated that the application site would be able to accommodate not more than 4 staff. As no shopfront is proposed, visitor is not anticipated at the application site.
- 4.1.5 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for Short Term Waiver (STW) for permitting the structures to be erected or to regularise any irregularities on site, once the current application is approved.

Table 3: Key Development Parameters

| | |
|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposed Use | Proposed Temporary Open Storage of Construction Material, Machinery and Equipment, Vehicle Repair Workshop and Ancillary Facilities for a Period of 3 Years |
| Operation Hours | From 9:00a.m. to 6:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays) |
| Site Area | 4,686m ² |
| Covered Area | About 1,970m ² (About 42%) |
| Uncovered Area | About 2,716m ² (About 58%) |
| Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area | 6 1 Not More Than 11m About 1,970m ² |
| No. of Parking Spaces Private Car (5m(L) x 2.5m(W)) | 2 |
| No. of Loading/Unloading (L/UL) Bays M/HGVs (11m(L) x 3.5m(W)) LGVs (7m(L) x 3.5m(W)) | 6 4 2 |

Table 4: Details of the Proposed Structures

| Structure/ Container No. | Proposed Use | Floor Area (About) (m²) | No. of Storeys | Max. Height (About) (m) |
|-----------------------------------------|--------------------------------------------------------|---------------------------------------------------|---------------------------|----------------------------------------|
| S1 | Vehicle Repair Workshop and Storage with Concrete Ramp | 1,912 | 1 | 11 |
| S2 | Pump Room | 12 | 1 | 5 |
| S3 | Portable Toilet | 6 | 1 | 5 |
| S4 | Meter Room | 8 | 1 | 5 |
| S5 | General Storage and Site Office | 16 | 1 | 5 |
| S6 | General Storage and Site Office | 16 | 1 | 5 |

4.2 Proposed Traffic Arrangement

- 4.2.1 The application site can be accessed via Long Hon Road. The proposed use features a 13m-wide access point, which is well-suited for the proposed types of vehicles. This entry supports safe and efficient vehicle maneuvering, minimizing the risk of congestion or accidents.
- 4.2.2 Within the application site, two parking spaces for private cars, two L/UL bays for LGVs and four L/UL bays for HGVs are provided. Sufficient space is provided for vehicles to maneuver smoothly within the application site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the application site to the public road.
- 4.2.3 LGVs and HGVs will be deployed for the transportation of vehicles into/out of the application site during non-peak hours (i.e. between 10:00 and 17:00). The

breakdown of estimated trip generation/attraction of proposed development at AM and PM peak hours are provided at **Table 5**.

Table 5: Estimated Trip Generation/Attraction

| Estimated Trip Generation/Attraction | | | | | | | |
|----------------------------------------------|-----|-----|-----|-----|-----|-----|----------------|
| Time Period | PC | | LGV | | HGV | | 2-Way Total |
| | In | Out | In | Out | In | Out | |
| Trips at AM peak per hour (09:00 – 10:00) | 1 | 0 | 1 | 0 | 2 | 0 | 4 |
| Trips at PM peak per hour (17:00 – 18:00) | 0 | 1 | 0 | 1 | 0 | 2 | 4 |
| Average trip per hour (10:00 – 17:00) | 0.5 | 0.5 | 0.5 | 0.5 | 2 | 2 | 6 |

- 4.2.4 The estimated vehicular trips generated/attracted by the proposed development are minimal, as such, adverse traffic impact to the surrounding road network should not be anticipated.
- 4.2.5 The proposed use is designed to meet regulatory standards and optimise operational efficiency without substantially impacting local traffic. It is confirmed that the proposed use, strategically situated near key roadways, is designed for low-intensity operations, thus ensuring minimal impact on local traffic.
- 4.2.6 Servals operational arrangements are proposed to ensure minimal traffic impact:
- (a) Low-intensity Operation: The proposed use is designed for low-intensity operations, focusing on infrequent, specialised shipments. This operational model inherently limits the number of vehicle trips to and from the application site;
 - (b) Operating Hours: The proposed use will operate from 9:00 AM to 6:00 PM, Monday through Saturday, specifically timed to reduce disruptions to local traffic flow;
 - (c) Vehicle Management: The operation will predominantly all scheduled to operate outside peak traffic times to mitigate potential congestion; and
 - (d) Safety and Design: The proposed use will feature a 13-meter-wide access point to ensure safe vehicle manoeuvres, six L/UL bays and two private car parking spaces.

4.3 Landscape and Visual Consideration

- 4.3.1 A majority of the application site is paved with concrete and have been utilized for the same brownfield operations for decades. No existing trees are identified on the application site. The application site has low amenity value at present, and the proposed development would induce no significant landscape impact.
- 4.3.2 It is proposed that the application site will be fenced off with a 3m boundary fencing to prevent direct visual contact from outside. This design ensures compatibility with the surrounding land uses, which predominantly consists of open storage and warehouses as well as temporary structures. As a result, the proposed use is expected

to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

4.4 Environmental Consideration

- 4.4.1 All activities of the proposed use will only be confined within the application site without affecting the neighboring uses. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.
- 4.4.2 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23 to minimize the impact on the nearby watercourse water quality. Runoff generated during the construction phase will be directed into storm drains via properly designed sand and silt removal systems, including sand traps, silt traps, and sediment basins. These silt removal facilities, along with channels and manholes, will be regularly maintained, with silt and grit being cleared at the beginning and end of each rainstorm to ensure their continuous functionality.

