

This document is received on **26 JUN 2025**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2501299

2025.6.16 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TPST/1323
	Date Received 收到日期	26 JUN 2025

- 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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ 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)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ 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, 981 RP, 982 RP, 983 S.B, 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 5,923 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,850 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

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" ("R(D)")
(f) Current use(s) 現時用途	With Structures (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 13/06/2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 11/06/2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 3,073 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 2,850 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 5
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 2,850 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 2,850 .....sq.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)

(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 No 否	<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 <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 No 否	<input checked="" type="checkbox"/> Please provide details 請提供詳情 Demolition of existing structures <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 No 否	<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/或範圍) <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 5,923 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 <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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached Planning Statement.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。


I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

.....


Thomas LUK

Name in Block Letters
姓名（請以正楷填寫）

Planning Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

AIKON DEVELOPMENT CONSULTANCY LIMITED

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

11/06/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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, 981 RP, 982 RP, 983 S.B, 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、第 981 號餘段、第 982 號餘段、第 983 號 B 分段、第 983 號餘段、第 984 號餘段 (部分)、第 978 號餘段
Site area 地盤面積	5,923 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
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 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <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 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
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	2,850 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.48 <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	5	
(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	48 % <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) <hr/>		2
	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) <hr/>		2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Index Plan extract, Outline Zoning Plan extract, Site photos, Aerial Photos		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



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

Planning Statement

Address:
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Prepared by
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June 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, 981 RP, 982 RP, 983 S.B, 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、第 981 號餘段、第 982 號餘段、第 983 號 B 分段、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, 981 RP, 982 RP, 983 S.B, 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”). The application site has an area of about 5,923m². 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 5,923m², 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, “AGR” 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 “Green Belt (1)” (“GB(1)”), “Residential – Zone 5”, “Amenity”, and an area shown as ‘Road’ on the Yuen Long South (YLS) Revised Recommended Outline Development Plan (RODP) promulgated in May 2020, it is pertinent to note that a significant portion of the “GB(1)” area has been 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 5,923m². 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 will be erected along the periphery of the application site. A 3m setback from the watercourses to the west of the application site is proposed which no structures would be erected on this buffer area to minimize any potential disturbance to the surroundings areas.
- 4.1.3 The application site consists of 5 temporary structures, with a maximum height of 11m (1-storey), providing a total gross floor area (GFA) of about 2,850m². 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	5,923m ²
Covered Area	About 2,850m ² (About 48%)
Uncovered Area	About 3,073m ² (About 52%)
Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area	 5 1 Not More Than 11m About 2,850m 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	2,800	1	11
S2	General Storage and Site Office	16	1	5
S3	General Storage and Site Office	16	1	5
S4	Meter Room	6	1	5
S5	FSI Water Tank	12	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 5,923 m², 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 “Green Belt (1)” (“GB(1)”), “Residential – Zone 5”, “Amenity”, and an area shown as ‘Road’ on the Yuen Long South (YLS) Revised Recommended Outline Development Plan (RODP) promulgated in May 2020, it is pertinent to note that a significant portion of the “GB(1)” area has been paved for 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. In addition, a 3m setback from the watercourses to the west of the application site is proposed which no structures would be erected on this buffer area to minimize any potential disturbance.
- 5.3.2 Located within the planned 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 “Green Belt (1)” (“GB(1)”), “Residential – Zone 5”, “Amenity” zones and “Road. 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

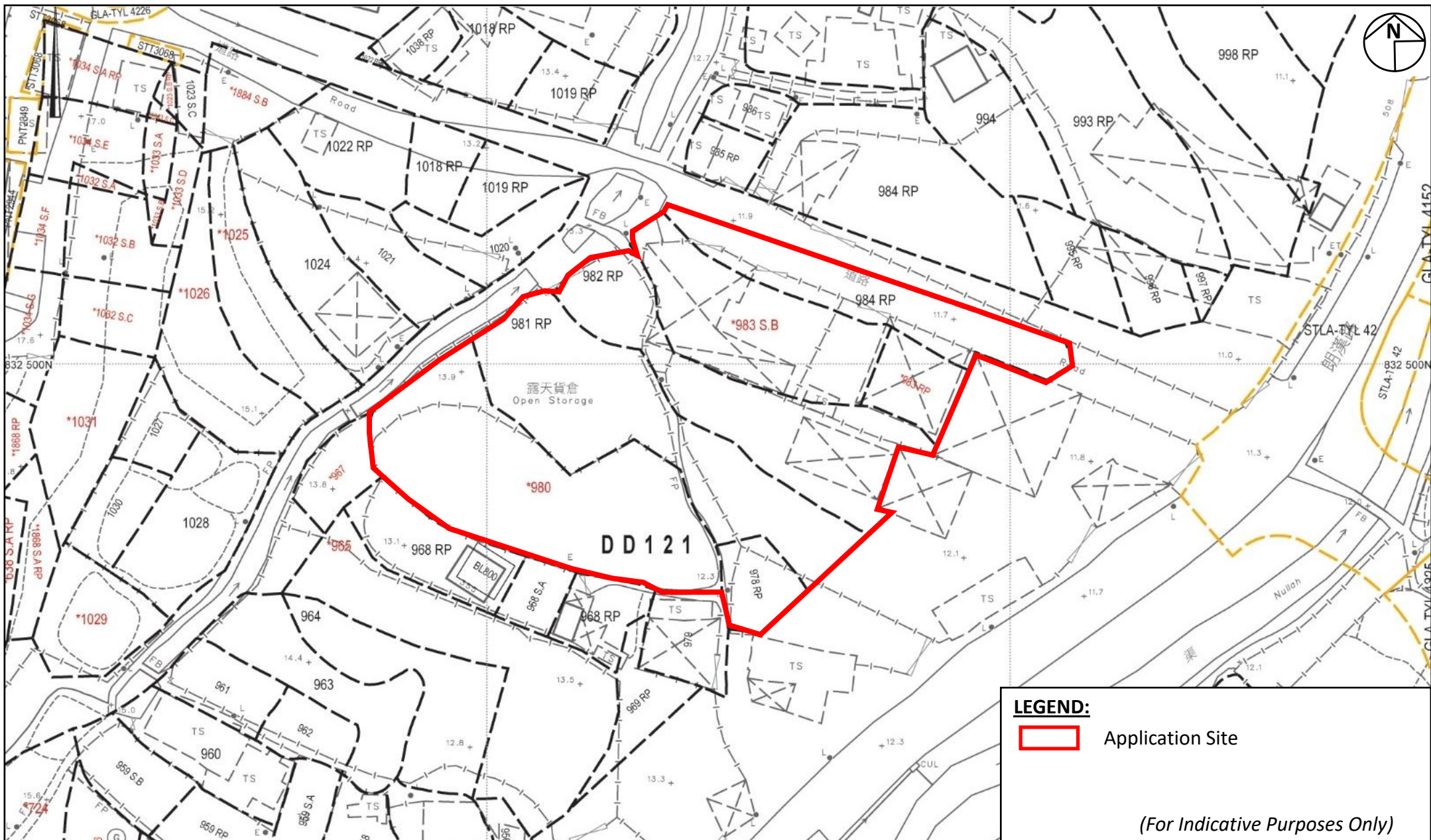
- 5.8.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.2**, no undesirable precedent is expected should the current application be approved.

