

2025 -10- 0 6

This document is received on
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/zh/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

2502012

2025.9.2 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-TYST/1337
	Date Received 收到日期	2025-10-06

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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 Cosmos Gem Limited (金信寶有限公司)	
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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
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)	Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B & 1322 (Part) in D.D.119, Yuen Long, N.T.
(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 5,080 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 737 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil 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 (OZP) No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group C)' ('R(C)')
(f) Current use(s) 現時用途	Open storage of construction machinery & construction materials (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 _____ (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
13.8.2025 to 27.8.2025 (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 27.8.2025 (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

位於鄉郊地區土地上及/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, please proceed to Part (B)).

(如屬位於鄉郊地區臨時用途/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 and Warehouse for Storage of Construction Machinery and Construction Materials 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 4,403sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 677sq.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 NAsq.m ☒ About 約Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 737sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 Not more than 737sq.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)

Structure 1 to 4: Storage (Not exceeding 6m, 1 storey), Structure 5: Site office (Not exceeding 7m, 2 storey), Structure 6: Electricity meter room & toilet (Not exceeding 3.5m, 1 storey)

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 Nil

Motorcycle Parking Spaces 電單車車位 Nil

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil

Others (Please Specify) 其他 (請列明) NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 Nil

Coach Spaces 旅遊巴車位 Nil

Light Goods Vehicle Spaces 輕型貨車車位 Nil

Medium Goods Vehicle Spaces 中型貨車車位 1 space of 11m x 3.5m (MGV & HGV)

Heavy Goods Vehicle Spaces 重型貨車車位 Nil

Others (Please Specify) 其他 (請列明) NA

Proposed operating hours 擬議營運時間 9:00a.m. to 5:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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)) Vehicular access from Kung Um 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)	
	No 否	<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, 請另頁表示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 type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" 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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input 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 checked="" 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?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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)
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.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/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。

1. The application site is in close proximity to other open storage yards with planning permission.
2. Insufficient supply to meet exigent open storage and warehouse demand in Tong Yan San Tsuen.
3. The application site is subject to a previous planning permission also for open storage use approved in 2024. There is no change in planning circumstance since the approval of the last planning permission No. A/YL-TYST/1259.
4. The application site is classified as 'Category 2 Area' according to the Town Planning Board Guidelines for application for open storage and port back-up uses under section 16 of Town Planning Ordinance (TPB PG-No. 13G) of which open storage and port-back uses would be considered if no objection is received from Government departments.
5. The proposed use (i.e. open storage use) is an inert use and it would not affect the surrounding environment.
6. Minimal traffic impact. Estimated traffic generation has been submitted.
7. Insignificant noise and environmental impacts especially that no operation will be held during sensitive hours.
8. Adjacent land has been approved for open storage and warehouse purpose such as A/YL-TYST/1235.
9. No container tractor/trailer will allow to access/park at the application site.
10. No workshop activity is proposed at the application site.
11. The applicant intends to store concrete cubes and construction machinery for the use of work site near the application site.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

28/8/2025

(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

- 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。
- 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。
- 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B & 1322 (Part) in D.D.119, Yuen Long, N.T.
Site area 地盤面積	5,080 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
Zoning 地帶	'Residential (Group C)' ('R(C)')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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 and Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	737 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.145 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than m 米 不多於)
		NA	<input type="checkbox"/> (Not more than Storeys(s) 層 不多於)
	Non-domestic 非住用	7	<input checked="" type="checkbox"/> (Not more than m 米 不多於)
		2	<input checked="" type="checkbox"/> (Not more than Storeys(s) 層 不多於)
(iv) Site coverage 上蓋面積	13.32 % <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		0
	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) NA		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) NA		0 0 0 1 (MGV & HGV) 0

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"/>
Site plan, access plan and proposed drainage plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Estimated traffic generation		
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。

Proposed Temporary Open Storage and Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years

at

Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B & 1322 (Part) in D.D.119, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is accessible via a vehicular access leading from Kung Um Road. Having mentioned that the site is intended for open storage with ancillary workshop only, traffic generated by the proposed development is not significant
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

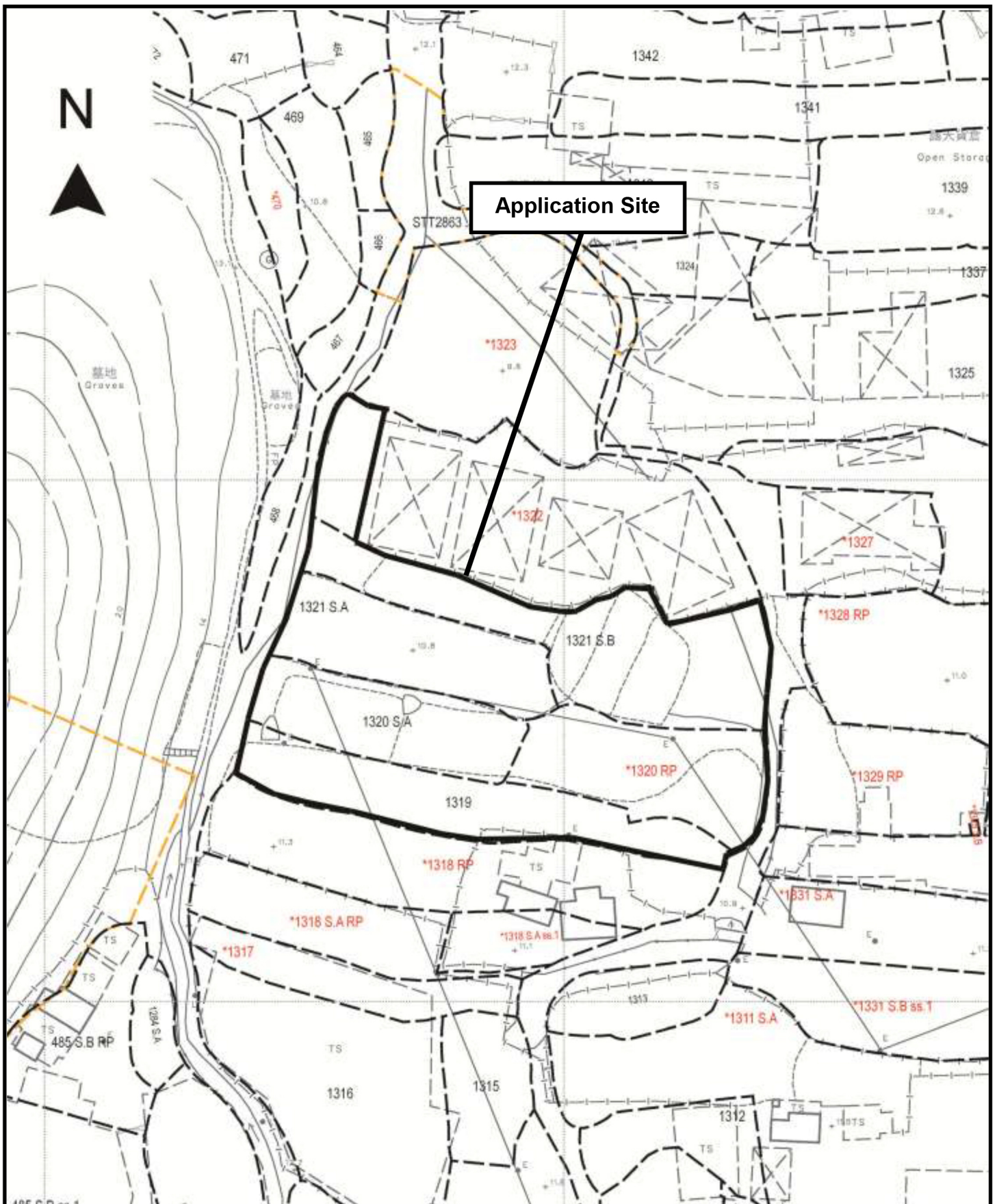
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Medium/ heavy goods vehicle	0.5	0.5	0	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 5:00 p.m. from Mon days to Saturdays. No operation will be held on Sundays and public holidays.