4.5 Provision of Drainage Facilities

- 4.5.1 The Application Site is flat and hard paved and there are existing public drainage pipe running to the northern periphery of the application site. The existing drainage pipe connects to the public drain. The Current Application would make use of existing drainage network installed. Given that the proposed use would be the same as existing use, it is anticipated that the proposed use would not give rise to any drainage impact to the adjoining areas. Should the Current Application be approved, the Applicant is willing to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

5. PLANNING JUSTIFICATIONS

5.1 Reprovisioning of the Existing Operations Affected by the Development of YLS NDA at the Most Suitable Location

- 5.1.1 As outlined in Section 1.2.1 and 1.2.3, the Existing Operations, comprising open storage of construction machinery and materials and a vehicle repair workshop along Long Hon Road and Kiu Hing Road, are significantly affected by the Second Phase Development of the YLS NDA. A majority of the current site's land will be resumed, rendering the remaining area insufficient to sustain the scale and functionality of the Existing Operations, and immediate relocation is necessary. An extensive site search was conducted to identify a suitable alternative location, evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs. The application site, adjacent to the Existing Operations, is identified as the most suitable location to ensure a seamless transition and efficient reprovisioning of the affected operations and maintain operational continuity within the established business network along Long Hon Road.
- 5.1.2 In addition, the current application seeks to temporarily utilize the application site, which is adequately sized to accommodate the essential open storage of construction materials and machinery due to the fast-growing demands on construction and civil engineering works being initiated by the Government in recent years. Storage for construction materials and machinery are essential for individual development projects, whereas upon completion of individual development project, construction materials/machineries have to be relocated and/or temporary stored within an interim site which is sizeable enough before they are further transported to a new construction site. However, most urban land has already been developed, and greenfield sites in rural areas are often subject to sensitive environmental concerns, making it nearly impossible to find suitable brownfield sites for these interim uses. Therefore, the application site, previously used for open storage and vehicle repair workshops, is considered ideal for the proposed uses.
- 5.1.3 While the Existing Operations are affected and require relocation, the existing operators would like to take this opportunity to upgrade and expand their scale at the application site in view of the growing business demand driven by infrastructural development in the region. According to the existing operators, the Existing Operations at the current site have been in place before 2009 and the current facilities no longer meet modern operational standards. The proposed upgrade will provide a safer, more spacious working environment, enhancing the capacity to deliver essential services, including open storage of construction machinery and materials and vehicle repair, to meet the needs of the expanding construction and industrial sectors. The application site, approximately 4,686m², is proportionate to support this enhanced scale compared to the current site, ensuring operational continuity with minimal disruption.

5.2 Not Jeopardizing the Planning Intention of “R(D)” Zone

- 5.2.1 Considering the close proximity of various adjacent open storage and warehouse uses to the application site, the planning intention of “R(D)” zone may hardly be materialized in short term. In contrast, approving the proposed temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use. The temporary nature of the proposed use under the current application will by no means jeopardize the long-term planning intention of the “R(D)” zone, considering that the proposed use under the current application is only being applied for a period of 3 years.

5.3 Not Jeopardizing the Long-Term Development

- 5.3.1 While the application site falls within areas zoned “Residential – Zone 5” on the Yuen Long South (YLS) Revised Recommended Outline Development Plan (RODP) promulgated in May 2020, it is pertinent to note that the application site is largely paved for current brownfield activities purposes. The current application seeks to relocate Existing Operations to adjoining brownfield area and continue existing operations, should not involve substantial changes and induce significant disruption to the surrounding areas.
- 5.3.2 Located within the remainder of Third Phase of the YLS NDA, the temporary use of the brownfield site optimizes land resources in the interim period before the Third Phase development commences, supporting immediate operational needs without compromising the long-term development objectives of the YLS NDA.
- 5.3.3 The proposed use in the current application is only being applied in temporary nature for a period of 3 years, therefore it should not jeopardize nor pre-empt the future development of the “Residential – Zone 5”. The proposed development can be an optimum use before population intake and to allow the application site continuously and flexibly meet the demands of open storage for construction materials and machineries and vehicle repair workshop.
- 5.3.4 Furthermore, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less, and that a fresh section 16 planning application is required upon its expiry. Given the proposed use are temporary in nature, the Board may review and reconsider the permission for the proposed use at the application site every 3 years. In this connection, the temporary nature of the proposed uses would not in any sense pose any constraints to jeopardize nor pre-empt the long-term development under any circumstances.

5.4 Not Compatible with Land Uses of the Surrounding Areas

- 5.4.1 The surrounding areas of the application site are in rural inland plain landscape character and predominately occupied by open storage, warehouses, temporary structures, tree clusters and vegetated areas. The proposed use is therefore not considered to be incompatible with the land uses of the surrounding areas. The

proposed use is considered to fully commensurate with its local geographical settings and is ideal to attain utmost land use maximization without giving rise to detrimental impacts on the surrounding areas.

