



Section 16 Planning Application

Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years

Lots 929, 930 RP (Part) and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Planning Statement

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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 Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 929, 930 RP (Part) and 932 (Part) 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 involve three sites for open storage of construction machinery and materials, vehicle repair workshop and recyclable collection centre (waste paper). The existing operations were affected by the Second Phase Development of Hung Shui Kiu / Ha Tsuen New Development Area (HSK/HT NDA) and Yuen Long South New Development Area (YLS NDA) with land resumption process commenced. 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 HSK/HT NDA and 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 application site 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、汽車修理工場及可循環再造物料回收中心（廢紙回收）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 929 號、第 930 號餘段（部分）及第 932 號餘段（部分）（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。

元朗現有的業務涉及三個地盤，用作露天存放建築機械及物料、汽車維修工場及可循環再造物料收集中心（廢紙）。現有業務受洪水橋/廈村新發展區及元朗南新發展區的第二期發展影響，而收地程序已展開。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，擬議用途的理據充分，理由如下：

- (一) 是次申請是為了遷移受洪水橋/廈村新發展區及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申請地點繼續現有作業，可在不影響長期發展的情況下優化使用土地資源；
- (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 Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 929, 930 RP (Part) and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories (hereinafter referred to as “the application site”). The application site has an area of about 3,345m². 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 **Figure 2** indicates 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 3** 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 Hung Shui Kiu/ Ha Tsuen New Development Area (HSK/HT NDA) and Yuen Long South New Development Area (YLS NDA) is progressing. Resumption notices have been gazetted, and the private lots supporting existing operations have already been resumed.
- 1.2.2 The existing business operations comprise open storage of construction machinery and materials, vehicle repair workshop as well as recyclable collection centre (waste paper) by three 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. 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. They also significantly contribute to local recycling

efforts, providing essential services to local industries.

- 1.2.3 The Existing Operations are significantly affected by the Second Phase Development of the HSK/HT NDA and 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 at Tong Yan San Tsuen has been identified as the most suitable location for the relocation of the Existing Operations. A consensus has been reached to continue the existing brownfield operations 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 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, vehicle repair and recyclable collection, to meet the needs of the expanding construction and industrial sectors. The application site, approximately 3,345m², is proportionate to support this enhanced scale compared to the current site, ensuring operational continuity with minimal disruption.
- 1.2.6 While the application site falls within the boundary of Yuen Long South Development Area, it does not fall within the phased development area. Relocation at the application site on a temporary basis allows optimization of land, supporting 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 5-I to Figure 5-III, 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	Vehicle Repair Workshop	Lot 994, 1001 RP in D.D. 124, STT 3205	About 650m ²
Site B	Recyclable Collection Centre (Waste Paper)	Lot 282 RP in D.D. 124, STT2426	About 297m ²
Site C	Open Storage of Construction Machinery and Materials	Lot 1471, 1742 S.B in D.D. 119	About 1,208m ²
Total:			About 2,155m 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, vehicle repair workshop, and recyclable collection centre (waste paper) with ancillary facilities on a temporary basis in serving district and territorial needs under the pressing land resumption process for the HSK/HT NDA and 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 a local track connecting to Lam Tai West Road (**Figure 1** refers). The application site is mostly paved and no longer serving agricultural purposes. It currently features vegetation, shrubs, and a temporary structure, with no existing trees present.

2.2 Surrounding Land-use and Characteristics

- 2.2.1 The surrounding areas of the application site are predominately occupied by vegetated areas, tree clusters, open storage and temporary structures. To the immediate west of the application site is the planned D1 road under Yuen Long South First Phase Development, which is tentatively to be completed in 2028, according to available information.