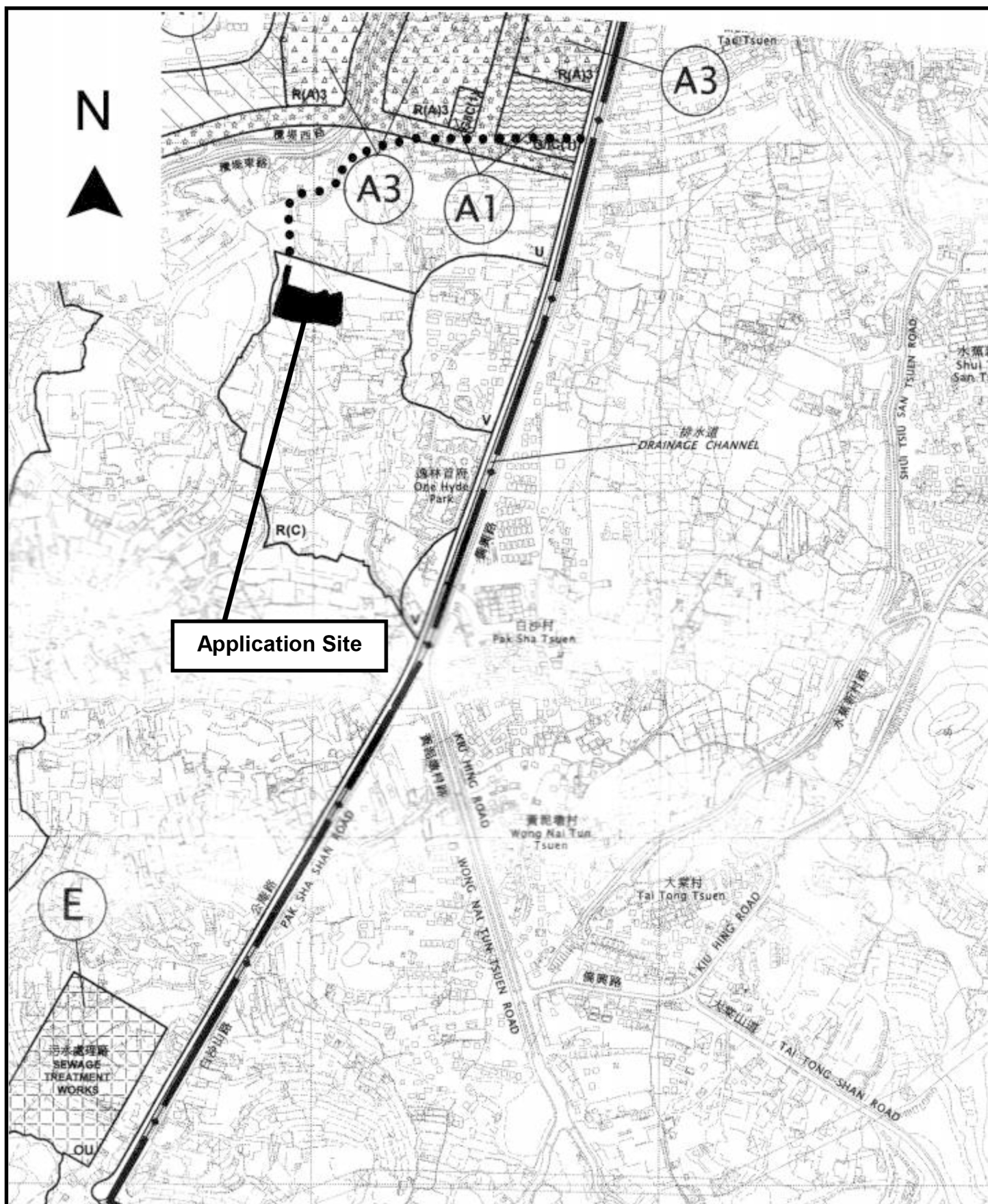
Note 2: The pcu of medium goods vehicle is taken as 2.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Kung Um Road especially that the application site is not a green site development. It is subject to a previous planning permission since 2024 approved for similar open storage use.
- 1.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the warehouse and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Kung Um Road and nearby road networks.



<p>Project 項目名稱:</p> <p>Proposed Temporary Open Storage & Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years at Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B & 1322 (Part) in D.D.119, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Site Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 1</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:1000</p>
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Project 項目名稱:

Proposed Temporary Open Storage & Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years at Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B & 1322 (Part) in D.D.119, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Remarks 備註:

●●● Vehicular access leading from Kung Um Road

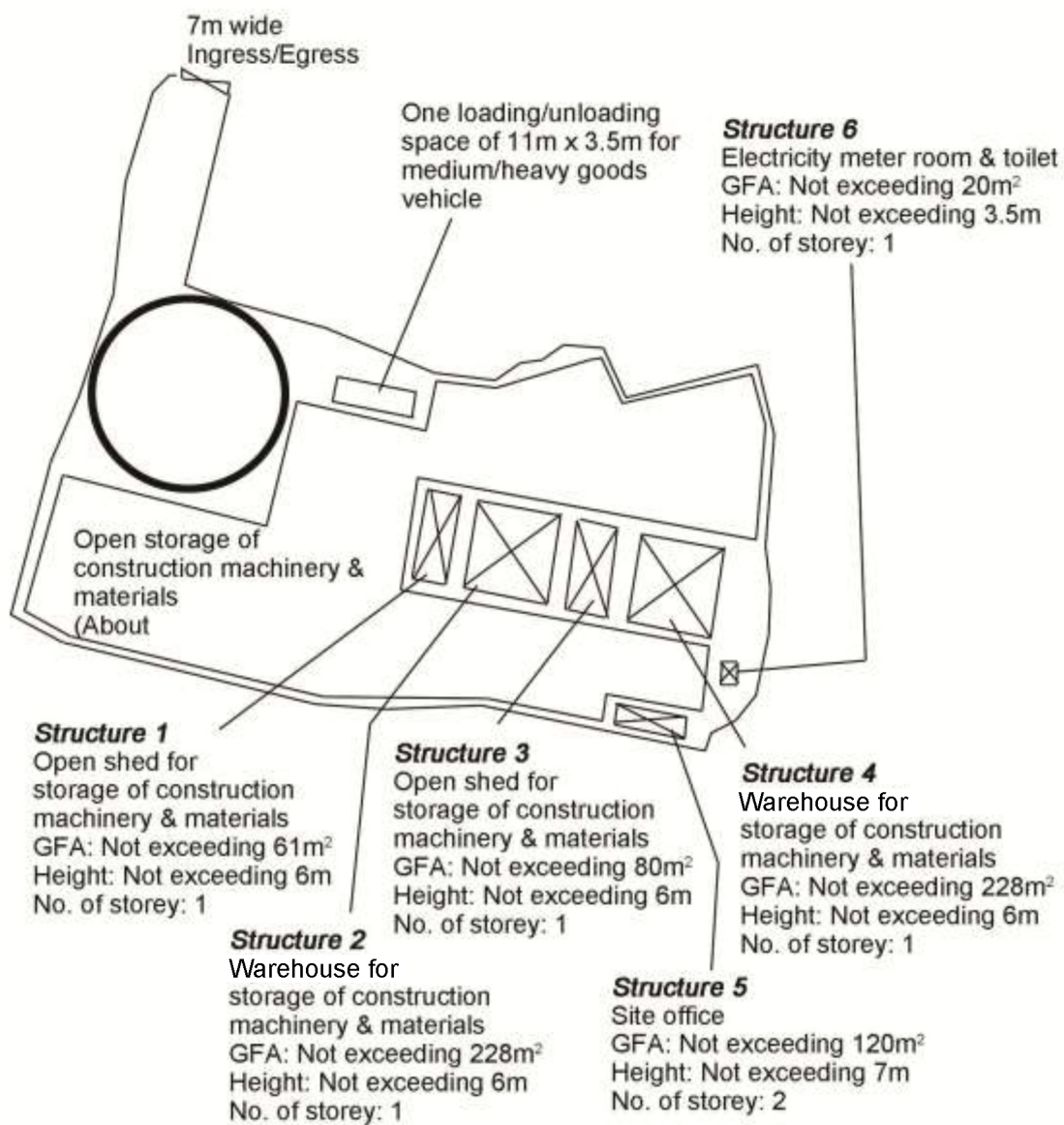
Drawing No. 圖號:

Figure 2

Scale 比例:

1:7500

N



Project 項目名稱:

Proposed Temporary Open Storage & Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years at Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B & 1322 (Part) in D.D.119, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