5.5 No Adverse Traffic Impact

- 5.5.1 The estimated vehicular trips generated/attracted by the proposed development are minimal, as such, adverse traffic impact to the surrounding road network should not be anticipated. The proposed use is designed to meet regulatory standards and optimise operational efficiency without substantially impacting local traffic. It is confirmed that the proposed use, strategically situated near key roadways, is designed for low-intensity operations, thus ensuring minimal impact on local traffic.

5.6 No Adverse Environmental Impact

- 5.6.1 All activities of the proposed use will only be confined within the application site without affecting the neighboring uses, and no storage of dangerous goods would be carried out with the application site. The Applicant is committed to implementing good site practices and adhering to the latest "CoP" and comply with all environmental protection/ pollution control ordinances, throughout the construction and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the proposed use is anticipated.
- 5.6.2 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23 to minimize the impact on the nearby watercourse water quality. Runoff generated during the construction phase will be directed into storm drains via properly designed sand and silt removal systems, including sand traps, silt traps, and sediment basins. These silt removal facilities, along with channels and manholes, will be regularly maintained, with silt and grit being cleared at the beginning and end of each rainstorm to ensure their continuous functionality.

5.7 No Adverse Drainage Impact

- 5.7.1 The Application Site is flat and hard paved and there are existing public drainage pipe running to the northern periphery of the application site. The existing drainage pipe connects to the public drain. The Current Application would make use of existing drainage network installed. Given that the proposed use would be the same as existing use, it is anticipated that the proposed use would not give rise to any drainage impact to the adjoining areas. Should the Current Application be approved, the Applicant is willing to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

- 5.7.2 Since there will be no substantial changes in the nature and operation of the proposed use compared to the current use, no significant drainage impact is anticipated.

5.8 Not Setting an Undesirable Precedent

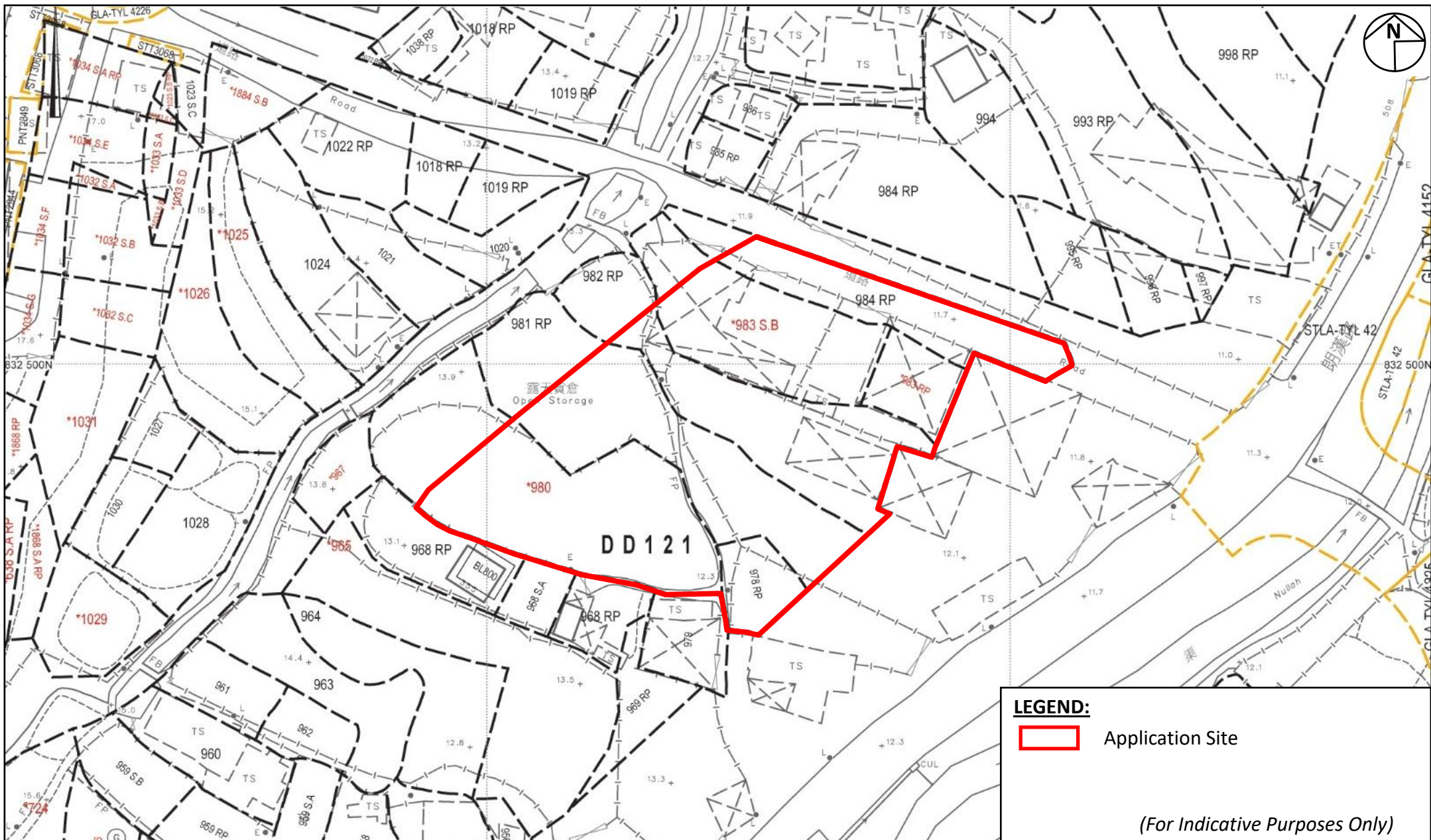
- 5.8.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.2**, no undesirable precedent is expected should the current application be approved.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.
- 6.2 The existing business operations at Yuen Long for open storage of construction material, machinery and equipment, vehicle repair workshop were affected by the Second Phase Development of YLS NDA, and land resumption process commenced in May 2025. The current application seeks to facilitate the relocation of existing business operations at the application site and allow continual operations. The application site falls with an area zoned “Residential (Group D)” (“R(D)”) on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) *The current application is submitted for the relocation of existing operations affected by the second phase of the YLS NDA development. This relocation aims to ensure operational continuity and support an upgraded, safer, and more spacious facility to meet growing infrastructural demands;*
 - (b) *The proposed use is temporary in nature. Approval of this application would not jeopardize the long-term planning intention of the “R(D)” zone or any planned infrastructural developments at the application site and its neighborhood;*
 - (c) *The proposed use intends to temporarily utilize the adjoining brownfield area to continue existing operations, allowing for the optimization of land resources without compromising long-term development;*
 - (d) *The proposed use is not considered incompatible with the surrounding land uses and has minimal to no adverse visual impacts on the surrounding area and neighborhood;*
 - (e) *The applicant will adhere to the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated; and*
 - (f) *The proposed use will not set an undesirable precedent as similar application is identified on the same OZP.*
- 6.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of 3 years.

