

2025年 7月 9日
此文件在 2025年 7月 9日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2025 -07- 09
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

2501434 27/6 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/1325
	Date Received 收到日期	2025-07-09

- 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)	Lots 929, 930 RP (Part) and 932 (Part) 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 3,345 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 924 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	Vacant (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 18/06/2025 (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 16/06/2025 (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 Recyclable Collection Centre (Waste Paper) with 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 2,421sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 924sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 10

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 924sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 924sq.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

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) 2 (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)) A local track connecting to Lam Tai West 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 structure	
	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 checked="" 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 3,345 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？	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"/> 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

..... Planning Consultant

Name in Block Letters
姓名（請以正楷填寫）

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

18/06/2025

..... (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	Lots 929, 930 RP (Part) and 932 (Part) 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 929 號、第 930 號餘段 (部分) 及第 932 號餘段 (部分)
Site area 地盤面積	3,345 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 Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years 擬議臨時露天存放建築機械及物料、汽車修理工場及可循環再造物料回收中心 (廢紙回收) 連附屬設施 (為期三年)

(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	924 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.28 <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	10	
(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	7 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	28 % <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 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 2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) _____ _____		2 2 (M/HGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 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, Land Filling Plan		
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 Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years

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

Planning Statement

Address:
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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 Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 929, 930 RP (Part) and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board.

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

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

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

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」）作擬議臨時露天存放建築機械及物料、汽車修理工場及可循環再造物料回收中心（廢紙回收）連附屬設施（為期三年）（以下簡稱「擬議用途」）。該申請涉及的地點位於新界元朗唐人新村丈量約份第 121 約地段第 929 號、第 930 號餘段（部分）及第 932 號餘段（部分）（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

元朗現有的業務涉及三個地盤，用作露天存放建築機械及物料、汽車維修工場及可循環再造物料收集中心（廢紙）。現有業務受洪水橋/廈村新發展區及元朗南新發展區的第二期發展影響，而收地程序已展開。是次申請旨在協助遷移申請地點的現有業務，並讓業務得以繼續經營。根據唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14，申請地點屬於「住宅（丁類）」地帶。正如本規劃聲明所詳述，擬議用途的理據充分，理由如下：

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

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

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1. INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 929, 930 RP (Part) and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories (hereinafter referred to as “the application site”). The application site has an area of about 3,345m². This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board. **Figure 1** indicates location of the application site and **Figure 2** indicates the relevant private lots which the application site involves.
- 1.1.2 The application site currently falls within an area zoned “Residential (Group D)” (“R(D)”) on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, a planning permission is wished to be sought from the Board for the proposed use on a temporary basis for a period of three years.
- 1.1.3 Prepared on behalf of *Exact Win Limited* (hereinafter referred to as “the Applicant”), *Aikon Development Consultancy Limited* has been commissioned to prepare and submit the current application.

1.2 Background

- 1.2.1 The development of the Second Phase Development of Hung Shui Kiu/ Ha Tsuen New Development Area (HSK/HT NDA) and Yuen Long South New Development Area (YLS NDA) is progressing. Resumption notices have been gazetted, and the private lots supporting existing operations have already been resumed.
- 1.2.2 The existing business operations comprise open storage of construction machinery and materials, vehicle repair workshop as well as recyclable collection centre (waste paper) by three operators (hereinafter referred to as “the Existing Operations”). The existing operators have agreed to conduct a site search jointly with a view to continuing the existing brownfield operations. The Existing Operations play a vital role in supporting the growing demand for vehicle-related services and the construction and industrial sectors in the region. They also significantly contribute to local recycling

efforts, providing essential services to local industries.

- 1.2.3 The Existing Operations are significantly affected by the Second Phase Development of the HSK/HT NDA and YLS NDA, with the majority of the current site's land being resumed. The remaining land is insufficient to sustain the scale and functionality of the Existing Operations, necessitating their relocation and rearrangement. An extensive site search was jointly conducted to identify a suitable alternative location, evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs.
- 1.2.4 The application site at Tong Yan San Tsuen has been identified as the most suitable location for the relocation of the Existing Operations. A consensus has been reached to continue the existing brownfield operations by jointly operating at the proposed reprovisioned site.
- 1.2.5 While the Existing Operations are affected and require relocation, the existing operators would like to take this opportunity to upgrade and expand their scale at the application site in view of the growing business demand driven by infrastructural development in the region. According to the existing operators, the current facilities no longer meet modern operational standards. The proposed upgrade will provide a safer, more spacious working environment, enhancing the capacity to deliver essential services, including open storage of construction machinery and materials, vehicle repair and recyclable collection, to meet the needs of the expanding construction and industrial sectors. The application site, approximately 3,345m², is proportionate to support this enhanced scale compared to the current site, ensuring operational continuity with minimal disruption.
- 1.2.6 While the application site falls within the boundary of Yuen Long South Development Area, it does not fall within the phased development area. Relocation at the application site on a temporary basis allows optimization of land, supporting the immediate needs of the Existing Operations, without jeopardizing long-term development.
- 1.2.7 The location and site photos of the Existing Operations are illustrated in **Figure 5-I to Figure 5-III, Illustration 1-I to 1-III**. The uses, locations and areas of the Existing Operations are detailed in **Table 1** below.