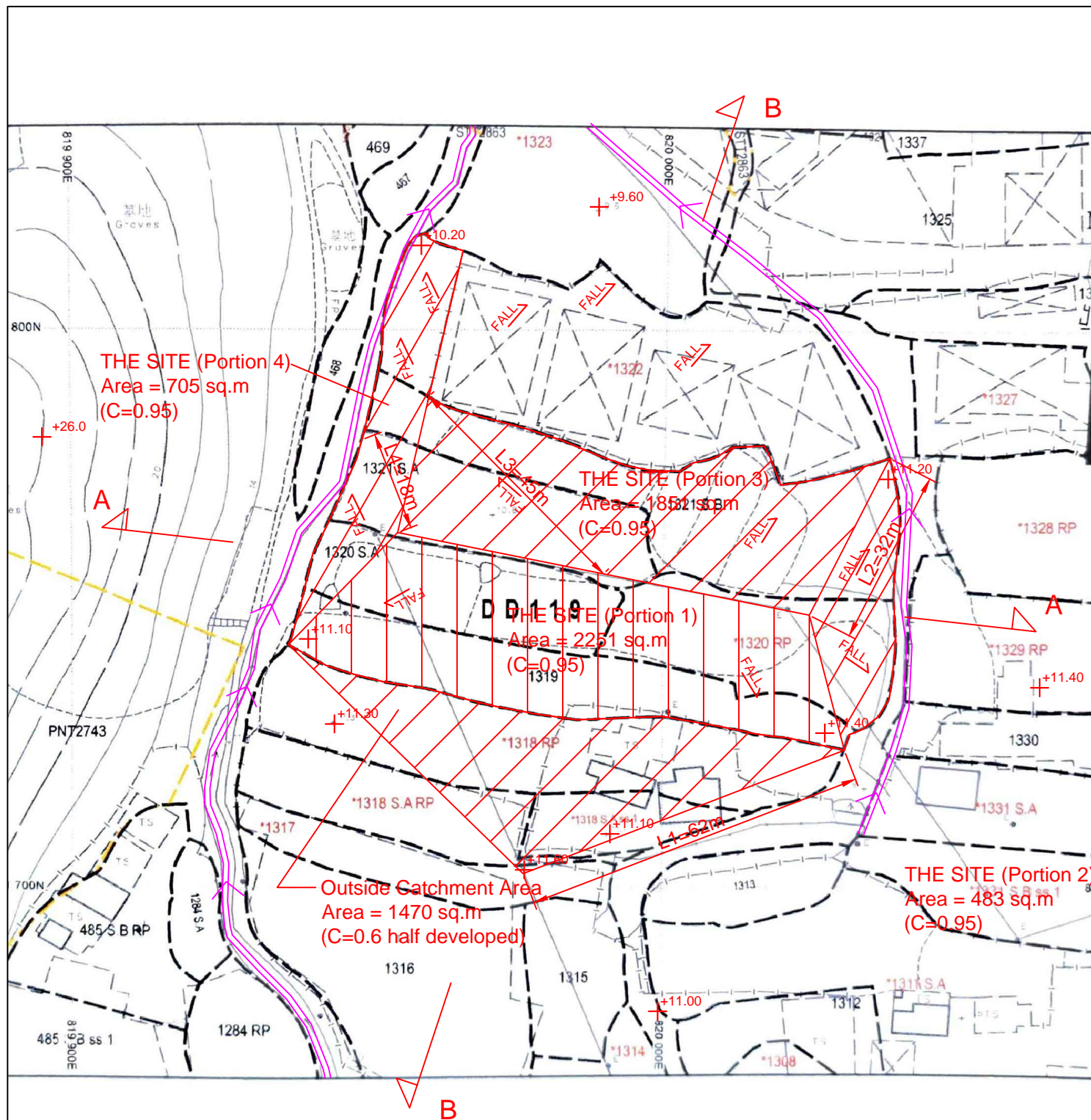
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Warehouse and Open Storage of Recyclable Materials, Mobile Toilets and Construction Materials for a Period of 3 Years at Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B and 1322 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories
(Application No.:A/YL-TYST/)

Title:

Drainage Proposal
Catchment Area Plan

D02

Drawn by:

DM

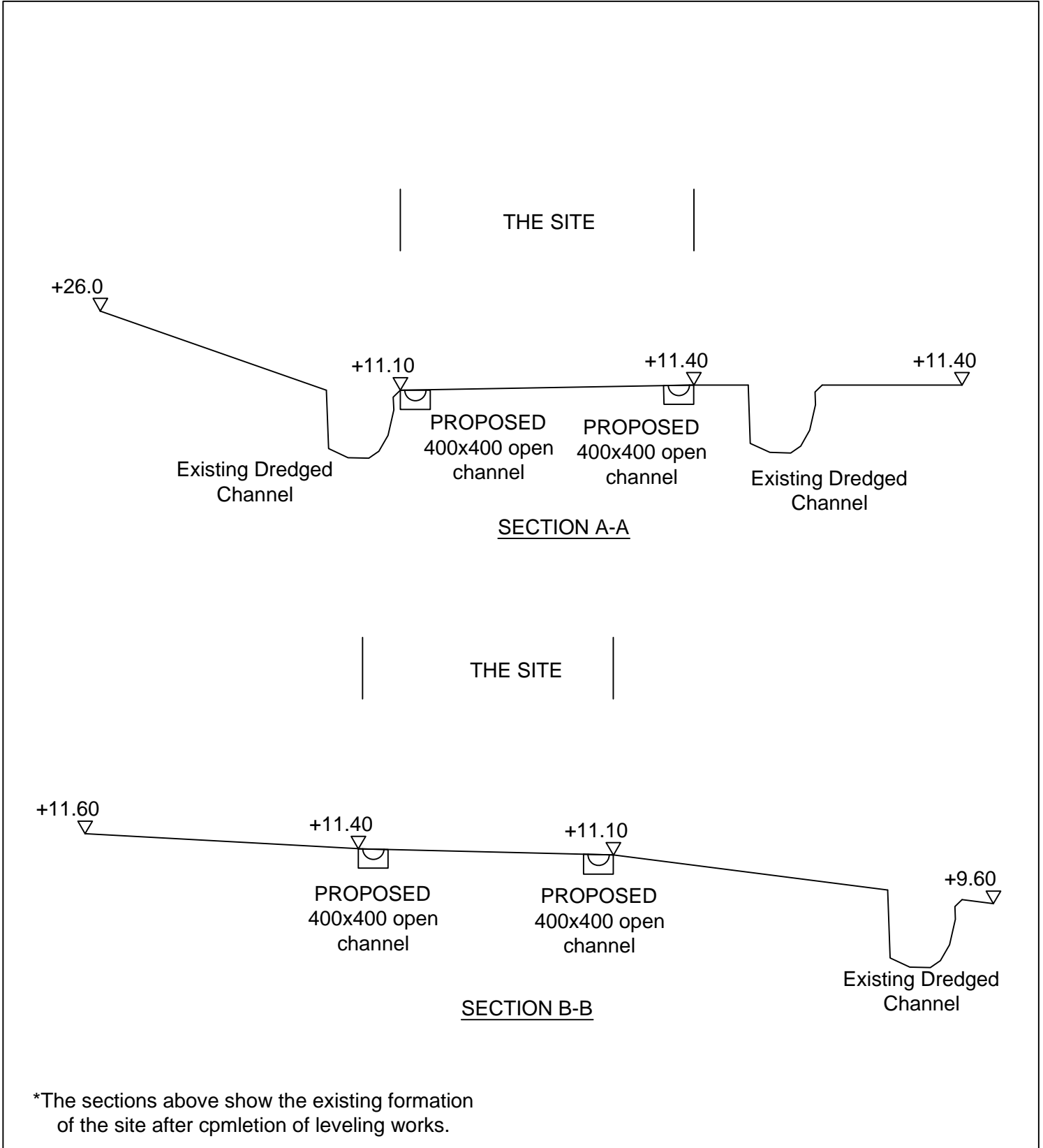
Date:

29-7-2025

Check by:

DM

Scale:



*The sections above show the existing formation of the site after cpmletion of leveling works.