List of Figures

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Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Ancillary Facilities for a Period of 3 Years at Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Extract of Lot Index Plan
(No. ags_S00000143572_0001)

Figure:

1

Scale:

Not to Scale

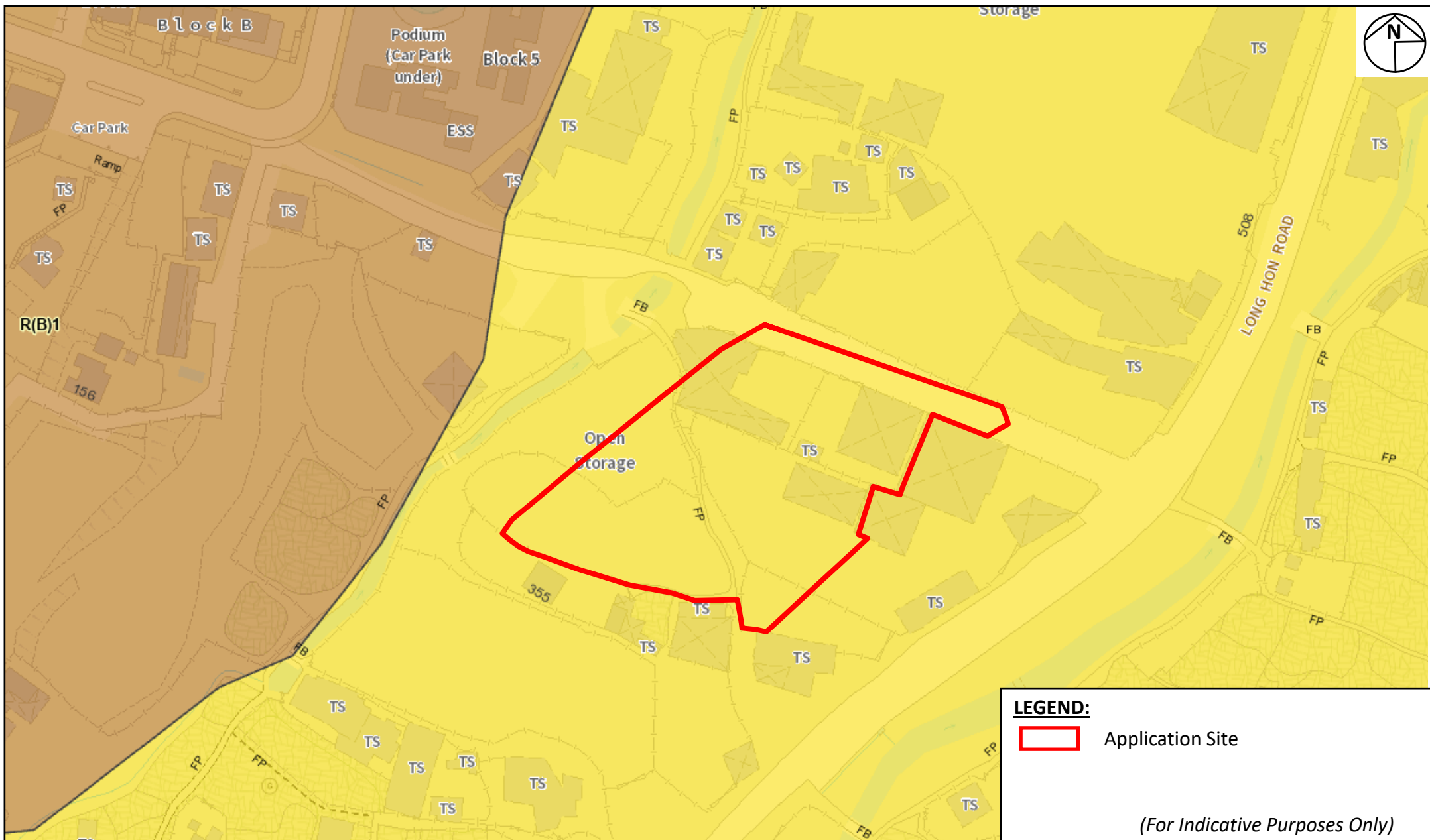
Date:

Aug 2025

Ref.: ADCL/PLG-10311-R001/F001



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Project:

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Title:

Extract of Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

Figure:

2

Scale:

Not to Scale

Date:

Jun 2025

Ref.: ADCL/PLG-10311-R001/F002



DEVELOPMENT PARAMETERS

APPLICATION SITE : 4,686 SQ.M. (ABOUT)
COVERED AREA : 1,970 SQ.M. (ABOUT)
UNCOVERED AREA : 2,716 SQ.M. (ABOUT)

PARKING AND LOADING/UNLOADING PROVISION

PARKING SPACE (PC) : 2 NOS. (5 M(L) X 2.5 M(W))
L/UL SPACE (LGV) : 2 NOS. (7 M(L) X 3.5 M(W))
L/UL SPACE (M/HGV) : 4 NOS. (11 M(L) X 3.5 M(W))

STRUCTURE

S1

USES

VEHICLE REPAIR WORKSHOP AND
STORAGE WITH CONCRETE RAMP

S2

PUMP ROOM

S3

PORTABLE TOILET

S4

METER ROOM

S5

GENERAL STORAGE AND SITE OFFICE

S6

GENERAL STORAGE AND SITE OFFICE

TOTAL

FLOOR AREA (ABOUT)

1,912 SQ.M.

12 SQ.M.

6 SQ.M.

8 SQ.M.

16 SQ.M.

16 SQ.M.

1,970 SQ.M.

BUILDING HEIGHT

11M (NOT MORE THAN) (1-STOREY)

5M (NOT MORE THAN) (1-STOREY)







5M (NOT MORE THAN) (1-STOREY)

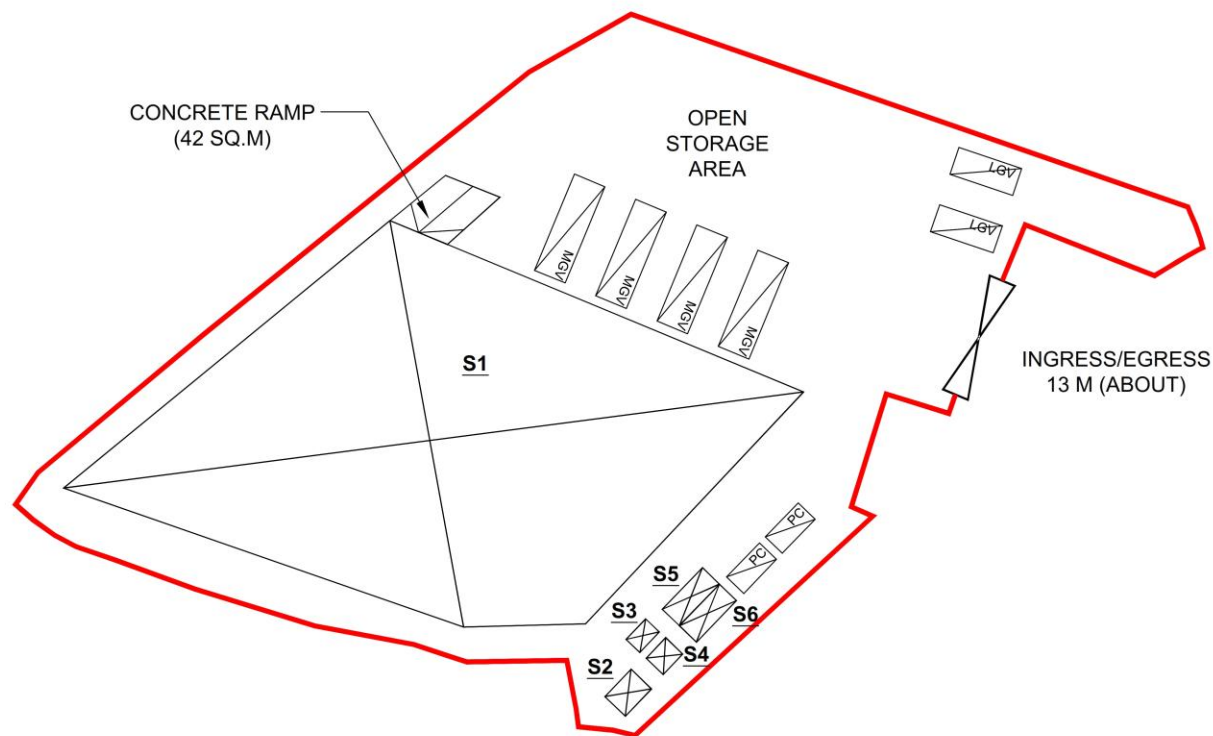
5M (NOT MORE THAN) (1-STOREY)