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

Figure 1	Extract of Lot Index Plan (No. ags_ S00000126958_0001)
Figure 2	Extract of Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Figure 3	Indicative Layout Plan
Figure 4-I	Indicative Plan Showing the Location of Existing Operations
Figure 4-II	Indicative Plan Showing the Location of Existing Operations (Cont'd)



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

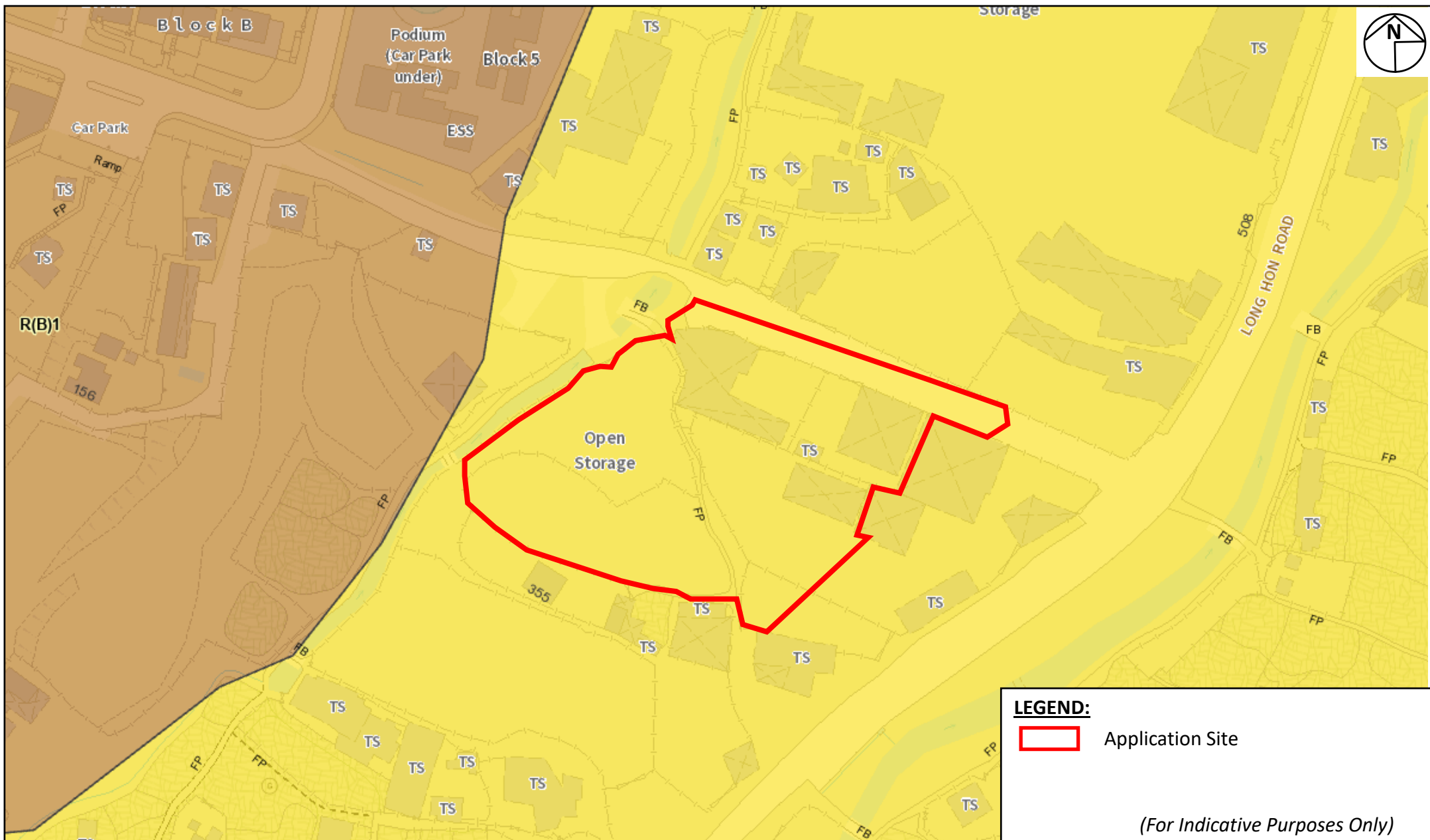
Date:

Jun 2025



AIKON DEVELOPMENT CONSULTANCY LTD.

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



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 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 : 5,923 SQ.M. (ABOUT)
COVERED AREA : 2,850 SQ.M. (ABOUT)
UNCOVERED AREA : 3,073 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
GENERAL STORAGE AND SITE OFFICE
GENERAL STORAGE AND SITE OFFICE
METER ROOM
PUMP ROOM
TOTAL







FLOOR AREA (ABOUT)

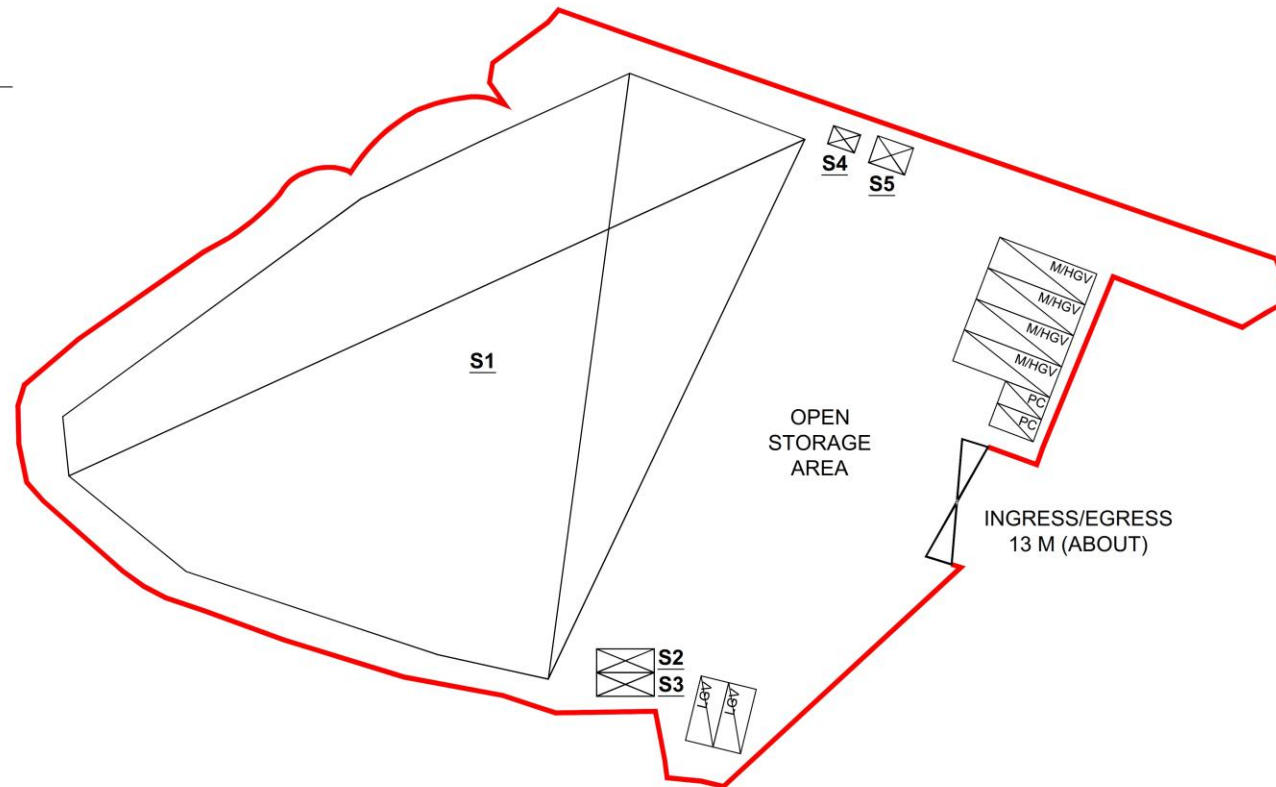
2,800 SQ.M.
16 SQ.M.
16 SQ.M.
6 SQ.M.
12 SQ.M.
2,850 SQ.M.