<div>正宏工程顧問公司</div> <div>CHING WAN ENGINEERING CONSULTANTS CO.</div> <div>Project: Proposed Temporary Warehouse and Open Storage of Recyclable Materials, Mobile Toilets and Construction Materials for a Period of 3 Years at Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B and 1322 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories (Application No.:A/YL-TYST/)</div>	Title: Drainage Proposal-SECTIONS		D03
	Drawn by: DM	Date: 29-7-2025	
	Check by: DM	Scale: ----	

Photo 1



Photo 2



Photo 2a



Photo 2b



Photo 3



Photo 3a



THE SITE (Portion 1), Area	=	2251	m ²	(C= 0.95)
THE SITE (Portion 2), Area	=	483	m ²	(C= 0.95)
THE SITE (Portion 3), Area	=	1851	m ²	(C= 0.95)
THE SITE (Portion 4), Area	=	705	m ²	(C= 0.95)
Outside Catchment Area, Area	=	1470	m ²	(C= 0.6)

Calculation of Design Runoff of the Proposed Development,

For the design of drains from Start Point to CPI, Outside Catchment Area + The Site (Portion 1)

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 1470+2251 \quad \text{m}^2 \\ &= 3721 \\ &= 0.003721 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L1/ H^{0.2} A^{0.1} \\ &= 0.14465*62/1^{0.2}*3721^{0.1} \\ &= 3.941 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111*505.5/(3.941+3.29)^{0.355} \quad \text{SDM) and (11.1\% increase due to climate change)} \\ &= 278.2 \quad \text{mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278*0.95*278.2*0.00147+0.278*0.95*278.2*0.002251 \\ &= 0.2336 \quad \text{m}^3/\text{sec} \\ &= \mathbf{14018} \quad \text{lit/min} \end{aligned}$$

Calculation Maximum Capacity of Proposed 400x400 open channel (1:100)

$$\text{Manning Equation } V = R^{2/3} * S_f^{0.5} / n$$

$$\begin{aligned} \text{where } R &= (WD)/(2D+W) \quad W= 0.4 \text{ m} \\ &= 0.1333 \quad D= 0.4 \text{ m} \\ & \quad \text{Area}= 0.16 \text{ m} \end{aligned}$$

$$n = 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$S_f = 0.01 \quad (1: 100)$$

$$\begin{aligned} \text{Therefore, } V &= 0.1333^{2/3} * 0.01^{0.5} / 0.012 \\ &= 2.175 \quad \text{m/sec} \end{aligned}$$

$$\begin{aligned} \text{Maximum Capacity (Q}_{\text{max}}) &= 0.8 * V * A \quad (0.8 \text{ factor for sedimentation)} \\ &= 0.2784 \\ &= 16703 \quad \text{lit/min} \\ &> 14018 \quad \text{lit/min} \quad \text{OK} \end{aligned}$$

Calculation of Design Runoff of the Proposed Development.

For the design of drains **from CP1 to CP2**, Outside Catchment Area + The Site (Portion 1 + Portion 4)

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 705 \text{ m}^2 \\ &= 705 \\ &= 0.000705 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L^4 / H^{0.2} A^{0.1} \\ &= 0.14465 * 18 / 1^{0.2} * 705^{0.1} \\ &= 1.351 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t + b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111 * 505.5 / (1.351 + 3.29)^{0.355} && \text{SDM) and (11.1\% increase due to climate change)} \\ &= 325.7 \text{ mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 95 * 325.7 * 0.000705 + 0.2336 \\ &= 0.2943 \text{ m}^3/\text{sec} \\ &= \underline{17656} \text{ lit/min} \end{aligned}$$

Calculation Maximum Capacity of Proposed 400x400 open channel (1:75)

Manning Equation $V = R^{2/3} * S_f^{0.5} / n$

$$\begin{aligned} \text{where } R &= (WD) / (2D + W) && W = 0.4 \text{ m} \\ &= 0.1333 && D = 0.4 \text{ m} \\ &&& \text{Area} = 0.16 \text{ m} \end{aligned}$$

$$n = 0.012 \text{ s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$S_f = 0.0133 \quad (1: 75)$$

$$\begin{aligned} \text{Therefore, } V &= 0.1333^{2/3} * 0.0133^{0.5} / 0.012 \\ &= 2.511 \text{ m/sec} \end{aligned}$$

$$\begin{aligned} \text{Maximum Capacity (Q}_{\max}) &= 0.8 * V * A && (0.8 \text{ factor for sedimentation)} \\ &= 0.3215 \\ &= 19287 \text{ lit/min} \\ &> 17656 \text{ lit/min} && \text{OK} \end{aligned}$$

Calculation of Design Runoff of the Proposed Development,
For the design of drains from Start Point to CP8, The Site (Portion 2)

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 483 \quad \text{m}^2 \\ &= 483 \\ &= 0.000483 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L^2 / H^{0.2} A^{0.1} \\ &= 0.14465 * 32 / 1^{0.2} * 483^{0.1} \\ &= 2.495 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t + b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111 * 505.5 / (2.495 + 3.29)^{0.355} && \text{SDM) and (11.1\% increase due to climate change)} \\ &= 301.2 \quad \text{mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 301.2 * 0.000483 \\ &= 0.0384 \quad \text{m}^3/\text{sec} \\ &= \underline{2305} \quad \text{lit/min} \end{aligned}$$

Calculation Maximum Capacity of Proposed 400x400 open channel (1:250)

Manning Equation $V = R^{2/3} * S_f^{0.5} / n$

$$\begin{aligned} \text{where } R &= (WD) / (2D + W) && W = 0.4 \text{ m} \\ &= 0.1333 && D = 0.4 \text{ m} \\ &&& \text{Area} = 0.16 \text{ m} \end{aligned}$$

$$n = 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$S_f = 0.004 \quad (1: 250)$$

$$\begin{aligned} \text{Therefore, } V &= 0.1333^{2/3} * 0.004^{0.5} / 0.012 \\ &= 1.3755 \quad \text{m/sec} \end{aligned}$$

$$\begin{aligned} \text{Maximum Capacity (Q}_{\text{max}}) &= 0.8 * V * A && (0.8 \text{ factor for sedimentation)} \\ &= 0.1761 \\ &= 10564 \quad \text{lit/min} \\ &> 2305 \quad \text{lit/min} \quad \text{OK} \end{aligned}$$

Calculation of Design Runoff of the Proposed Development,

For the design of drains from CP8 to CP2, The Site (Portion 2+3)

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 1851 \text{ m}^2 \\ &= 1851 \\ &= 0.001851 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L^3 / H^{0.2} A^{0.1} \\ &= 0.14465 * 45 / 1^{0.2} * 1851^{0.1} \\ &= 3.068 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t+b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111 * 505.5 / (3.068 + 3.29)^{0.355} && \text{SDM) and (11.1\% increase due to climate change)} \\ &= 291.3 \text{ mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 291.3 * 0.001851 + 0.0384 \\ &= 0.1808 \text{ m}^3/\text{sec} \\ &= \underline{10848} \text{ lit/min} \end{aligned}$$

Calculation Maximum Capacity of Proposed 400x400 open channel (1:150)

Manning Equation $V = R^{2/3} * S_f^{0.5} / n$

$$\begin{aligned} \text{where } R &= (WD) / (2D + W) && W = 0.4 \text{ m} \\ &= 0.133 && D = 0.4 \text{ m} \\ &&& \text{Area} = 0.16 \text{ m} \end{aligned}$$

$$n = 0.012 \text{ s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$S_f = 0.0067 \quad (1: 150)$$

$$\begin{aligned} \text{Therefore, } V &= 0.133^{2/3} * 0.0067^{0.5} / 0.012 \\ &= 1.776 \text{ m/sec} \end{aligned}$$

$$\begin{aligned} \text{Maximum Capacity (Q}_{\max}) &= 0.8 * V * A && (0.8 \text{ factor for sedimentation}) \\ &= 0.2273 \\ &= 13638 \text{ lit/min} \\ &> 10848 \text{ lit/min} && \text{OK} \end{aligned}$$

**Calculation of Design Runoff of the Proposed Development,
For the Final Outfall, All Catchment Area**

$$\begin{aligned}\text{Therefore, } Q &= 17656 + 10848 \\ &= 28504 \text{ lit/min}\end{aligned}$$

Calculation Maximum Capacity of Proposed 600x800 open channel (1:150)