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

	Existing Use	Existing Location	Existing Area
Site A	Vehicle Repair Workshop	Lot 994, 1001 RP in D.D. 124, STT 3205	About 650m ²
Site B	Recyclable Collection Centre (Waste Paper)	Lot 282 RP in D.D. 124, STT2426	About 297m ²
Site C	Open Storage of Construction Machinery and Materials	Lot 1471, 1742 S.B in D.D. 119	About 1,208m ²
Total:			About 2,155m ²

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

1.3 Objectives

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

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

1.4 Structure of the Planning Statement

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

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

- 2.1.1 The application site is located in Tong Yan San Tsuen and is accessible via a local track connecting to Lam Tai West Road (**Figure 1** refers). The application site is mostly paved and no longer serving agricultural purposes. It currently features vegetation, shrubs, and a temporary structure, with no existing trees present.

2.2 Surrounding Land-use and Characteristics

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

3. PLANNING CONTEXT

3.1 Statutory Planning Context

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

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

3.2 Similar Applications

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

Table 2: Similar Planning Applications in the Past Five Years

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

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

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

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

with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

3.3 Yuen Long South Revised Recommended Outline Development Plan

- 3.4.3 While the application site falls within the boundary of Yuen Long South Development Area, it does not fall within the phased development area. Relocation at the application site on a temporary basis allows optimization of land, supporting the immediate needs of the Existing Operations, without jeopardizing long-term development. It is anticipated that allowing the current application for a temporary period of three years will not jeopardize the implementation of the planned or committed development in YLS.

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The proposed use of the application site (i.e. Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities) is to facilitate the relocation of the Existing Operations affected by the Second Phase Development of the HSK/HT NDA and YLS NDA. As agreed by the Applicant and the existing operators, should the current application be approved by the Board, the existing operations will be relocated to the application site during the planning approval period.
- 4.1.2 The application site has a total area of about 3,345m². Access to the application site will be provided through an ingress/egress point (in about 13m) located at the eastern boundary (**Figure 4** refers), connecting to a local access. Should the current application be approved, a new 3m fencing will be erected along the periphery of the application site.
- 4.1.3 The application site consists of 10 temporary structures, with a maximum height of 7m (1-storey), providing a total gross floor area (GFA) of about 924m². There are provisions of two parking spaces for private cars and two L/UL bays for medium/heavy goods vehicles (M/HGVs) within the application site. The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 3 and Table 4**.
- 4.1.4 All activities of the proposed use will only be confined within the application site without affecting the neighbouring uses. The operation hours of the proposed use are from 9:00a.m. to 6:00p.m. from Mondays to Saturdays and there will be no operations on Sundays and public holidays. It is estimated that the application site would be able to accommodate not more than 4 staff. As no shopfront is proposed, visitor is not anticipated at the application site.
- 4.1.5 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for Short Term Waiver (STW) for permitting the structures to be erected or to regularise any irregularities on site, once the current application is approved.

Table 3: Key Development Parameters

Proposed Use	Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years
Operation Hours	From 9:00a.m. to 6:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	3,345m ²
Covered Area	About 924m ² (About 28%)
Uncovered Area	About 2,421m ² (About 72%)
Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area	10 1 Not More Than 7m About 924m ²
No. of Parking Spaces Private Car (5m(L) x 2.5m(W))	2
No. of Loading/Unloading (L/UL) Bays M/HGVs (11m(L) x 3.5m(W))	2

Table 4: Details of the Proposed Structures

Structure/ Container No.	Proposed Use	Floor Area (About) (m²)	No. of Storeys	Max. Height (About) (m)
S1	Vehicle Repair Workshop/ Storage	210	1	7
S2	Vehicle Repair Workshop/ Storage	210	1	7
S3	Pump Room	12	1	5
S4	Meter Room	6	1	5
S5	Meter Room	6	1	5
S6	Meter Room	6	1	5
S7	General Storage and Site Office	36	1	7
S8	Recyclable Collection Centre/ Storage	216	1	7
S9	Recyclable Collection Centre/ Storage	216	1	7
S10	Meter Room	6	1	5

4.2 Proposed Traffic Arrangement

- 4.2.1 The application site can be accessed via local access connecting to Lam Tai West Road. The proposed use features a 13m-wide access point, which is well-suited for the proposed types of vehicles. This entry supports safe and efficient vehicle maneuvering, minimizing the risk of congestion or accidents.
- 4.2.2 Within the application site, two parking spaces for private cars and two L/UL bays for M/HGVs are provided. Sufficient space is provided for vehicles to maneuver smoothly within the application site to ensure that no vehicle will be allowed to queue back to

or reverse onto/from the application site to the local access.

- 4.2.3 M/HGVs will be deployed for the transportation of vehicles into/out of the application site during non-peak hours (i.e. between 10:00 and 17:00). The breakdown of estimated trip generation/attraction of proposed development at AM and PM peak hours are provided at **Table 5**.