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)

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:

Indicative Layout Plan

Figure:

3

Scale:

Not to Scale

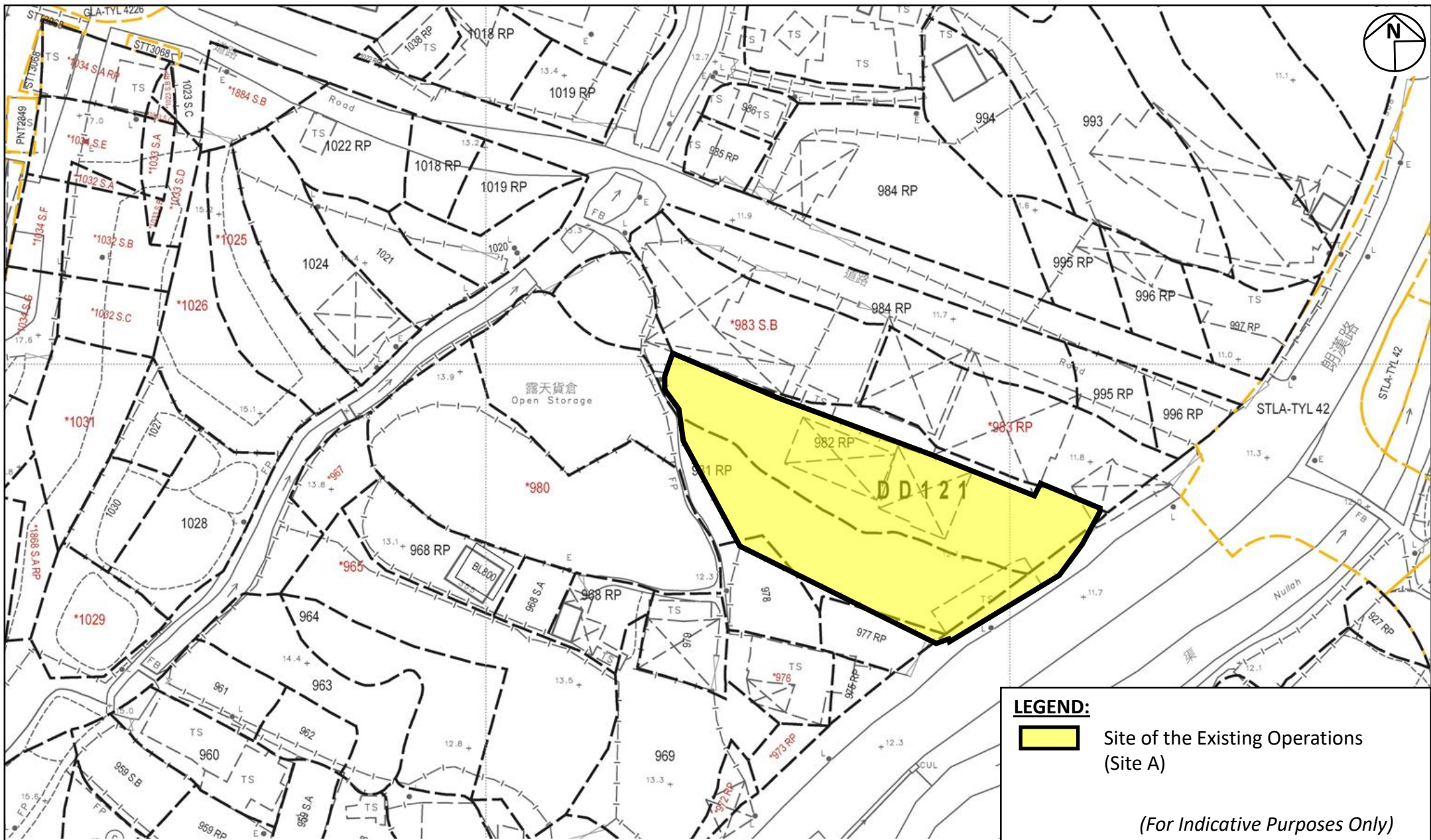
Date:

Jun 2025

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



AIKON DEVELOPMENT CONSULTANCY LTD.



List of Illustration

Illustration 1-I	Photographic Record of Existing Operations (Site A)
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Illustration 1-III	Photographic Record of Existing Operations (Site B)
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



AIKON DEVELOPMENT CONSULTANCY LTD.



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



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 B)