Manning Equation $V = R^{2/3} \cdot S_f^{0.5} / n$

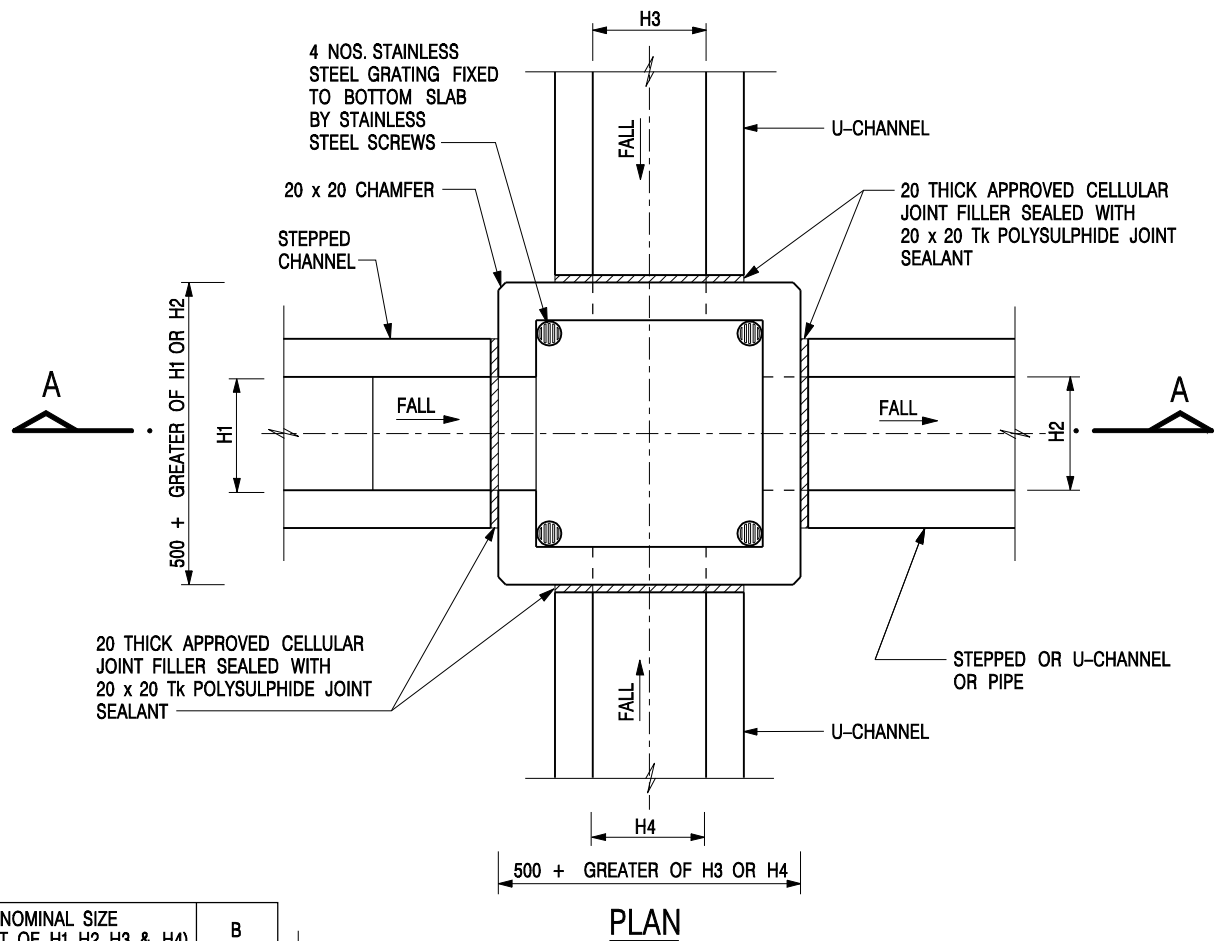
where $R = (WD)/(2D+W)$ $W = 0.6 \text{ m}$
 $= 0.2182$ $D = 0.8 \text{ m}$
 $\text{Area} = 0.48 \text{ m}^2$

$n = 0.012 \text{ s/m}^{1/3}$ (Talbe 13 of Stormwater Drainage Manual)

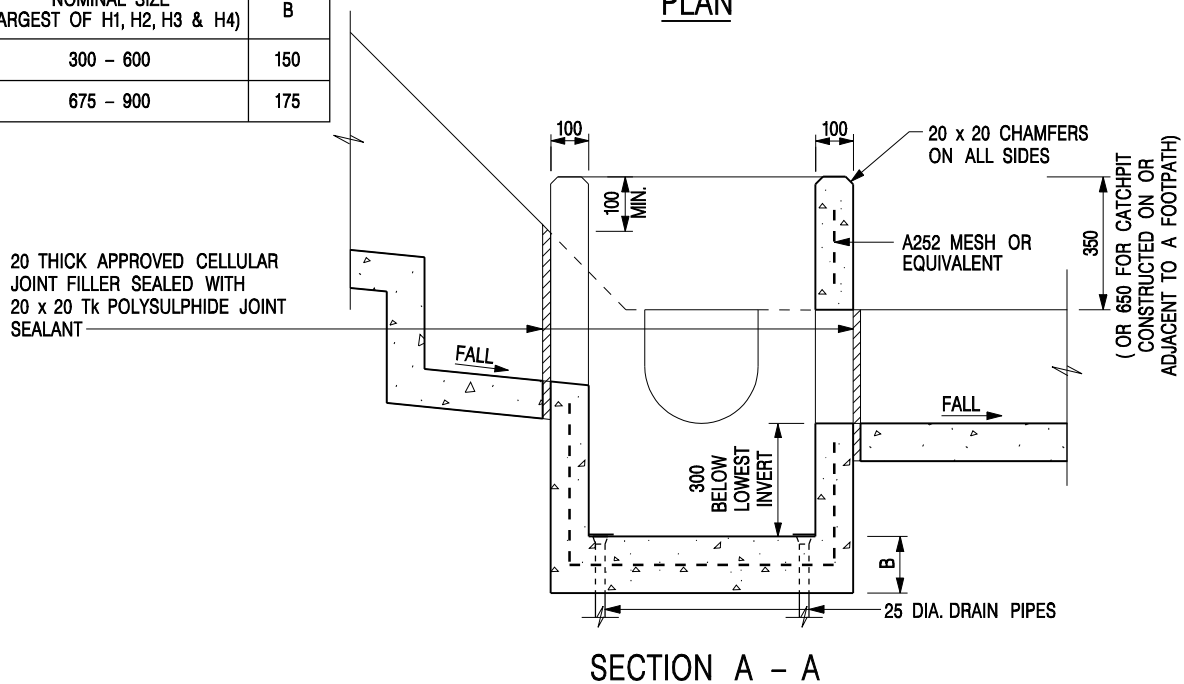
$$S_f = 0.01 \quad (1: 150)$$

$$\begin{aligned}\text{Therefore, } V &= 0.1667^{2/3} \cdot 0.01^{0.5} / 0.012 \\ &= 2.466 \text{ m/sec}\end{aligned}$$

$$\begin{aligned}\text{Maximum Capacity (Q}_{\max}) &= 0.8 \cdot V \cdot A \quad (0.8 \text{ factor for sedimentation}) \\ &= 0.9469 \\ &= 56816 \text{ lit/min} \\ &> 28504 \text{ lit/min} \quad \text{OK}\end{aligned}$$




NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

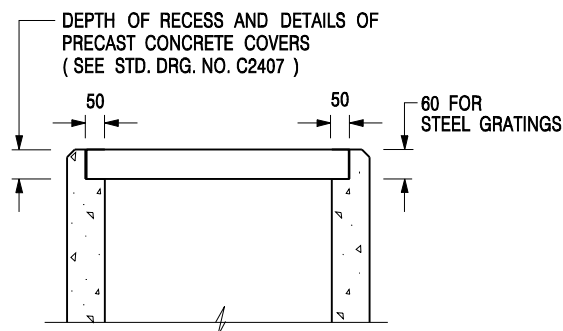


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20 DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A