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 the boundary of Yuen Long South Development Area, it does not fall within the phased development area. Relocation at the application site on a temporary basis allows optimization of land, supporting the immediate needs of the Existing Operations, without jeopardizing long-term 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 Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities) is to facilitate the relocation of the Existing Operations affected by the Second Phase Development of the HSK/HT NDA and 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 3,345m². Access to the application site will be provided through an ingress/egress point (in about 13m) located at the eastern boundary (**Figure 4** refers), connecting to a local access. Should the current application be approved, a new 3m fencing will be erected along the periphery of the application site.
- 4.1.3 The application site consists of 10 temporary structures, with a maximum height of 7m (1-storey), providing a total gross floor area (GFA) of about 924m². There are provisions of two parking spaces for private cars and two L/UL bays for medium/heavy goods vehicles (M/HGVs) within the application site. The Indicative Layout Plan is shown in **Figure 4** 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 Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with 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	3,345m ²
Covered Area	About 924m ² (About 28%)
Uncovered Area	About 2,421m ² (About 72%)
Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area	 10 1 Not More Than 7m About 924m 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))	 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/ Storage	210	1	7
S2	Vehicle Repair Workshop/ Storage	210	1	7
S3	Pump Room	12	1	5
S4	Meter Room	6	1	5
S5	Meter Room	6	1	5
S6	Meter Room	6	1	5
S7	General Storage and Site Office	36	1	7
S8	Recyclable Collection Centre/ Storage	216	1	7
S9	Recyclable Collection Centre/ Storage	216	1	7
S10	Meter Room	6	1	5

4.2 Proposed Traffic Arrangement

- 4.2.1 The application site can be accessed via local access connecting to Lam Tai West 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 and two L/UL bays for M/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 local access.

- 4.2.3 M/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		M/HGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	0	0	1	0	0
Trips at PM peak per hour (17:00 – 18:00)	0	0	0	0	0
Average trip per hour (10:00 – 17:00)	2	2	2	2	8

- 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 No existing trees are identified on the application site and the agricultural activities has been discontinued. 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. 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 There is an existing nullah running to the west of the application site, and it is proposed to implement peripheral drainage channel within the application site, connecting to the nullah for discharge. Given the small scale of the proposed use, it is anticipated that there will be no significant drainage impact on 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 1.2.2, the Existing Operations, comprising open storage of construction machinery and materials, vehicle repair workshop and recyclable collection centre (waste paper) are significantly affected by the Second Phase Development of the HSK/HT NDA and 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 in Tong Yan San Tsuen is identified as the most suitable location to ensure a seamless transition and efficient reprovisioning of the affected operations.

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. With the commencement of the site formation and infrastructure works for Yuen Long South First and Second Phase Development, the application site, located at the central part of the YLS NDA and in close proximity to the planned Road D1, is considered to have a locational advantage and supporting local infrastructure development.

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 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 3,345m², 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 proximity of adjacent vegetated areas 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

3.4.4 While the application site falls within the boundary of Yuen Long South Development Area, it does not fall within the phased development area. Relocation at the application site on a temporary basis allows optimization of land, supporting the immediate needs of the Existing Operations, without jeopardizing long-term development.

5.3.1 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 vegetated areas, tree clusters, open storage and temporary structures. 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.

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 There is an existing nullah running to the west of the application site, and it is proposed to implement peripheral drainage channel within the application site, connecting to the nullah for discharge. Given the small scale of the proposed use, it is anticipated that there will be no significant drainage impact on 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.