Illustration:
1-III

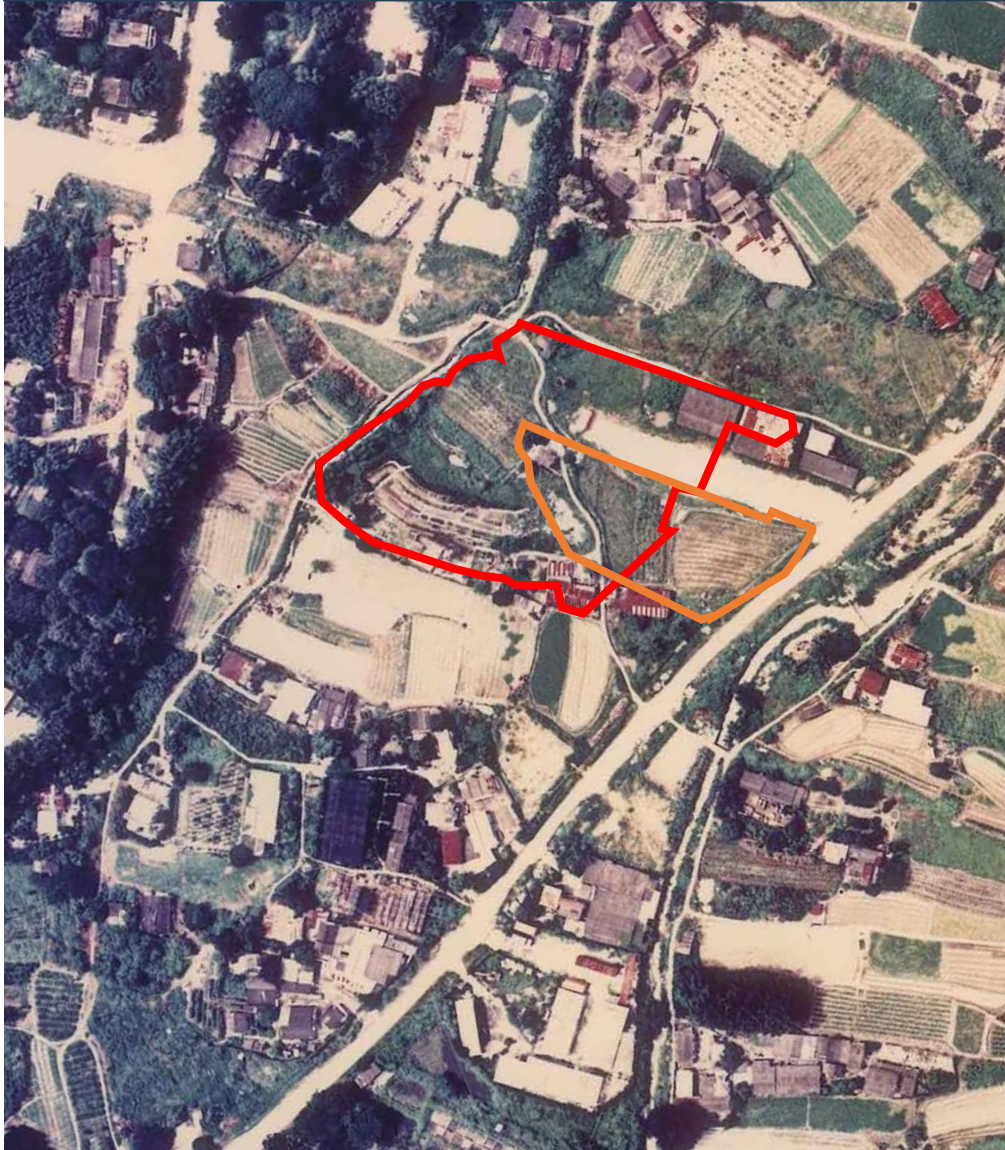
Scale:
Not to Scale

Date:
Jun 2025

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

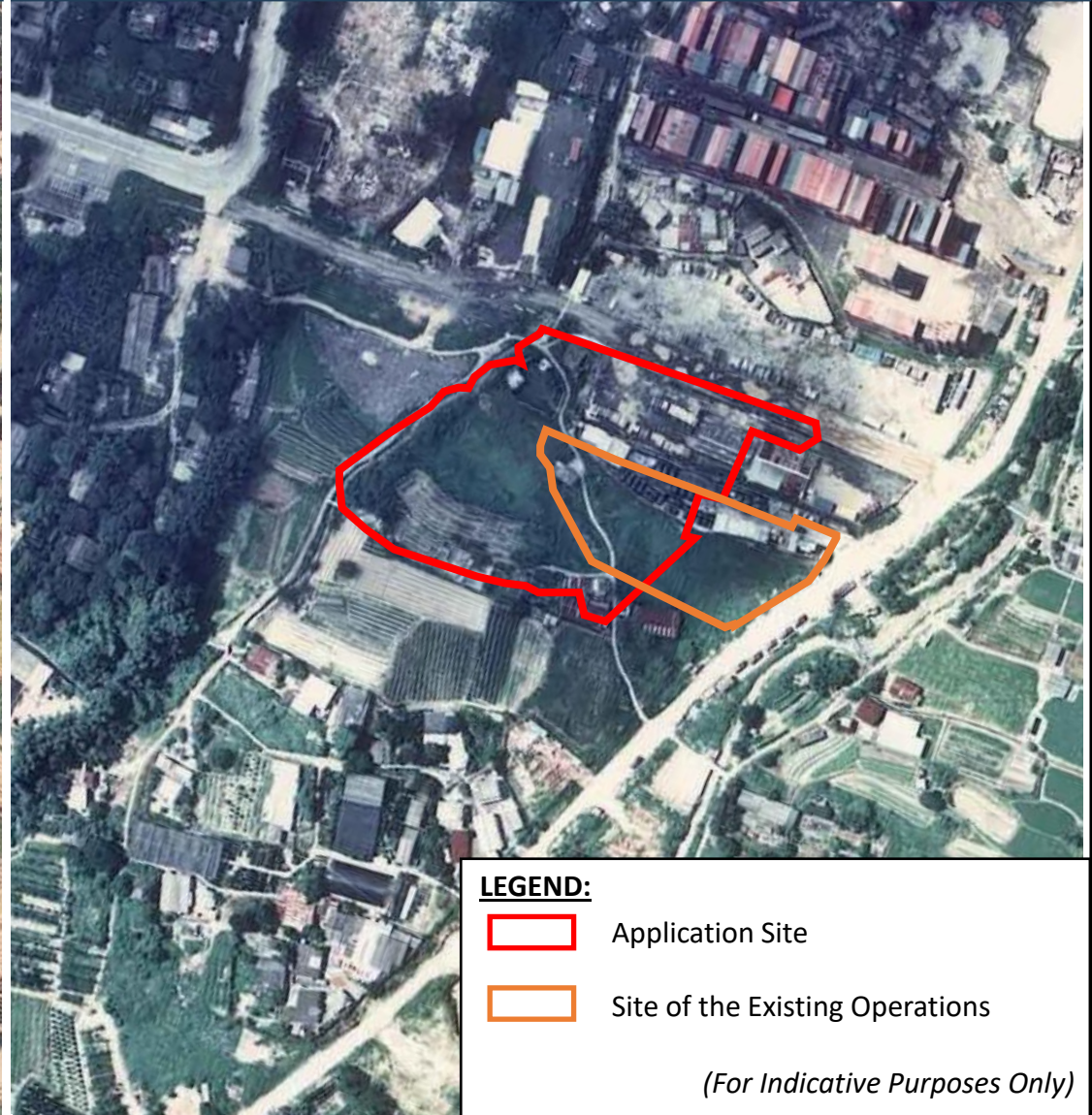
Aerial Photo No. CN2956

(Taken on 17.06.1992)



Aerial Photo No. CN3584

(Taken on 19.06.1993)



LEGEND:



Application Site



Site of the Existing Operations

(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

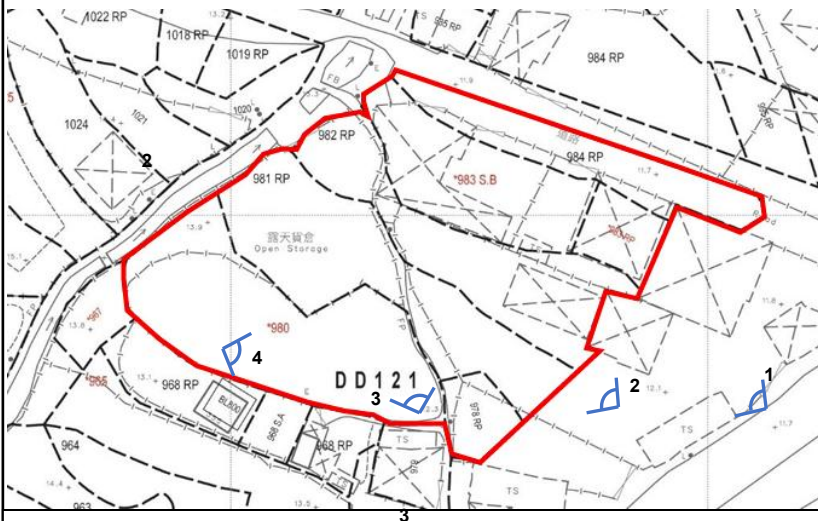
Date:

Jun 2025

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



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

The Application Site

⚡ 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:
Jun 2025



AIKON DEVELOPMENT CONSULTANCY LTD.

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



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 3180 7811.

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 **2,716**sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 **1,970**sq.m ☒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/A**sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 **1,970**sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 **1,970**sq.m ☒About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to 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)

(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／或範圍) <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"/>
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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

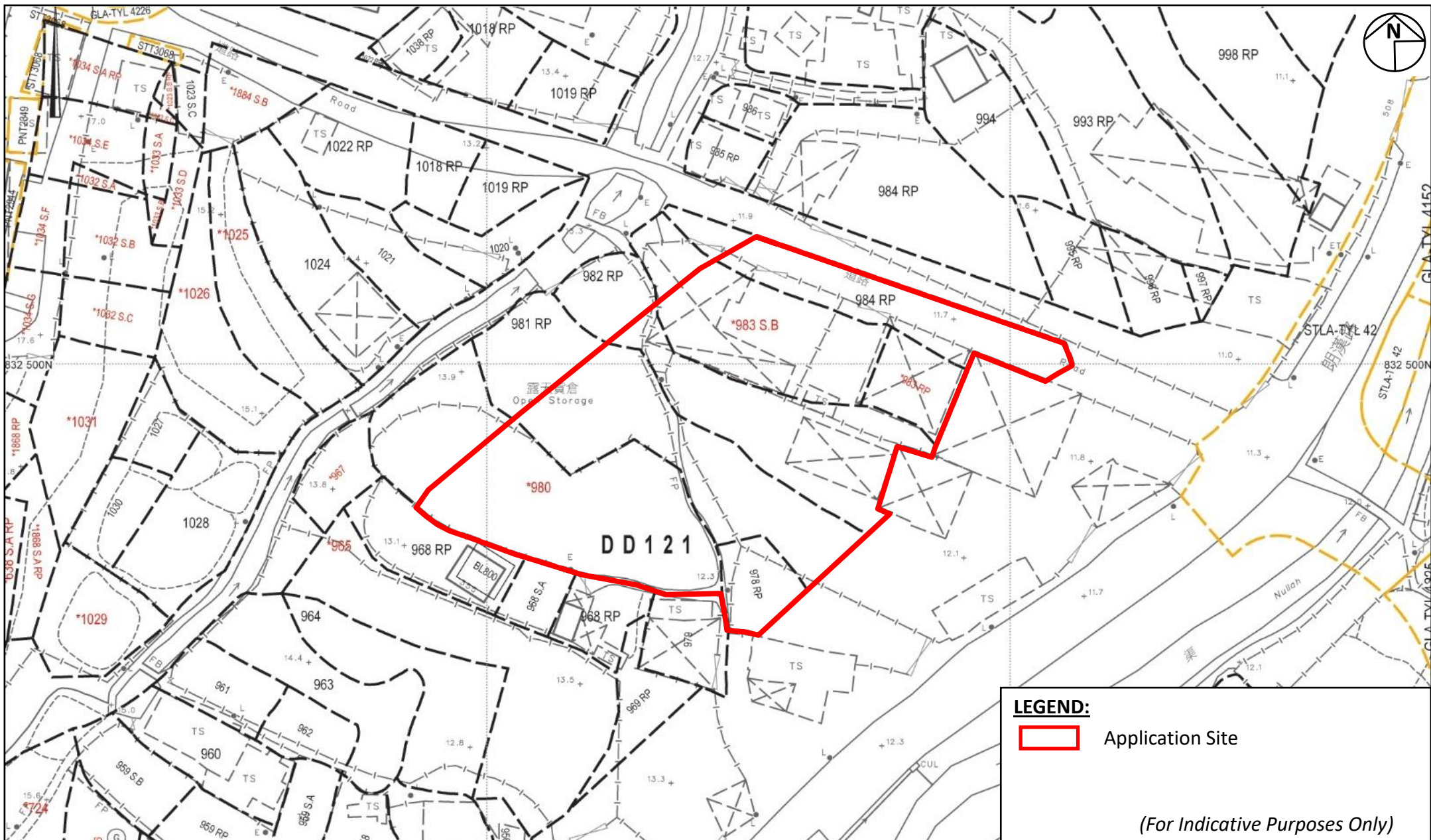
- 5.8.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.2**, no undesirable precedent is expected should the current application be approved.