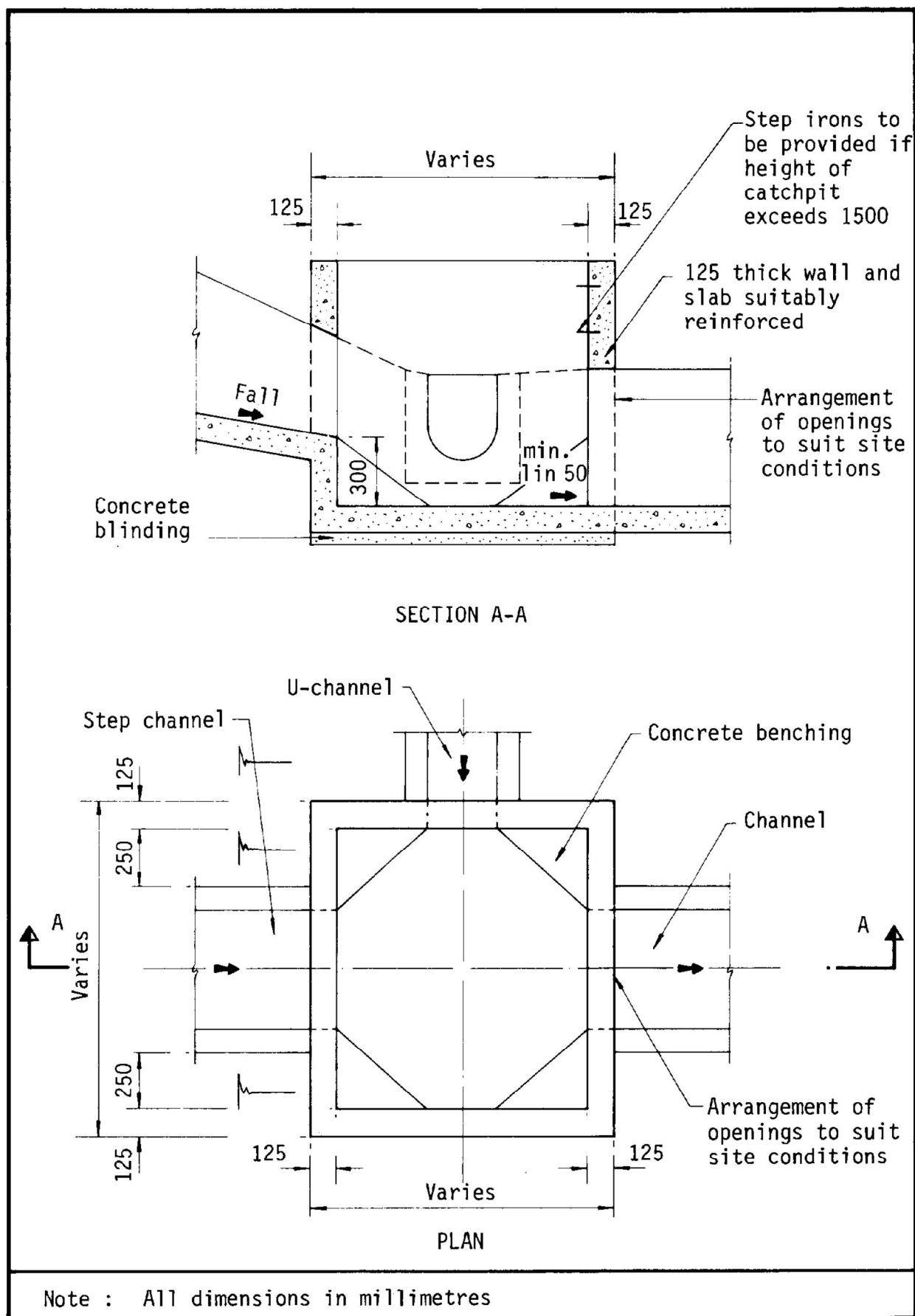


Figure 8.10 - Typical Details of Catchpits

Date: 25 October 2025

TPB Ref.: A/YL-TYST/1337

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Open Storage and Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years at Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B & 1322 (Part) in D.D.119, Yuen Long, N.T.

We are glad to submit the FSI plan and the updated layout plan showing the area for open storage use herewith in support of the captioned application. The applicant failed to comply with the FSI proposal for the last planning permission No. A/YL-TYST/1259 because there were changes in the location and number of temporary structures in the approved layout so that a fresh planning application is submitted for the consideration of the Town Planning Board.

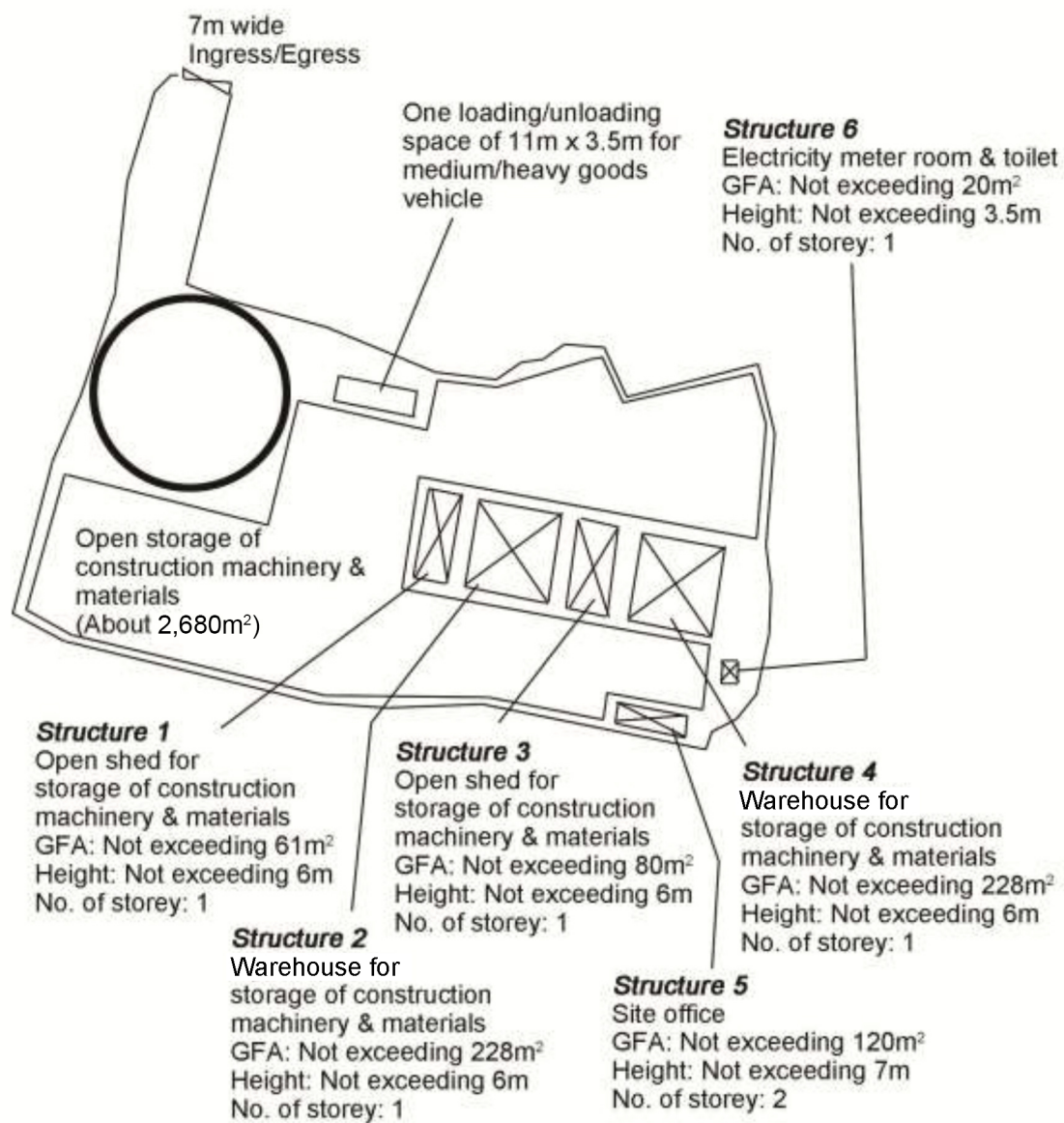
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Edwin YEUNG) – By Email



Project 項目名稱:

Proposed Temporary Open Storage & Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years at Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B & 1322 (Part) in D.D.119, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

F . S . NOTES :