5M (NOT MORE THAN) (1-STOREY)

5M (NOT MORE THAN) (1-STOREY)

LEGEND

-  APPLICATION SITE BOUNDARY
-  PROPOSED STRUCTURE
-  PARKING SPACE (PRIVATE CAR)
-  L/UL SPACE (LGV)
-  L/UL SPACE (M/HGV)
-  INGRESS/EGRESS (13M-WIDE)



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Ancillary Facilities for a Period of 3 Years at Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Revised Indicative Layout Plan

Figure:

3

Scale:

Not to Scale

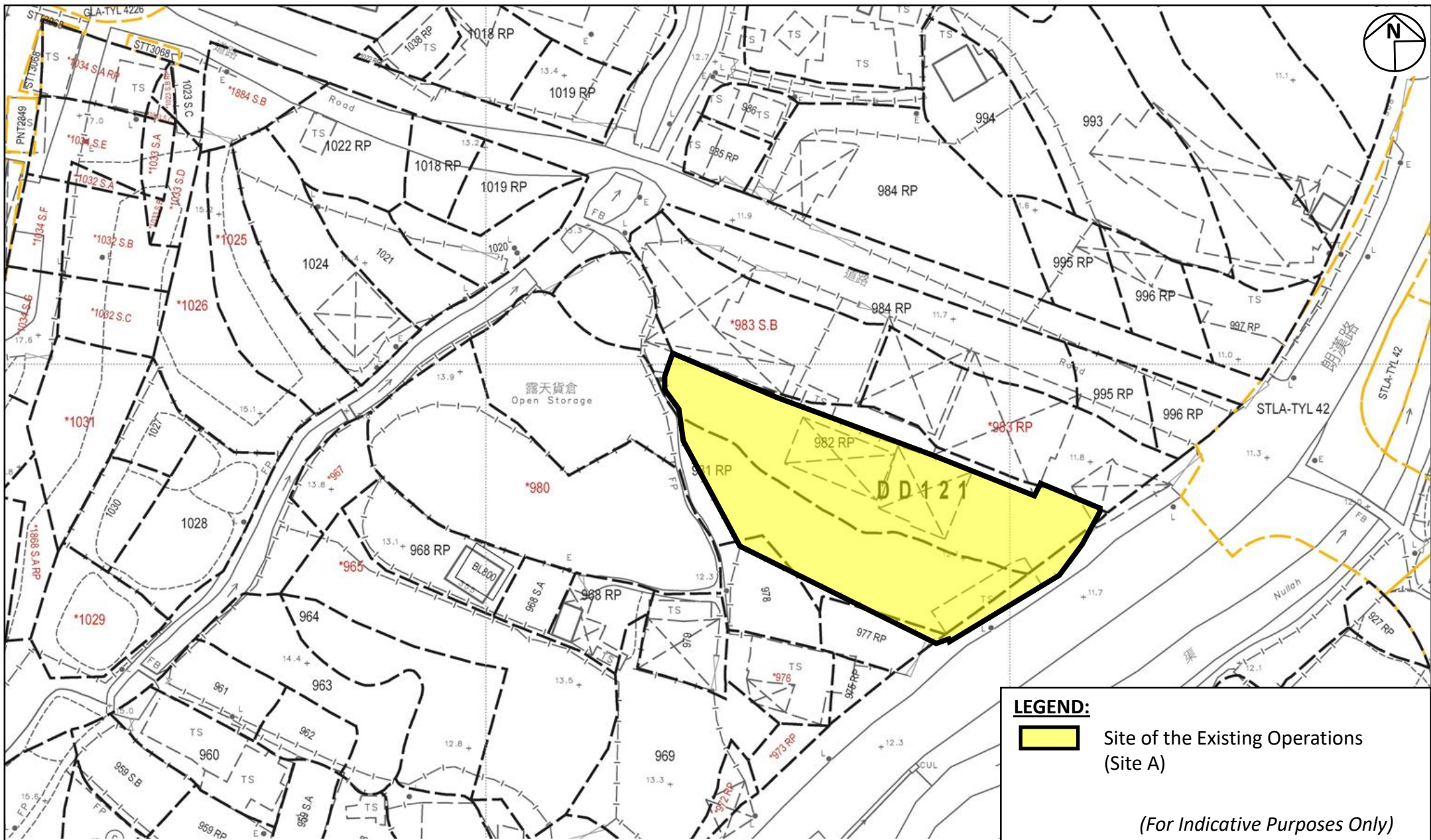
Date:

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Ref.: ADCL/PLG-10311-R001/F003



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Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Ancillary Facilities for a Period of 3 Years at Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Indicative Plan Showing the Location of Existing Operations

Figure:

4-I

Scale:

Not to Scale

Date:

Jun 2025



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Ref.: ADCL/PLG-10311-R001/F004-I

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| Illustration 2 | Aerial Photos (Nos. CN2956 and CN3584) taken on 17.06.1992 and 19.06.1993 |
| Illustration 3 | Existing Condition of the Application Site and Surrounding Areas |



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Ancillary Facilities for a Period of 3 Years at Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Photographic Record of Existing Operations (Site A)