5.8 Not Setting an Undesirable Precedent

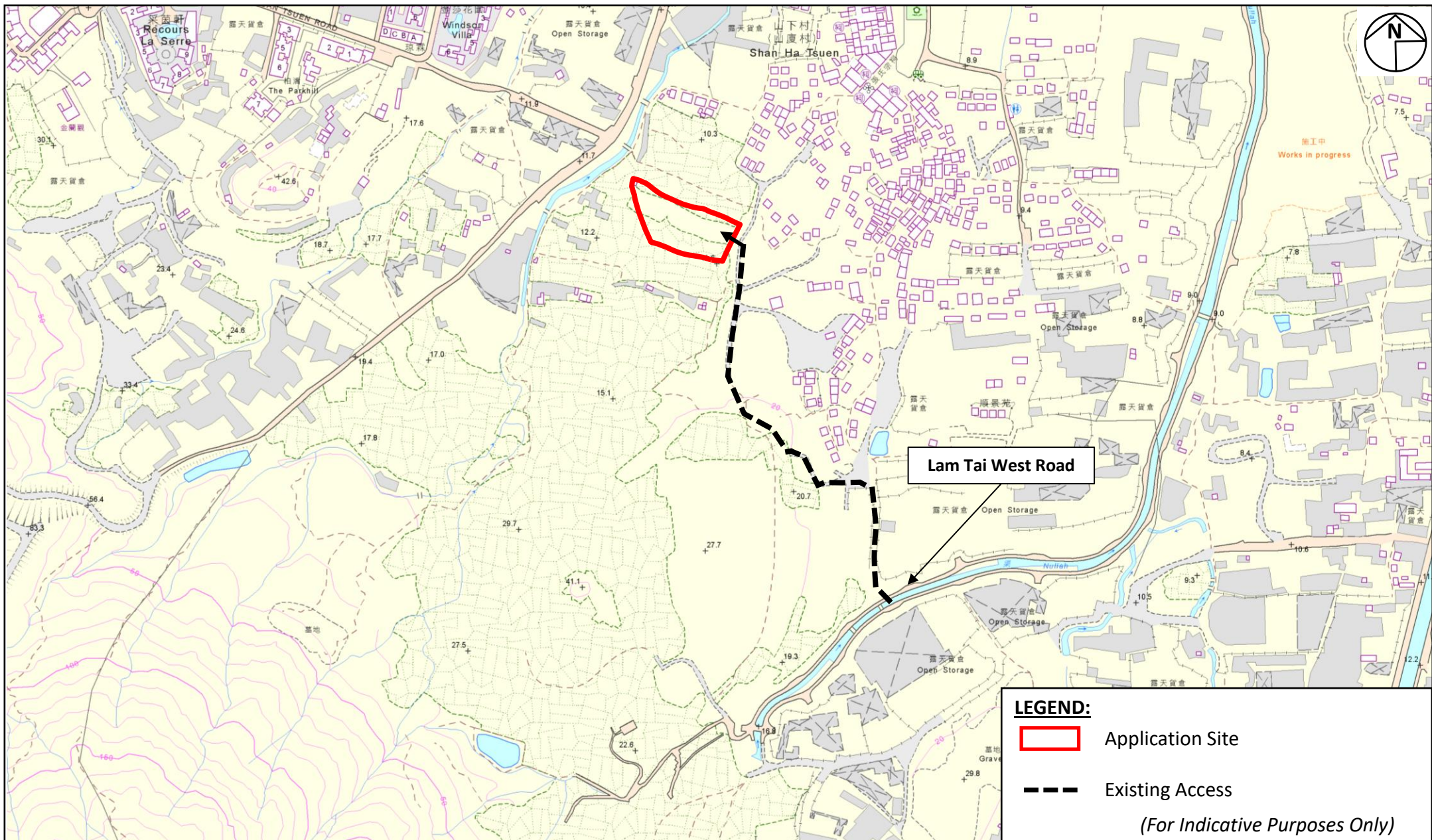
- 5.8.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.2**, no undesirable precedent is expected should the current application be approved.

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 involve three sites for open storage of construction machinery and materials, vehicle repair workshop and recyclable collection centre (waste paper). The existing operations were affected by the Second Phase Development HSK/HT NDA and YLS NDA with land resumption process commenced. 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 HSK/HT NDA and 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 application site 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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Figure 5-II	Indicative Plan Showing the Location of Existing Operations (Site A)
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Project:

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

Title:

Location Plan

Figure:

1

Scale:

Not to Scale

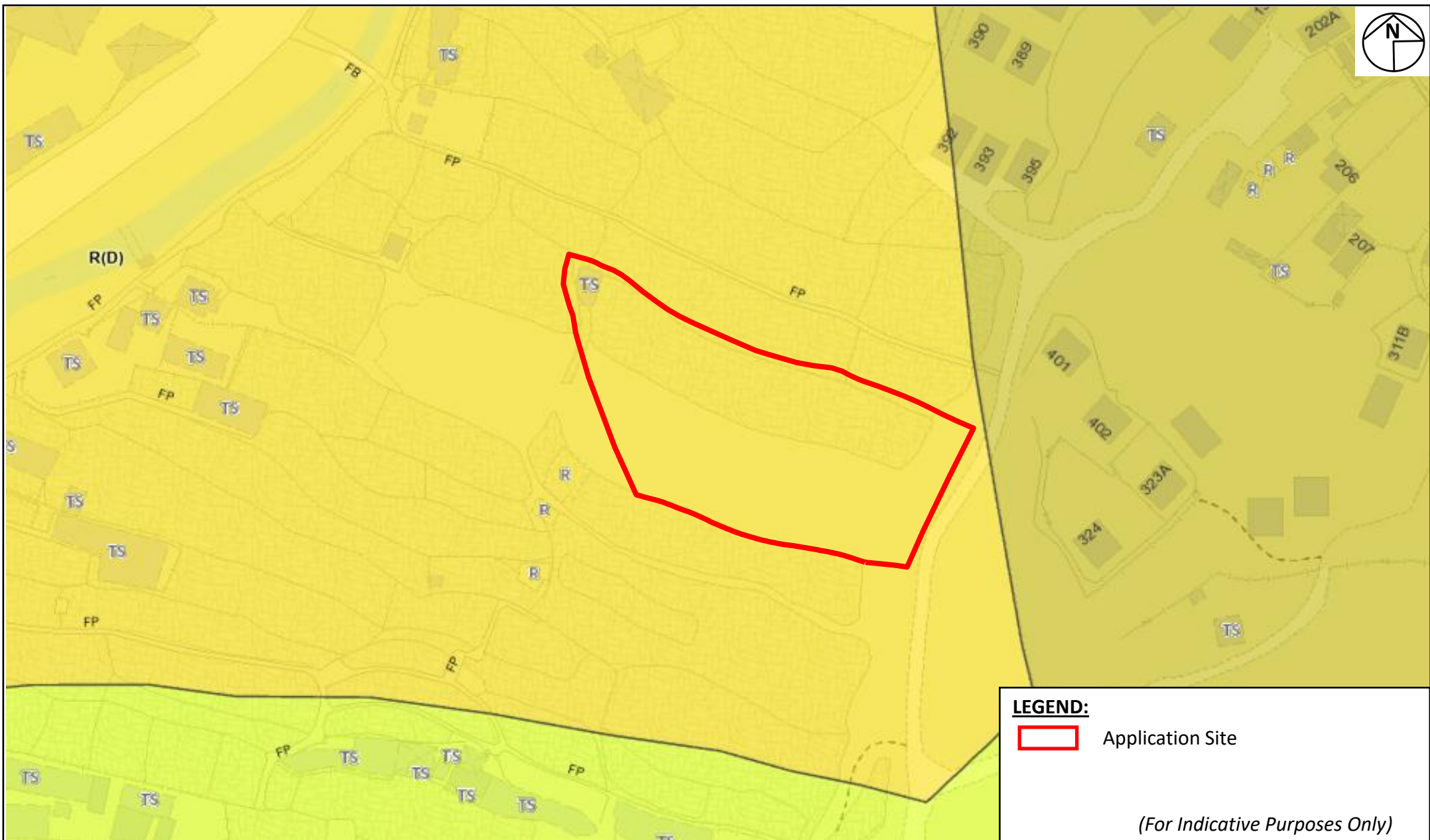
Date:

Jun 2025



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Ref.: ADCL/PLG-10314-R001/F001



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Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with 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 Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

Ref.: ADCL/PLG-10314-R001/F003

Figure:

3

Scale:

Not to Scale

Date:

Jun 2025



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DEVELOPMENT PARAMETERS

APPLICATION SITE : 3,345 SQ.M. (ABOUT)
COVERED AREA : 924 SQ.M. (ABOUT)
UNCOVERED AREA : 2,421 SQ.M. (ABOUT)

PARKING AND LOADING/UNLOADING PROVISION

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

LEGEND

-  APPLICATION SITE BOUNDARY
-  PROPOSED STRUCTURE
-  PARKING SPACE (PRIVATE CAR)
-  L/UL SPACE (M/HGV)
-  INGRESS/EGRESS (13M-WIDE)
-  OPEN STORAGE AREA (ABOUT 840 SQ.M.)