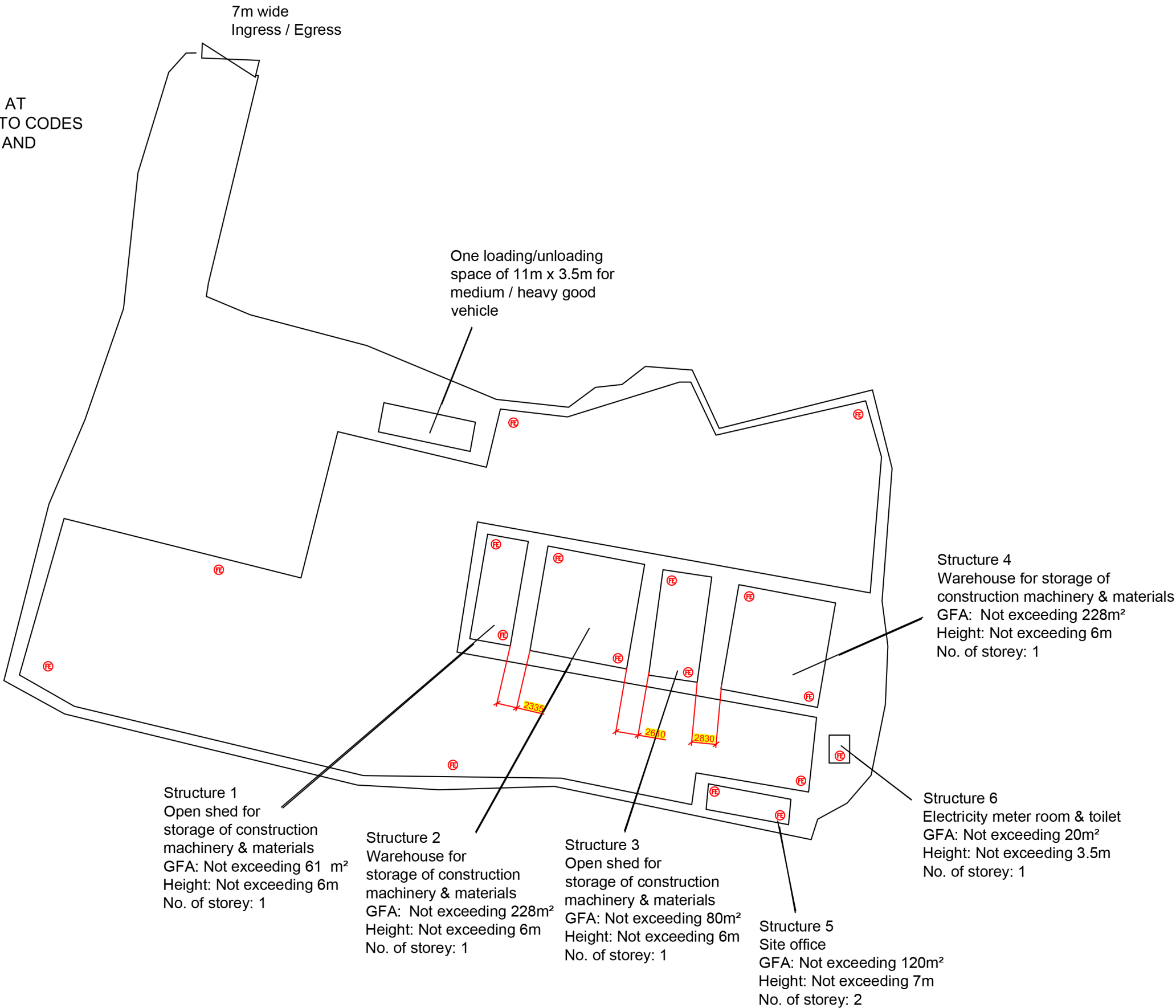
GENERAL

- 1
- PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLAN. IN ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.

LEGEND

FE

5KG DRY POWDER
FIRE EXTINGUISHER



PROJECT : Proposed Temporary Open Storage & Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years at Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B & 1322 (Part) in D.D.119, Yuen Long, N.T.		
---	--	--

DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan		
--	--	--

ARCHITECT :	
CONSULTANT :	
FIRE SERVICE CONTRACTOR :	
Century Fire Service Engineering Co., Ltd.	

DRAWN BY	C.K. NG	22 Oct 2025
CHECKED BY		
APPROVED BY		

DRAWING NO : FS-01	REV. 0
SCALE : 1:500 @ A3	
SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	

Date: 19 November 2025

TPB Ref.: A/YL-TYST/1337

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years at Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B and 1322 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories

Our response to the comments of the DEP is as follows:

Septic tank and soakaway system will be provided. The septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular official stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Edwin YEUNG) – By Email

**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; and
 - (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.

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/736*	Proposed Temporary Hydroponics Farm for a Period of 3 Years	7.8.2015 [revoked on 7.5.2016]
2	A/YL-TYST/821*	Proposed Temporary Plant Nursery and Shop and Services (Retail Shop for Plants) for a Period of 3 Years	13.1.2017 [revoked on 26.6.2017]
3	A/YL-TYST/924*	Proposed Temporary Plant Nursery and Shop and Services (Retail Shop for Plants) for a Period of 3 Years	16.11.2018 [revoked on 16.4.2021]
4	A/YL-TYST/1259*	Proposed Temporary Warehouse and Open Storage of Recyclable Materials, Mobile Toilets and Construction Materials for a Period of 3 Years	5.4.2024 [revoked on 5.4.2025]

Remarks:

* Straddling the adjacent “Undetermined” (U”) zone.

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/28^	Proposed Temporary Open Storage of Construction Materials for a Period of 12 Months	24.7.1998 [upon review]	(1), (2), (3), (4), (5)

Remarks:

^ Zoned “Green Belt” (“GB”) at the time of consideration by TPB.

Rejection Reason(s):

- (1) Not compatible with the surrounding areas.
- (2) The proposed development would encircle a number of existing domestic structures which would be adversely affected by the noise generated by the proposed development. Access to these structures would also be denied by the development.
- (3) No information in the submission to demonstrate that the vehicular access arrangement between Kung Um Road and the site is satisfactory.
- (4) Adverse environmental/drainage impacts.
- (5) Setting undesirable precedent.

**Similar Applications within/straddling the subject “R(C)” Zone
on the Tong Yan San Tsuen OZP Since 2020**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/1232	Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	25.8.2023 [revoked on 25.2.2025]
2	A/YL-TYST/1233	Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years	11.9.2023 [revoked on 11.3.2025]
3	A/YL-TYST/1235	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years	22.9.2023 [revoked on 22.3.2025]
4	A/YL-TYST/1236	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	22.9.2023 [revoked on 22.3.2025]
5	A/YL-TYST/1276	Proposed Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	20.9.2024
6	A/YL-TYST/1305	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	2.5.2025
7	A/YL-TYST/1311	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	6.6.2025
8	A/YL-TYST/1313	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years	4.7.2025
9	A/YL-TYST/1315	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years	18.7.2025
10	A/YL-TYST/1317	Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	1.8.2025
11	A/YL-TYST/1320	Proposed Temporary Warehouse for Storage of General Goods for a Period of 3 Years	15.8.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- Lot 1320 RP in D.D. 119 is covered by Short Term Waiver No. 5761 for the purpose of Temporary Warehouse and Open Storage of Recyclable Materials, Mobile Toilets and Construction Materials and Ancillary Uses as may be approved by DLO.

2. 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 and footpath leading to 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.

3. Drainage

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

- no in-principle objection to the application from a drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected; and
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the submission, implementation and maintenance of a revised drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

4. 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.

5. Building Matters

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

- no objection to the application; and
- it is noted that six structures 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 Building Authority 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.

6. Long Term Development

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

- the Site has been included in the possible expansion area of Yuen Long South (YLS) New Development Area. The Civil Engineering and Development Department (CEDD) and PlanD are currently undertaking an Intensification Review on Third Phase Development (the Review) which would also explore the possibility to expand the New Development Area by covering the adjacent rural land occupied by haphazard open storages, rural workshops and warehouses, which are mostly operating in temporary structures. Depending on the results of the Review and the timetable for the implementation of the YLS New Development Area, the applicant should be aware of the possible implication on land clearance; and
- 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.

7. 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.