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

Figure 1	Extract of Lot Index Plan (No. ags_ S00000126958_0001)
Figure 2	Extract of Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Figure 3	Indicative Layout Plan
Figure 4-I	Indicative Plan Showing the Location of Existing Operations
Figure 4-II	Indicative Plan Showing the Location of Existing Operations (Cont'd)



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

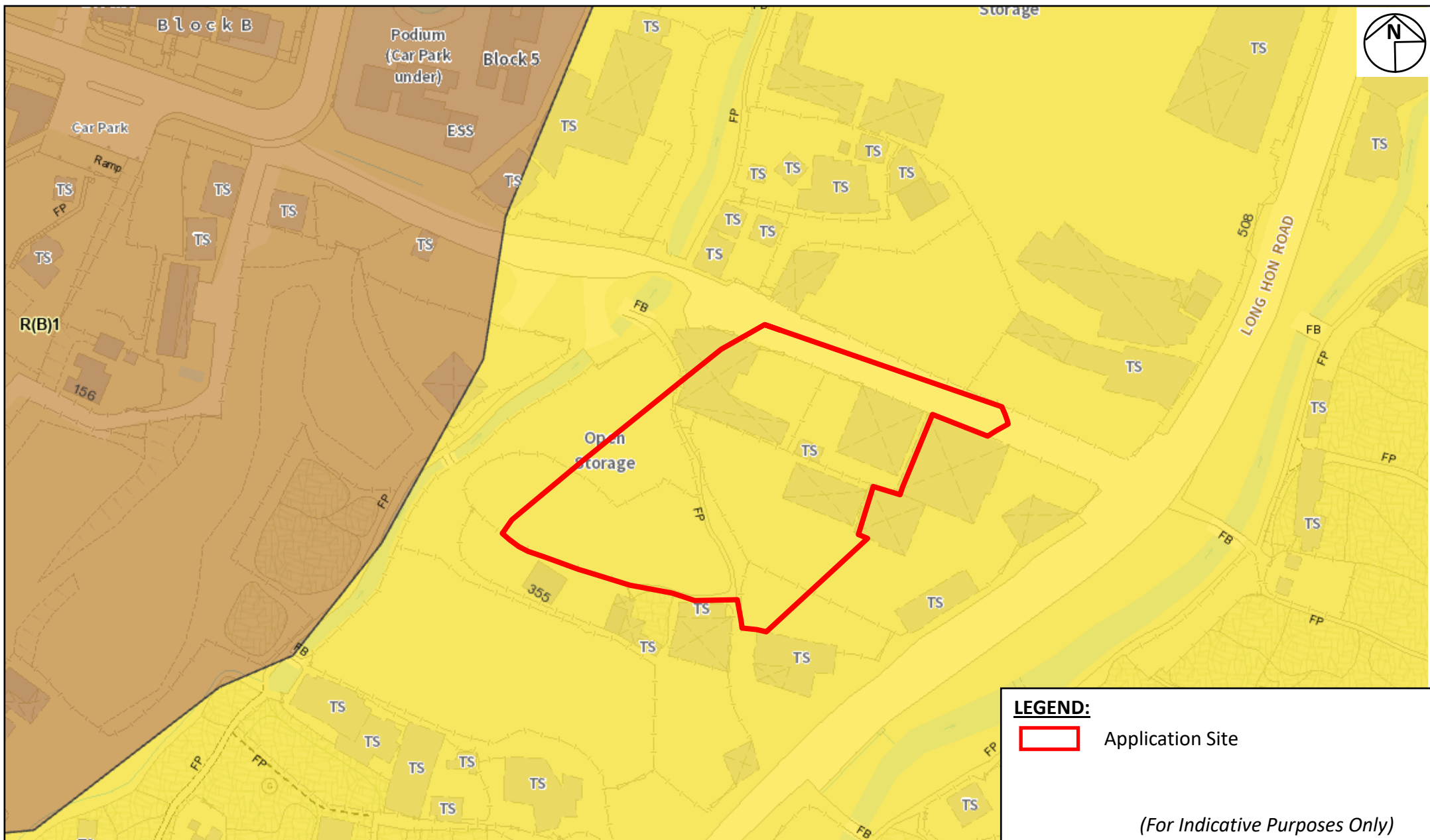
Date:

Aug 2025

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



AIKON DEVELOPMENT CONSULTANCY LTD.



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

Figure:

2

Scale:

Not to Scale

Date:

Jun 2025



AIKON DEVELOPMENT CONSULTANCY LTD.

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)

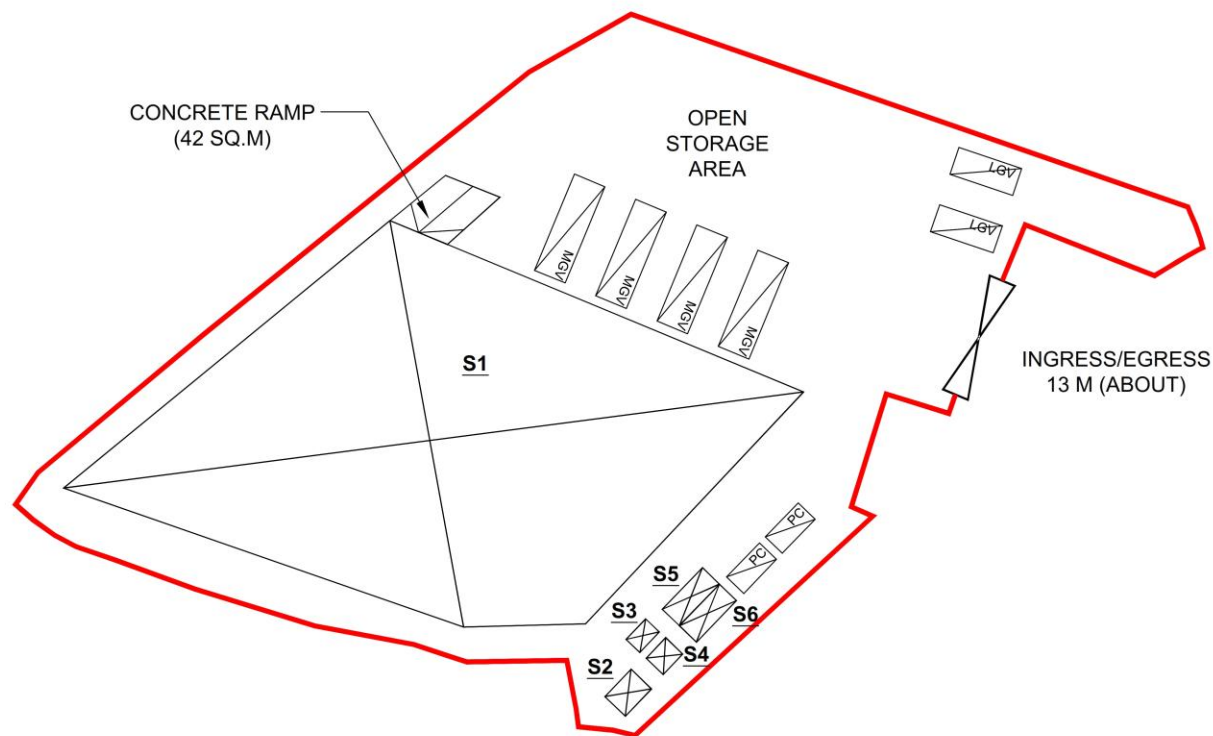
5M (NOT MORE THAN) (1-STOREY)