STRUCTURE

S1
S2
S3
S4
S5
S6
S7
S8
S9
S10
TOTAL

USES

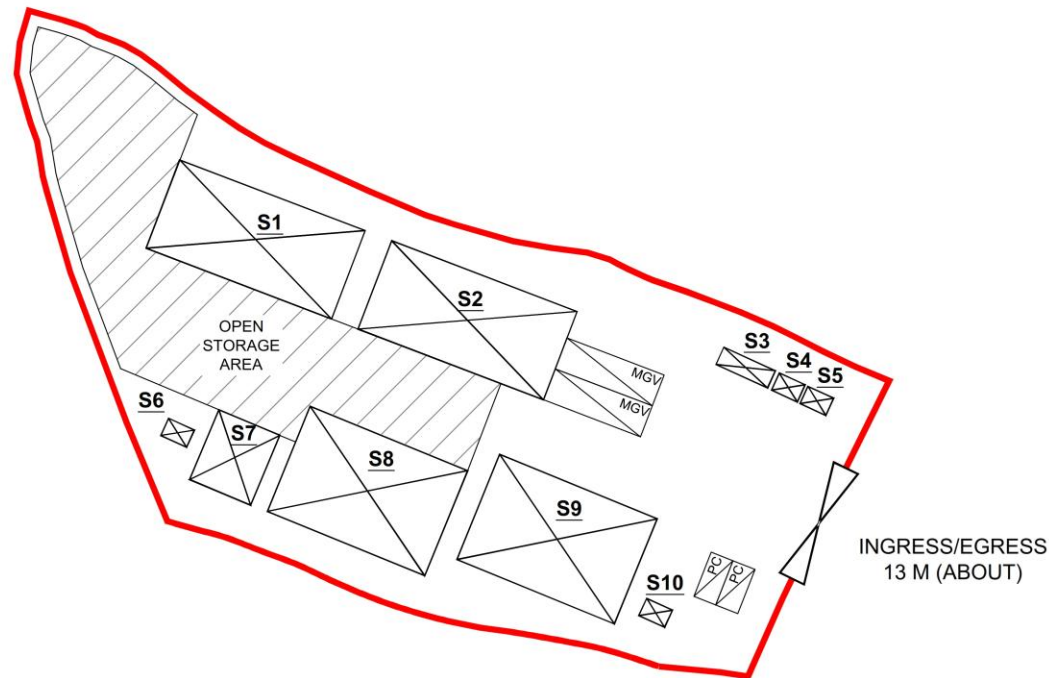
VEHICLE REPAIR WORKSHOP/STORAGE
VEHICLE REPAIR WORKSHOP/STORAGE
PUMP ROOM
METER ROOM
METER ROOM
METER ROOM
GENERAL STORAGE AND SITE OFFICE
RECYCLABLE COLLECTION CENTRE/STORAGE
RECYCLABLE COLLECTION CENTRE/STORAGE
METER ROOM
TOTAL

FLOOR AREA (ABOUT)

210 SQ.M.
210 SQ.M.
12 SQ.M.
6 SQ.M.
6 SQ.M.
6 SQ.M.
36 SQ.M.
216 SQ.M.
216 SQ.M.
6 SQ.M.
924 SQ.M.

BUILDING HEIGHT

7M (NOT MORE THAN) (1-STOREY)
7M (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)
7M (NOT MORE THAN) (1-STOREY)
7M (NOT MORE THAN) (1-STOREY)
7M (NOT MORE THAN) (1-STOREY)
5M (NOT MORE THAN) (1-STOREY)



(FOR IDENTIFICATION ONLY)