8. 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 Electrical and Mechanical Engineering (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied uses at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) the Site should be kept in a clean and tidy condition at all times;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Waiver (STW) holder will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within Lots 1319, 1320 S.A, 1321 S.A, 1321 S.B and 1322 all in D.D. 119. 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;
- (e) 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) his department shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) 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; and
 - (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) adequate supporting infrastructure/facilities should be provided for proper collection, treatment and disposal of waste/wastewater generated from the applied use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of his department’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and

certification by Authorised Person; and

- (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (h) to note the general comments of the Director of Fire Services (D of FS) and his technical comments on the submitted fire service installations (FSIs) proposal that:
 - (i) having considered the nature of open storage, the good practice guidelines for open storage (**Appendix VII** of this RNTPC Paper) should be adhered to;
 - (ii) for enclosed structure with gross floor area (GFA) not exceeding 230m², only fire extinguisher and stand-alone fire detector shall be provided;
 - (iii) in relation to (ii) above, where two or more stand-alone fire detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected stand-alone fire detectors shall sound an alarm simultaneously;
 - (iv) stand-alone fire detectors shall be provided to every level of Structure 3;
 - (v) all accessible areas on 1/F are GFA accountable. In this regard, detailed layout plans and section drawings shall be provided for his further consideration; and
 - (vi) a suitable type of portable fire extinguisher shall be provided for open storage area according to the formula = [Storage area](m²) x [0.003];
- (i) to note the general comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) and his technical comments on the submitted drainage proposal that:
 - (i) it is noted that some proposed drainage facilities are closely reached its maximum capacity (~90%). The applicant should make reference to the latest Technical Note No. 1 issued by his office for more details in preparing the drainage proposal. The applicant should consider upgrading all drainage facilities size accordingly;
 - (ii) for Figure D03, the existing level before the proposed leveling works should be also shown in cross sections for reference. The revised formation level should not affect the overland flow from adjacent lands to be intercepted by the proposed peripheral surface channels (no level difference should be occurred);
 - (iii) the submitted site photos cannot clearly demonstrate the existing condition of the dredged channels. More site photos at different locations and views for both existing 1.5m width dredged channels located at the eastern and western sides of the Site should be submitted for review;
 - (iv) the connection details for the proposed 600mm u-channel to the existing 1.5m width dredged channel should be provided for comment;
 - (v) the existing 1.5m width dredged channels, to which the applicant proposed to discharge the stormwater from the Site was not maintained by his office. The applicant shall resolve any conflict/disagreement arisen for discharging the runoff from the Site to the proposed discharge point(s). In the case that it is a local village drains, District Officer (Yuen Long) of Home Affairs Department should be consulted. Moreover, the applicant should ensure that this drainage system and the existing downstream drains/channels/streams have

adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant to avoid blockage of the system;

- (vi) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
 - (vii) the applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL, LandsD for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the Site; and
 - (viii) 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;
- (j) 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) for unauthorised building works (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;
 - (iv) 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
 - (v) detailed checking under the BO will be carried out at building plan submission stage; and
- (k) to note the comments of the Project Manager (West) (PM(W)), CEDD that:
- (i) based on the preliminary project boundary of the proposed Yuen Long South New Development Area (YLS NDA), the Site falls within the possible expansion of YLS NDA which is being reviewed together with YLS Third Phase Development. As the YLS Third Phase Development is subject to further review, the applicant should be aware of the possible implication on land clearance in relation to the implementation of YLS NDA. Detailed implementation programme with phasing and packaging of works for YLS Third Phase Development is being formulated; and
 - (ii) the Site might be subject to land resumption for the implementation of the YLS NDA – Third Phase Development which might take place at any time before the expiry of the temporary planning permission and thus the applicant shall be advised not to carry out any substantial works on the Site in view of the planned YLS NDA – Third Phase Development.

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月28日星期二 3:21
收件者: tpbpd/PLAND
主旨: A/YL-TYST/1337 Tong Yan SanTsuen
類別: Internet Email

A/YL-TYST/1337

Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B and 1322 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long

Site area: About 5,080m²

Zoning: "Res (Group C)"

Applied Use: Warehouse and Open Storage of Construction Materials / 1 Vehicle Parking

Dear TPB Members,

1259 approved 5 Apr 2024 but conditions not fulfilled. Back with a reduced footprint and a purported change in products to be stored.

However, the applicant is the same so the indication is that this is the usual misrepresentation to oil the wheels and to avoid fulfilling the conditions.

Members have a duty to consider the previous history of the site.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 15 March 2024 2:43 AM HKT
Subject: A/YL-TYST/1259 Tong Yan SanTsuen

A/YL-TYST/1259

Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B, 1322 (Part) and 1323 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long

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Site area: About 5,640m²

Zoning: "Res (Group C)" and "Undetermined"

Applied Use: Warehouse and Open Storage of Recyclable Materials/ 4 Vehicle Parking

Dear TPB Members,

So Plant Nursery was a front for brownfield and revoked in 2021.

The site is now a recycling operation.

Members should question if this was already up and running when 924 was revoked and if the applicant is the same. Drainage is a key issue when the business involves open storage of often toxic materials.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 24 October 2018 3:04 AM HKT
Subject: A/YL-TYST/924 Tong Yan SanTsuen

A/YL-TYST/924

Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B, 1322 (Part) and 1323 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long

Site area : About 5,640m²

Zoning : "Res (Group C)" and "Undetermined"

Applied Use : Plant Nursery / 1 Vehicle Parking

Dear TPB Members,

Despite non compliance with a number of conditions for Application 793, members did not raise any questions and approved the much larger site for 821.

However it was revealed in the conditions that the site is a breeding ground for a species of egrets.

Approval was subsequently revoked again on 26 June 2017 for non compliance with condition e: (e) no site formation and construction works (including fencing/hoarding, filling/excavation of land, installation of drainage facilities and erection of structures within the Site as well as planting of new trees along the site periphery), are allowed on the Site at any time within the breeding season of ardeids from March to August inclusive in order to protect the egretty nearby to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;

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It is quite obvious that at least part of the site is of a sensitive nature. It is not clear if the lots in question have been excluded from the current application.

Can members please ask questions this time around and bear in mind that the applicant has a history of non compliance with conditions.

DPO should explain why a breeding ground is not zoned Conservation.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, December 12, 2016 2:35:48 AM
Subject: A/YL-TYST/821 Tong Yan SanTsuen

A/YL-TYST/821

Lots in D.D 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Site area : About 13,415 m² Includes Government Land of about 436 m²

Zoning : "Res (Group C)" and "Undetermined"

Applied Use : Plant Nursery

Dear TPB Members,

The Applicant does not mention an interim application to use part of the site for open storage that was granted a request for deferment on 24 June.

We are not told why the original application for hydroponic farm was revoked on 7 May 2016

So now its going to be a plant nursery, all of course for the benefit of the local community.

The environmental and ecological issues have not been addressed.

There is also the famous shortage of land for housing issue to be considered.

The application appears to be a fishing exercise and should be rejected.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, May 25, 2016 12:45:48 AM
Subject: A/YL-TYST/793 Pak Sha Tsuen

A/YL-TYST/793

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Lots in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long

Site area : About 3,026 m² Includes Government Land of about 136 m²

Zoning "Res C"

Applied Use : Temporary Public Vehicle Park

Dear TPB Members,

Despite a number of strong objections mostly on environmental and ecological issues, TPB on 7 August 2015 approved an application for a hydroponics farm. A number of conditions were imposed with view to protecting birdlife and the ecology.

Mention was made of attempts to degrade the site.

So presumably hydroponics is last year's smoke screen and now we are back to the tried and trusted vehicle park.

So who are all these vehicle owners? The area is obviously sparsely populated. There is no gated community nearby and village houses with their palatial, by HK standards, 2,100sqft, and that's not counting the illegal structures on roof, can provide parking space on their ground floor as is customary all over the world.

The site could house a medium size residential block. As the site is too small to be part of a CDA there is no justification for delay in erecting housing on the site.

Approval of this type of application sets an undesirable precedent and does nothing to encourage the development of land in line with the planning intention.

TPB must play its part in encouraging the release of sites for housing by rejecting applications for inappropriate use of available land.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, July 9, 2015 11:22:52 PM
Subject: A/YL-TYST/736 Tong Yan San Tsuen

A/YL-TYST/736 Tong Yan San Tsuen, Yuen Long
"Residential (Group C)" and "Undetermined"

Applied Use/Development: Proposed Temporary Hydroponics Farm for a Period of 3 Years

Dear TPB Members,

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Hydroponic farming is a new fad. Hopefully TPB members have read up on it and are aware of its short comings.

There is abundant research that indicates that organic hydroponic produce is relatively nutrition less and requires substantial use of energy.

This type of food production is likely short lived.

TPB should question if this is the best use of a large site bearing in mind our limited land resources.

Mary Mulvihill
[REDACTED]

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.