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

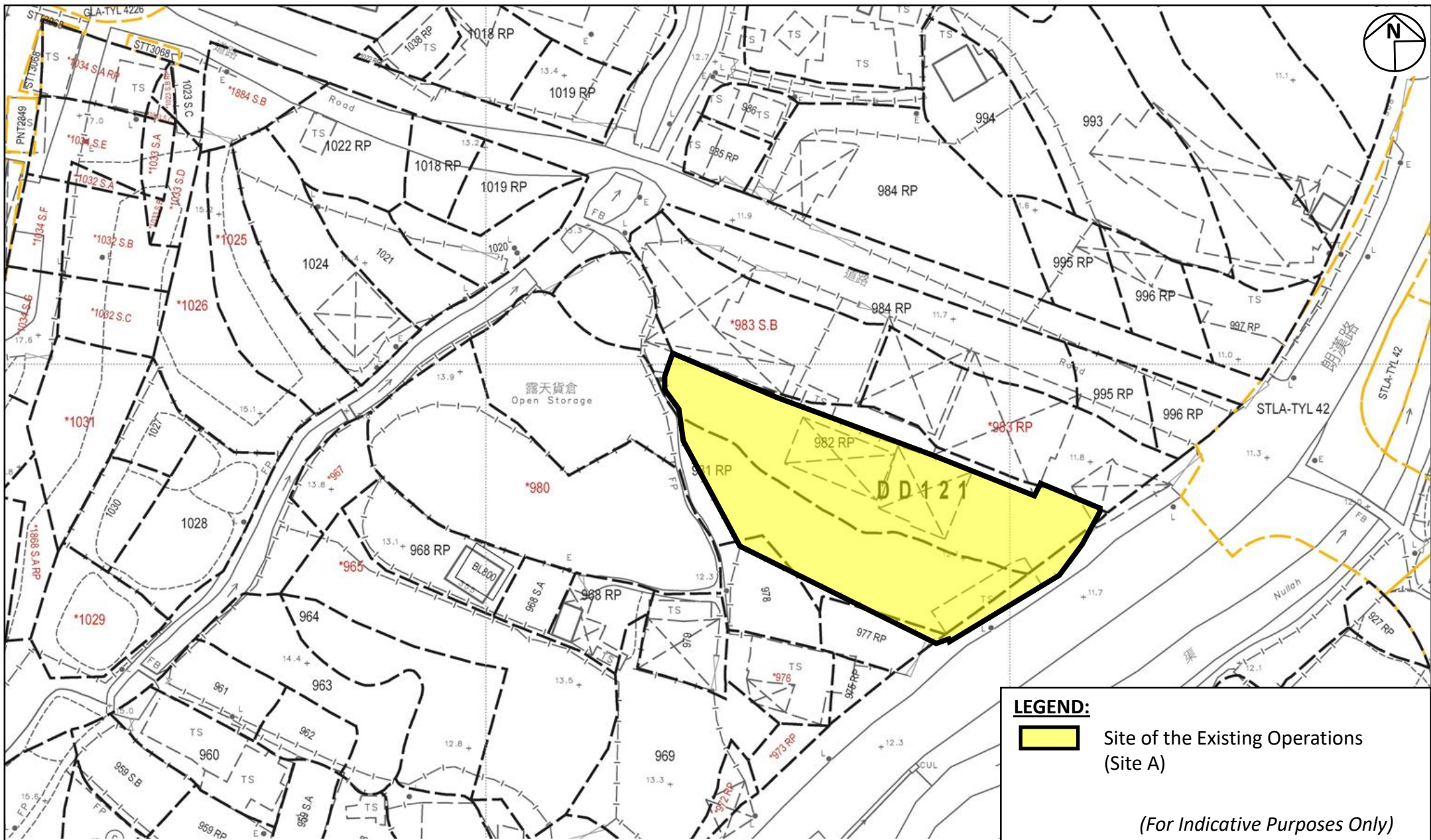
Date:

Aug 2025

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



AIKON DEVELOPMENT CONSULTANCY LTD.



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



AIKON DEVELOPMENT CONSULTANCY LTD.

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

List of Illustration

Illustration 1-I	Photographic Record of Existing Operations (Site A)
Illustration 1-II	Photographic Record of Existing Operations (Site A) (Cont'd)
Illustration 1-III	Photographic Record of Existing Operations (Site B)
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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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 B)

Illustration:
1-III

Scale:
Not to Scale

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

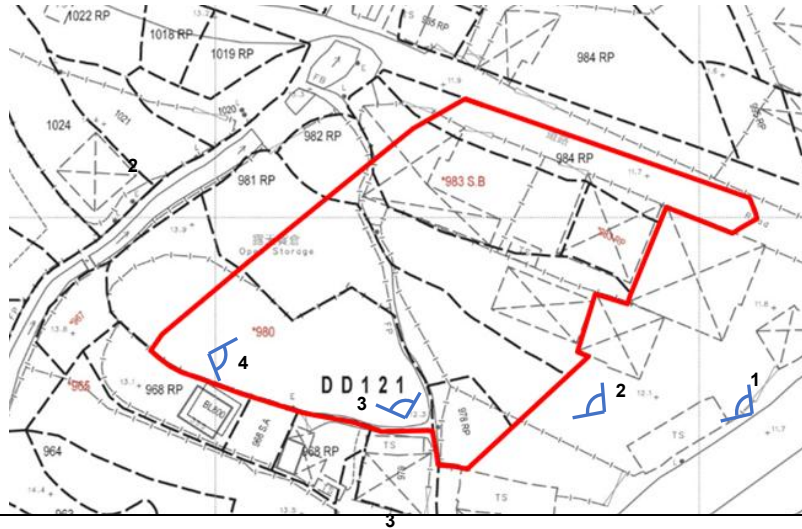
Date:

Aug 2025

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



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LEGEND:

The Application Site Ⓟ 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



AIKON DEVELOPMENT CONSULTANCY LTD.



Date : 14th October, 2025
Our Ref. : ADCL/PLG-10311/L006

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 our submission and would like to provide clarifications to facilitate considerations by the Planning Department and the Town Planning Board.

The application site is accessible via Long Hon Road, with access designed to bypass existing brownfield operations managed by current operators (see **Figure 5**). Due to land resumption scheduled for May 2025 for Yuen Long South Development, the existing brownfield operations are required to be set back from Long Hon Road. To facilitate the relocation of these brownfield activities, the applicant has entered into a Memorandum of Understanding with the current operators (see attached) and submitted the current application. Upon approval of the current application, the existing structures along the vehicular access on the resumed area will be demolished by the current operators to accommodate access for the proposed use.

The open storage area is approximately 650m² for storage of constructions materials and equipment (such as cement products, metal/steal products, compactors, bulldozers).

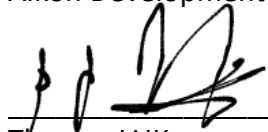
It is clarified that the vehicle repair workshop intends to provide services for routine maintenance and mechanical repair for Medium/Heavy Goods Vehicles. The vehicle repair workshop will feature an adequately sized unit equipped with all essential facilities and services necessary for vehicle repairs and maintenance. The applicant will ensure the operation of the vehicle repair workshop complies with the requirements under existing environmental pollution control ordinances, including the Water Pollution Control Ordinance and the Waste Disposal Ordinance.

In addition, a local access to the north of the application site will be maintained for local villagers. The applicant submits the current application alongside planning application no. A/YL-TYST/1330, which intends to entirely relocate brownfield operations within private lots. It is the intention to adjust the boundary fencing while maintaining local access between Lot 984 RP with a minimum width of 6m (refer to **Illustration 4**), ensuring that access to the inner lots remains undisturbed. Since both application sites will be managed by the same applicant, once the current application is approved, the applicant will set back the existing boundary fencing concerning planning application no. A/YL-TYST/1330 to the north, ensuring that local access is provided at all times.

Page 1 of 2

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at 3180 7811.

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



Thomas LUK

Encl.