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with 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 Layout Plan

Figure:

4

Scale:

Not to Scale

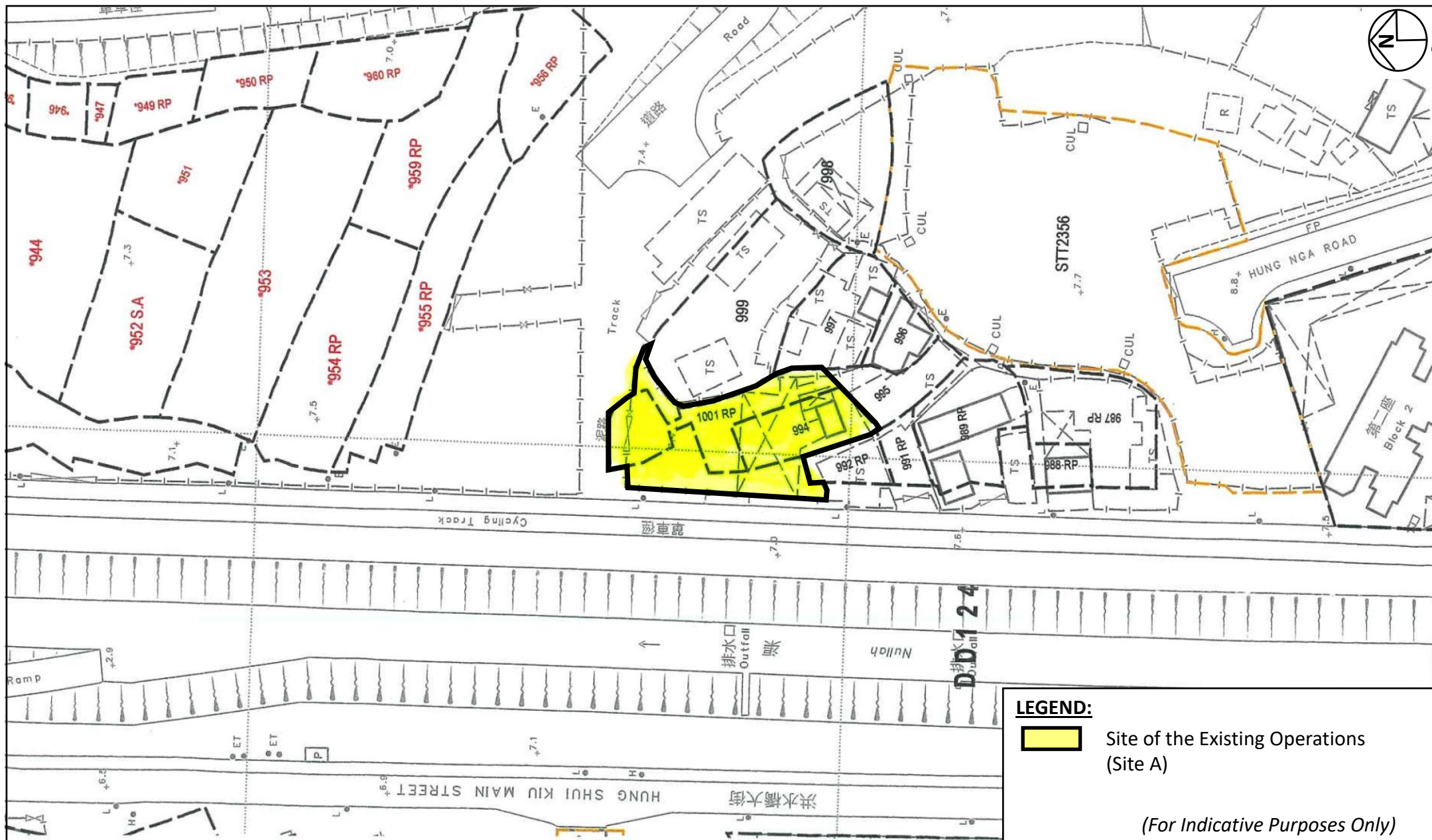
Date:

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Title:

Indicative Plan Showing the Location of Existing Operations (Site A)

Figure:

5-1

Scale:

Not to Scale

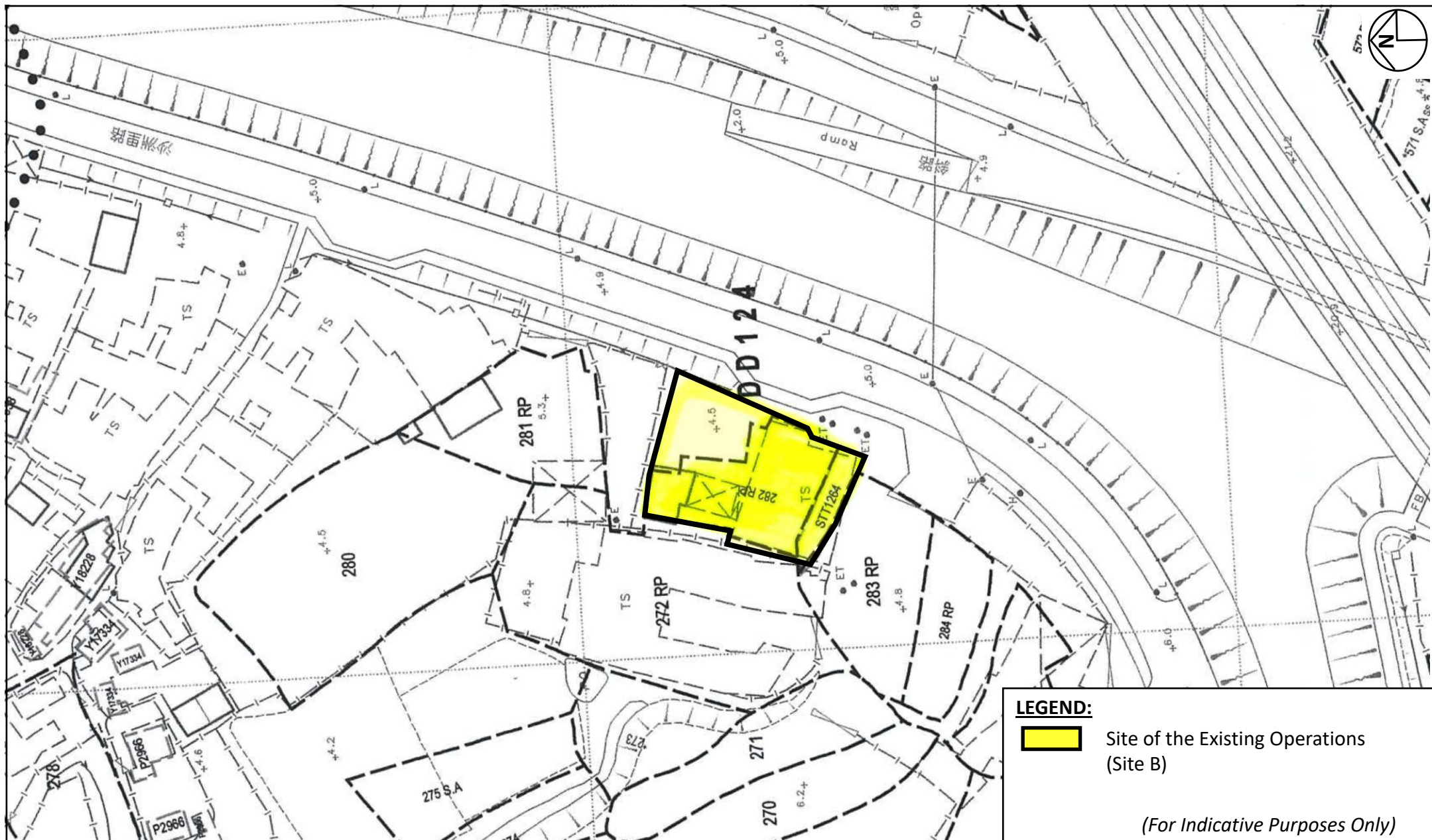
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Title:

Indicative Plan Showing the Location of Existing Operations (Site B)

Figure:

5-II

Scale:

Not to Scale

Date:

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Ref.: ADCL/PLG-10314-R001/F005-II



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PROPOSED FILLING OF LAND

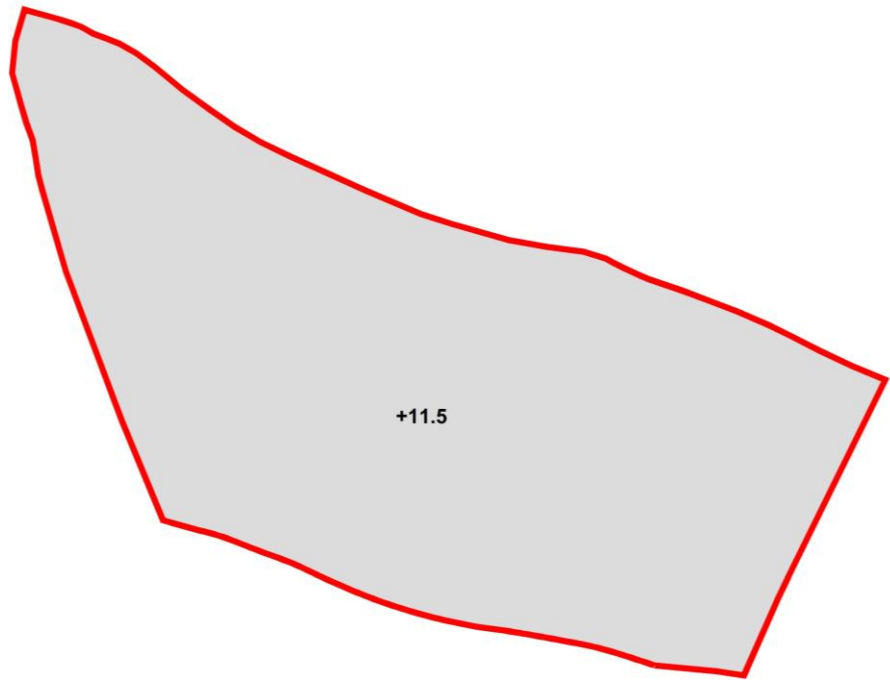
APPLICATION SITE AREA : 3,345 SQ.M. (ABOUT)
EXISTING SITE LEVEL : +10.9 TO +11.3 mPD (ABOUT)
PROPOSED FILLED AREA : 3,345 SQ.M. (ABOUT)
PROPOSED SITE LEVEL : +11.5 mPD (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.6M
LAND FILLING MATERIAL : CONCRETE

REMARKS: PROPOSED FILLING OF LAND FOR CREATING A FLAT SURFACE
FOR FEASIBLE TRAFFIC FLOW AND SITE FORMATION FOR PROPOSED STRUCTURE

ALL SITE LEVELS ARE FOR REFERENCE ONLY.

LEGEND

-  APPLICATION SITE BOUNDARY
-  PROPOSED FILLING OF LAND
- +11.5** PROPOSED LEVEL



Project:

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

Title:

Land Filling Plan

Figure:

6

Scale:

Not to Scale

Date:

Jun 2025

Ref.: ADCL/PLG-10314-R001/F006



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List of Illustration

Illustration 1-I	Indicative Plan Showing the Location of Existing Operations (Site A)
Illustration 1-II	Indicative Plan Showing the Location of Existing Operations (Site B)
Illustration 1-III	Indicative Plan Showing the Location of Existing Operations (Site C)



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with 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)

Illustration:

1-I

Scale:

Not to Scale

Date:

Jun 2025

Ref.: ADCL/PLG-10314-R001/I001-II



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Title:

Photographic Record of Existing Operations (Site B)

Illustration:
1-II

Scale:
Not to Scale

Date:
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Title:

Photographic Record of Existing Operations (Site C)

Illustration:
1-III

Scale:
Not to Scale

Date:
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