Ref.: ADCL/PLG-10311-R001/I001-II

Illustration:
1-I

Scale:
Not to Scale

Date:
Jun 2025



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Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Ancillary Facilities for a Period of 3 Years at Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Photographic Record of Existing Operations (Site A) (Cont'd)

Ref.: ADCL/PLG-10311-R001/I001-II

Illustration:
1-II

Scale:
Not to Scale

Date:
Jun 2025



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Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Ancillary Facilities for a Period of 3 Years at Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Photographic Record of Existing Operations (Site B)

Illustration:
1-III

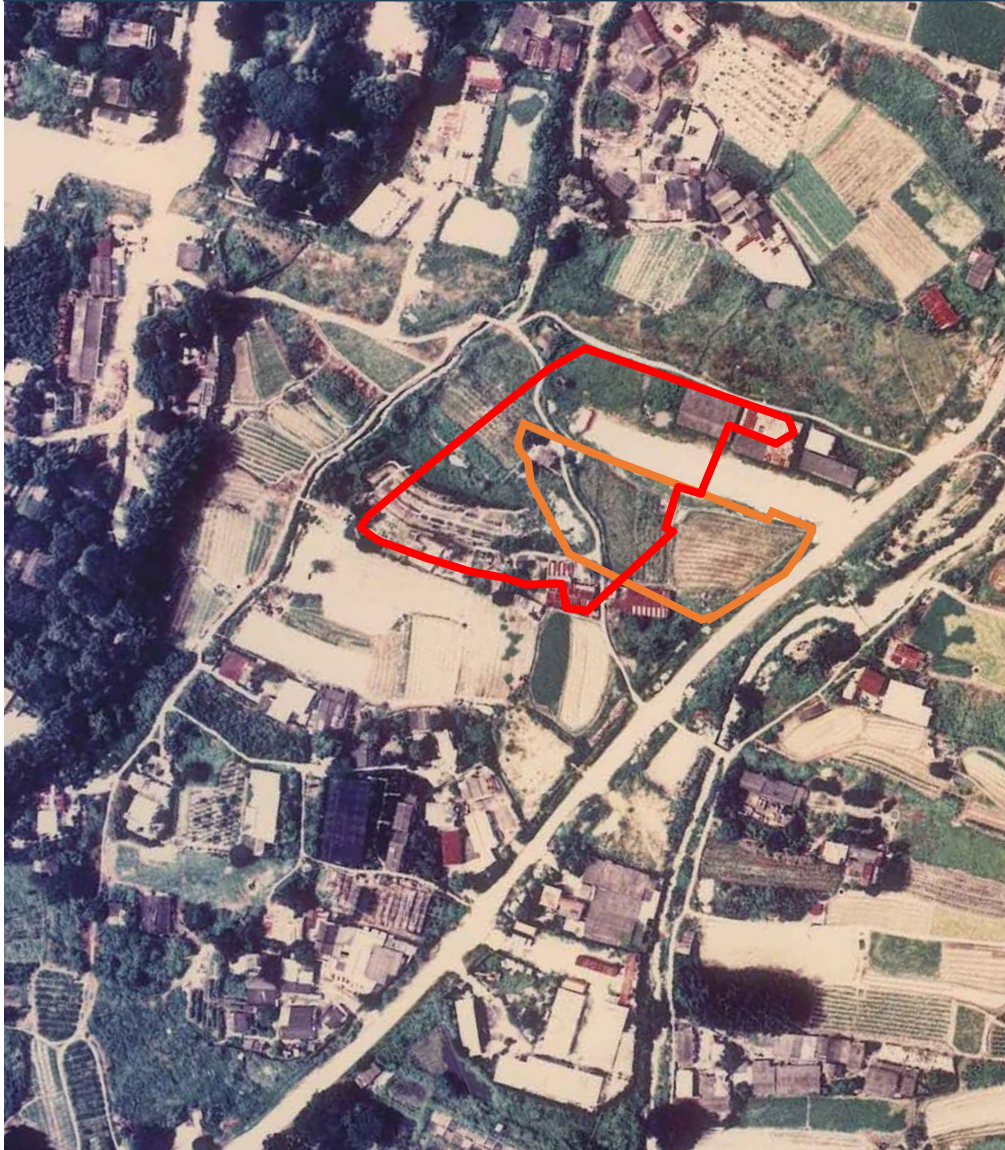
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Date:
Jun 2025