朗漢有限公司 與 金輝機械工程有限公司

共同簽訂的諒解備忘錄

本諒解備忘錄（下稱「備忘錄」）由 朗漢有限公司（下稱「甲方」）與 金輝機械工程有限公司（下稱「乙方」）（甲方及乙方以下合稱「雙方」）於 2025 年 4 月 1 日簽訂。

雙方考慮到： 新界元朗唐人新村丈量約份第 121 約地段第 980 號、第 981 號餘段、第 982 號餘段、第 983 號 B 分段、第 983 號餘段、第 984 號餘段（部分）、第 978 號餘段

(1) 甲方為（地址： 新界元朗唐人新村丈量約份第 121 約地段第 981 號餘段及第 982 號餘段）（下稱「新地盤」）之現行租用者；

(2) 乙方為（地址： 新界元朗唐人新村丈量約份第 121 約地段第 981 號餘段及第 982 號餘段）（下稱「舊地盤」）作 露天存放建築機械及物料 及汽車修理工場 之現行作業者。受元朗南發展相關之修地安排影響，乙方未來將難以繼續在舊地盤進行進行作業。乙方有意重置其現時位於舊地盤內 露天存放建築機械及物料 及汽車修理工場 作業至其他地盤以確保有穩定且充足的土地繼續其日常業務；以及

(3) 甲方擬根據《城市規劃條例》（第131章）第16條提出規劃許可申請（下稱「規劃申請」），擬議在新地盤（下稱「申請地點」）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）。雙方合意在規劃申請批准後，並於規劃許可生效期間，甲方將申請地點租予乙方作（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）。

鑒於上述考慮，雙方根據備忘錄達成以下共同協議：

(4) 甲方同意在取得規劃許可後及於規劃許可生效期間，在申請地點作（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），並依從租賃協議內的條款及條件容許乙方租用申請地點作（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））。該租賃協議有待雙方在進一步同意下另行訂立；以及

(5) 乙方同意在甲方取得申請規劃許可後及規劃許可生效期間，依從租賃協議內的條款及條件租用申請地點。該租賃協議有待雙方在進一步同意下另行訂立。

茲見證備忘錄於文首所注年份日期有雙方妥為簽署並生效。



代表甲方：朗漢有限公司
商業登記號碼：[REDACTED]

[Signature]



代表乙方：金輝機械工程有限公司
商業登記號碼：[REDACTED]

[Signature]

朗漢有限公司 與 嘉美汽車服務

共同簽訂的諒解備忘錄

本諒解備忘錄（下稱「備忘錄」）由 朗漢有限公司 （下稱「甲方」）與 嘉美汽車服務（下稱「乙方」）（甲方及乙方以下合稱「雙方」）於 2025 年 4 月 1 日簽訂。

雙方考慮到：

新界元朗唐人新村丈量約份第 121 約地段第 980 號、第 981 號餘段、第 982 號餘段、第 983 號 B 分段、第 983

(1) 甲方為（地址：號餘段、第 984 號餘段（部分）、第 978 號餘段）（下稱「新地盤」）之現行租用者；

(2) 乙方為（地址：新界元朗唐人新村丈量約份第 119 約地段第 1670 號餘段（部分））（下稱「舊地盤」）作
（露天存放建築機械及物料及汽車修理工場）之現行作業者。受元朗南發展相關之修地安排影響，乙方未來將難以繼續在舊地盤進行進行作業。乙方有意重置其現時位於舊地盤內（露天存放建築機械及物料及汽車修理工場）作業至其他地盤以確保有穩定且充足的土地繼續其日常業務；以及

(3) 甲方擬根據《城市規劃條例》（第 131 章）第 16 條提出規劃許可申請（下稱「規劃申請」），擬議在新地盤（下稱「申請地點」）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）。雙方合意在規劃申請批准後，並於規劃許可生效期間，甲方將申請地點租予乙方作（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）。

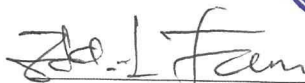
鑒於上述考慮，雙方根據備忘錄達成以下共同協議：

(4) 甲方同意在取得規劃許可後及於規劃許可生效期間，在申請地點作（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），並依從租賃協議內的條款及條件容許乙方租用申請地點作（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））。該租賃協議有待雙方在進一步同意下另行訂立；以及

(5) 乙方同意在甲方取得申請規劃許可後及規劃許可生效期間，依從租賃協議內的條款及條件租用申請地點。該租賃協議有待雙方在進一步同意下另行訂立。

茲見證備忘錄於文首所注年份日期有雙方妥為簽署並生效。





代表 甲方: 朗漢有限公司
商業登記號碼: [REDACTED]





代表 乙方: 嘉美汽車服務
BR No.: [REDACTED]

**Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)**

1. On 14.4.2023, 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) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, 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. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications 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). 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. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, 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; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, 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. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice from the Drainage Services Department should be sought on this aspect if in doubt;
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Previous Applications covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/103	Temporary Container Trailer Park for a Period of 3 Years	16.6.2000	(1), (2), (3), (4), (5)
2	A/YL-TYST/124	Temporary Container Tractor/Trailer Park for a Period of 2 Years	16.3.2001	(1), (2), (3), (4), (6)
3	A/YL-TYST/585	Temporary Open Storage of Metal, Scrap Iron and Containers for a Period of 3 Years	31.8.2012 [upon review]	(1), (5), (7)

Rejection Reason(s):

- (1) Not in line with the planning intention of the “R(D)” zone.
- (2) Not compatible with the nearby village house and the residential developments.
- (3) Insufficient information in the submission to demonstrate that the development would not generate adverse environmental/drainage impacts on the surrounding areas.
- (4) No information in the submission to demonstrate why suitable sites within the “Undetermined” zone on the OZP cannot be made available for the development.
- (5) Setting undesirable precedent.
- (6) The current environmental and traffic conditions associated with the access track to the application site are already deteriorating. Approving the application would result in a further degradation of the environmental and traffic conditions of the area.
- (7) Not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E).

**Similar Application within/straddling the “R(D)” Zone
on the Tong Yan San Tsuen OZP since 2020**

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/1234	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	10.11.2023 [revoked on 10.5.2025]

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering perspective; and
- the local track road leading to the application site (the Site) is not under her purview.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No adverse comment on the application.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the development from the public drainage point of view; and
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the submission, implementation and maintenance of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

3. Fire Safety

Comments of the Director of Fire Services (D of FS):

No in-principle objection to the application subject to fire service installations being provided to his satisfaction.

4. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- it is noted that six structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized

building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

5. Long-Term Development

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan of YLS New Development Area (NDA) promulgated in May 2020, the Site falls within an area zoned “Residential – Zone 5”; and
- the objective of YLS NDA 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. It is noted that the application is for temporary use for a period of three years. In considering the application for temporary use, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

(b) Comments of the Project Manager (West) (PM(W)), CEDD:

No objection to the application.

6. District Officer’s Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office did not receive any feedback from locals.

7. Other Departments

The following departments have no comment on/no objection to the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Director of Electrical and Mechanical Engineering (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to liaise with the locals to address their concerns relating to the development;
- (c) prior planning permission should have been obtained before commencing the applied uses at the Site;
- (d) the planning permission is given to the development/uses under application. It does not condone any other development/uses (i.e. parking of heavy vehicles) which currently exist on the Site but not covered by the application. Immediate action should be taken to discontinue such development/uses not covered by the permission;
- (e) the Site should be kept in a clean and tidy condition at all times;
- (f) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by his department. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered; and
 - (ii) the programme of Yuen Long South (YLS) Development should be taken into account when drawing up the STW boundary and layout of structures to be built on site. All STWs affected will have to be terminated upon land resumption and the Site will be cleared in accordance with the Civil Engineering and Development Department's (CEDD) scheduled programme;
- (g) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
 - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the section of Long Hon Road adjacent to the Site is not maintained by his office and HyD shall not be responsible for the maintenance of any access road connecting the Site with Long Hon Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (i) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding areas;
 - (ii) appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 ‘Construction Site Drainage’ should be implemented to minimise any potential environmental impacts on nearby water bodies during the construction of the project;
 - (iii) all workshop activities shall be conducted within solid structures equipped with a mechanical ventilation system;
 - (iv) the proposed 3m-tall noise barrier shall be with a surface density of equal to or more than 10kg/m² along the site boundary of the Site to minimise any noise nuisances on the nearby sensitive uses;
 - (v) licensed collectors should be arranged to collect the sewage and waste from the Site for disposal; and
 - (vi) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of proposed FSIs to be installed should be clearly marked on the layout plans, and good practice guidelines for open storage (**Appendix VII** of this RNTPC Paper) should also be adhered to; and
 - (iii) if any structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is in the vicinity of an existing stream course. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the stream course;
 - (ii) all the proposed works in the vicinity of the stream course should not create any adverse drainage impacts, both during and after construction;
 - (iii) proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction; and
 - (iv) for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant should be required to seek comment from relevant departments and submit relevant technical assessment(s) as necessary;

- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the BO and should not be designated for any applied uses under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (m) to note the comments of the Project Manager (West) (PM(W)), CEDD that based on the preliminary project boundary of the proposed YLS New Development Area, the Site falls within the boundary of the proposed YLS New Development Area – Third Phase Development. The YLS New Development Area would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS New Development Area – Third Phase Development is being formulated.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TYST/1323

意見詳情 (如有需要，請另頁說明)

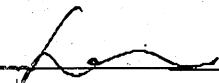
Details of the Comment (use separate sheet if necessary)

由於申請的地點位於一條私人道路通往
朗漢路，規劃署及路政署，應開闢另一條
道路(見附圖)，以方便輕型車輛進出唐人新
村至朗漢路。

「提意見人」姓名/名稱 Name of person/company making this comment

唐人新村代表

簽署 Signature



日期 Date

22/07/2025

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.


何珮玲主席:

**新界元朗唐人新村丈量約份第 121 約地段第 978 號餘段、
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 號餘段及第 984 號餘段(部分)
擬議臨時汽車維修工場及露天存放建築機械及物料連附屬設施
(為期 3 年)
(申請編號: A/YL-TYST/1323)**

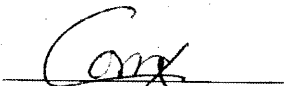
由於上述規劃申請地點有部份土地(DD 121 Lot 984 RP)是村民使用多年的道路，俗稱「鬼鼠路」，是連接唐人新村路及沙井路通往朗漢路的必經之路，我們要求政府保留此道路以解決現時元朗南發展期間造成的交通阻塞，疏導前往唐人新村的交通，令車輛直接由朗漢路進出唐人新村，而不需要經朗天路轉出青山公路，避免車輛行駛經常交通擠塞的朗天路。

因此，我們現特致函向 貴委員會提出意見，懇請 貴委員會保留該段道路，附圖中黃色部分是擬建新道路。

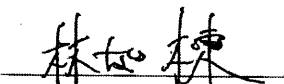
唐人新村(一)村代表：


周錦明 (身份證:)

唐人新村(二)村代表：


鄧喬年 (身份證:)

唐人新村(三)村代表：


林如棟 (身份證:)

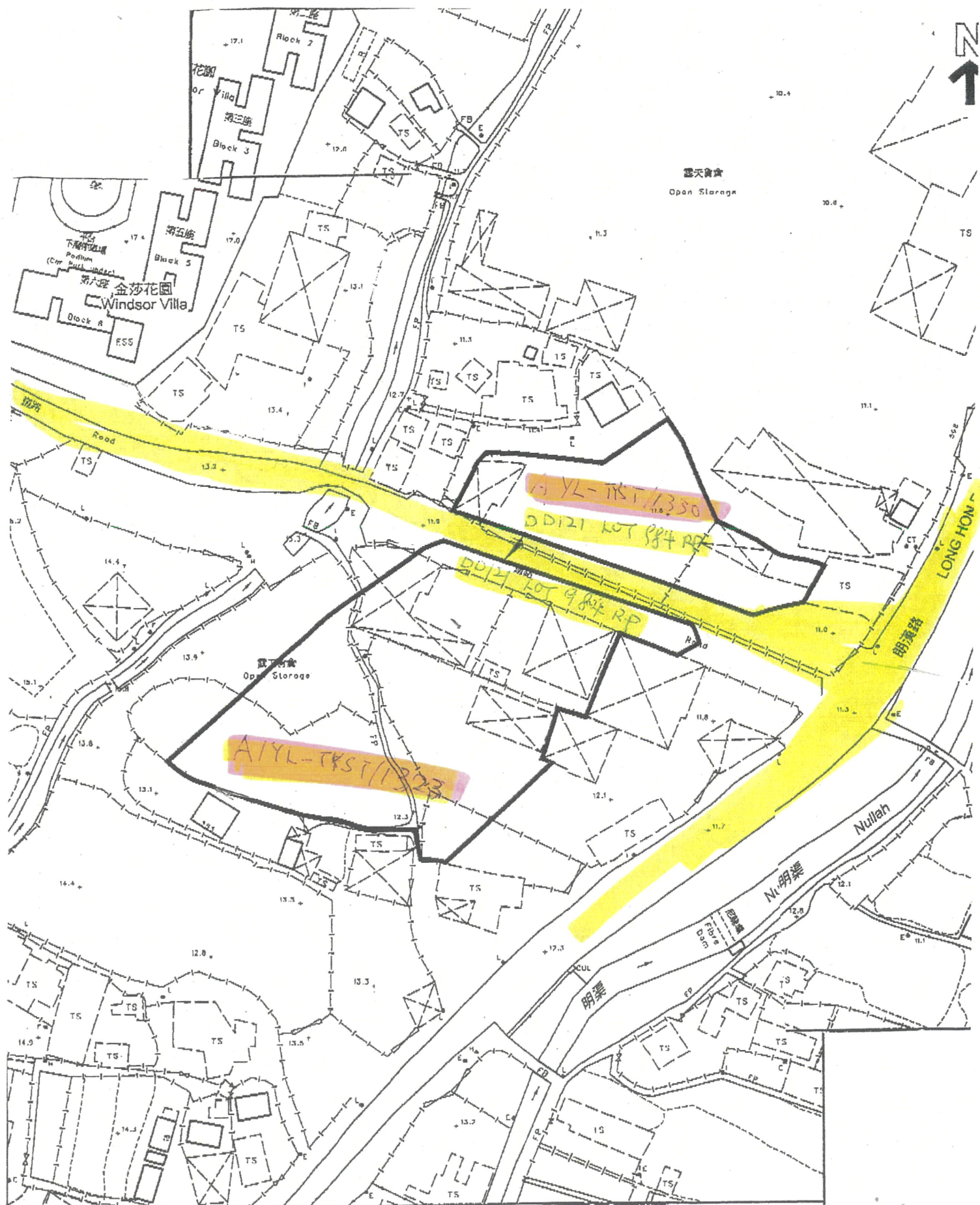
附圖

聯絡地址：

聯絡電話：

2025 年 9 月 4 日





☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From:
Sent: 2025-07-22 星期二 02:28:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TYST/1323 DD 121 Tong Yan San Tsuen

A/YL-TYST/1323

Lots 978 RP, 980, 981 RP, 982 RP, 983 S.B, 983 RP and 984 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long

Site area: About 5,923sq.m

Zoning: "Res (Group D)"

Applied use: Vehicle Repair Workshop / Open Storage / 8 Vehicle Parking

Dear TPB Members,

Strong Objections. While the lots have been used for brownfield there is no record of approval of such use. Was any enforcement action taken?

The site is very close to a number of residential compounds and the planning intention for the area, as described at the Ton Yan OZP meeting, is to progressively extend the residential area south. This is why the area is Cat 3. A substantial part of the district was allocated to accommodate logistics and port back up operations.

Approving the relocation of brownfield operations to this area and the construction of new workshops will create obstacles to the approved plans as another round of resumption and relocation will be the outcome.

Members should question what gain is there for the community in the constant cycle of poorly planned development.

Expediency cannot be the core focus of the planning process. The application should be rejected.

Mary Mulvihill

From:
Sent: 2025-09-07 星期日 03:00:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-TYST/1323 DD 121 Tong Yan San Tsuen

Dear TPB Members,

"The application site has a total area of about 4,686m²', so how come the application was not withdrawn?

This is not an insignificant difference in site area.

Previous objection relevant and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 22 July 2025 2:28 AM HKT
Subject: A/YL-TYST/1323 DD 121 Tong Yan San Tsuen

A/YL-TYST/1323

Lots 978 RP, 980, 981 RP, 982 RP, 983 S.B, 983 RP and 984 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long

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Mary Mulvihill

Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non- Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage / recycling site.