Ref.: ADCL/PLG-10311-R001/I001-III

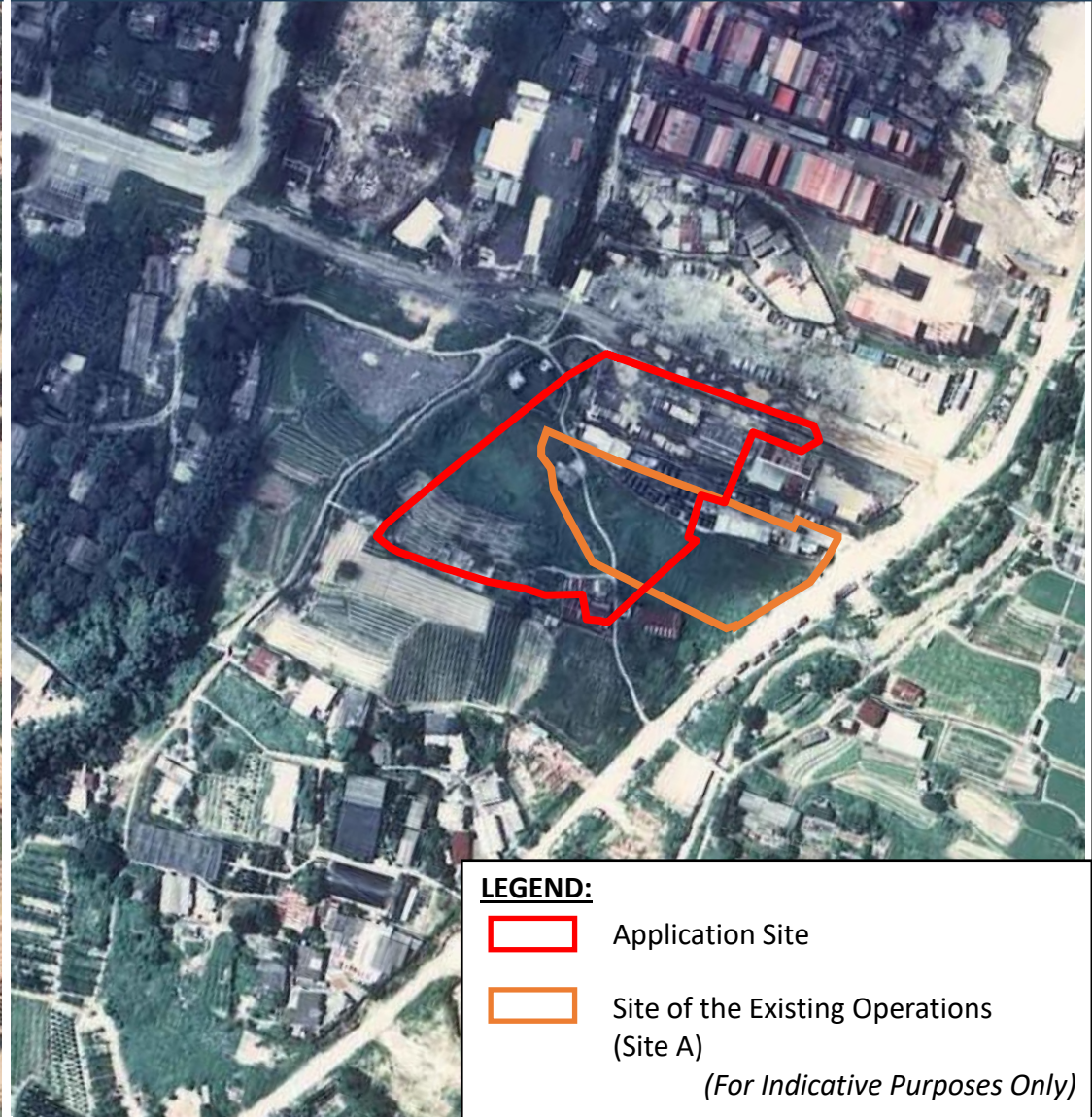
Aerial Photo No. CN2956

(Taken on 17.06.1992)



Aerial Photo No. CN3584

(Taken on 19.06.1993)



LEGEND:



Application Site



Site of the Existing Operations
(Site A)

(For Indicative Purposes Only)

Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Ancillary Facilities for a Period of 3 Years at Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Aerial Photos (Nos. CN2956 and CN3584) taken on 17.06.1992 and 19.06.1993

Illustration:

2

Scale:

Not to Scale

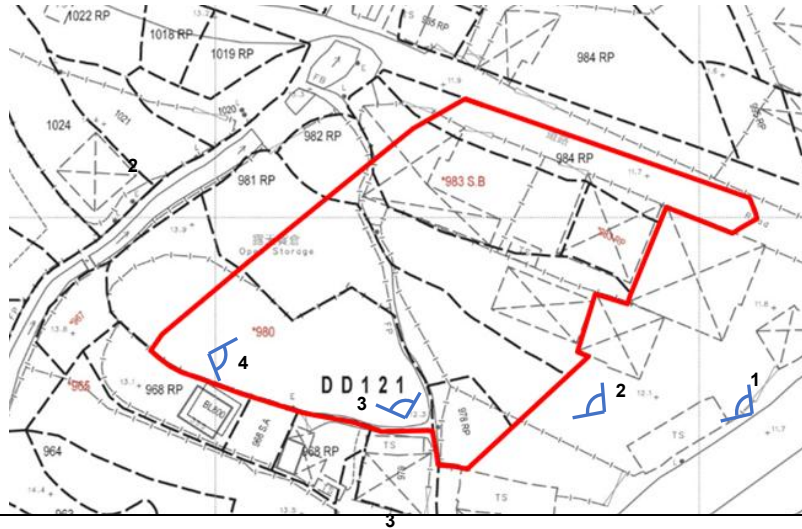
Date:

Aug 2025

Ref.: ADCL/PLG-10311-R001/I002



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LEGEND:

The Application Site P Viewpoint

(For Identification Only)



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Ancillary Facilities for a Period of 3 Years at Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Existing Condition of the Application Site and Surrounding Areas

Illustration:

3

Scale:

Not to Scale

Date:

Aug 2025

Ref.: ADCL/PLG-10311-R001/I003



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