Table 5: Estimated Trip Generation/Attraction

Estimated Trip Generation/Attraction					
Time Period	PC		M/HGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	0	0	1	0	0
Trips at PM peak per hour (17:00 – 18:00)	0	0	0	0	0
Average trip per hour (10:00 – 17:00)	2	2	2	2	8

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

4.3 Landscape and Visual Consideration

- 4.3.1 No existing trees are identified on the application site and the agricultural activities has been discontinued. The application site has low amenity value at present and the proposed development would induce no significant landscape impact.
- 4.3.2 It is proposed that the application site will be fenced off with a 3m boundary fencing

to prevent direct visual contact from outside. As a result, the proposed use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

4.4 Environmental Consideration

4.4.1 All activities of the proposed use will only be confined within the application site without affecting the neighboring uses. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

4.4.2 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23 to minimize the impact on the nearby watercourse water quality. Runoff generated during the construction phase will be directed into storm drains via properly designed sand and silt removal systems, including sand traps, silt traps, and sediment basins. These silt removal facilities, along with channels and manholes, will be regularly maintained, with silt and grit being cleared at the beginning and end of each rainstorm to ensure their continuous functionality.

4.5 Provision of Drainage Facilities

4.5.1 There is an existing nullah running to the west of the application site, and it is proposed to implement peripheral drainage channel within the application site, connecting to the nullah for discharge. Given the small scale of the proposed use, it is anticipated that there will be no significant drainage impact on the adjoining areas. Should the Current Application be approved, the Applicant is willing to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

5. PLANNING JUSTIFICATIONS

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

- 5.1.1 As outlined in Section 1.2.1 and 1.2.2, the Existing Operations, comprising open storage of construction machinery and materials, vehicle repair workshop and recyclable collection centre (waste paper) are significantly affected by the Second Phase Development of the HSK/HT NDA and YLS NDA. A majority of the current site's land will be resumed, rendering the remaining area insufficient to sustain the scale and functionality of the Existing Operations, and immediate relocation is necessary. An extensive site search was conducted to identify a suitable alternative location, evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs. The application site in Tong Yan San Tsuen is identified as the most suitable location to ensure a seamless transition and efficient reprovisioning of the affected operations.
- 5.1.2 In addition, the current application seeks to temporarily utilize the application site, which is adequately sized to accommodate the essential open storage of construction materials and machinery due to the fast-growing demands on construction and civil engineering works being initiated by the Government in recent years. With the commencement of the site formation and infrastructure works for Yuen Long South First and Second Phase Development, the application site, located at the central part of the YLS NDA and in close proximity to the planned Road D1, is considered to have a locational advantage and supporting local infrastructure development.
- 5.1.3 While the Existing Operations are affected and require relocation, the existing operators would like to take this opportunity to upgrade and expand their scale at the application site in view of the growing business demand driven by infrastructural development in the region. According to the existing operators, the current facilities no longer meet modern operational standards. The proposed upgrade will provide a safer, more spacious working environment, enhancing the capacity to deliver essential services, including open storage of construction machinery and materials and vehicle repair, to meet the needs of the expanding construction and industrial sectors. The application site, approximately 3,345m², is proportionate to support this enhanced scale compared to the current site, ensuring operational continuity with minimal disruption.

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

- 5.2.1 Considering the proximity of adjacent vegetated areas to the application site, the planning intention of "R(D)" zone may hardly be materialized in short term. In contrast, approving the proposed temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use. The temporary nature of the proposed use under the current application will by no

means jeopardize the long-term planning intention of the “R(D)” zone, considering that the proposed use under the current application is only being applied for a period of 3 years.

5.3 Not Jeopardizing the Long-Term Development

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

5.3.1 Furthermore, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less, and that a fresh section 16 planning application is required upon its expiry. Given the proposed use are temporary in nature, the Board may review and reconsider the permission for the proposed use at the application site every 3 years. In this connection, the temporary nature of the proposed uses would not in any sense pose any constraints to jeopardize nor pre-empt the long-term development under any circumstances.

5.4 Not Compatible with Land Uses of the Surrounding Areas

5.4.1 The surrounding areas of the application site are in rural inland plain landscape character and predominately occupied by vegetated areas, tree clusters, open storage and temporary structures. The proposed use is therefore not considered to be incompatible with the land uses of the surrounding areas. The proposed use is considered to fully commensurate with its local geographical settings and is ideal to attain utmost land use maximization without giving rise to detrimental impacts on the surrounding areas.

5.5 No Adverse Traffic Impact

5.5.1 The estimated vehicular trips generated/attracted by the proposed development are minimal, as such, adverse traffic impact to the surrounding road network should not be anticipated. The proposed use is designed to meet regulatory standards and optimise operational efficiency without substantially impacting local traffic.

5.6 No Adverse Environmental Impact

5.6.1 All activities of the proposed use will only be confined within the application site without affecting the neighboring uses, and no storage of dangerous goods would be carried out with the application site. The Applicant is committed to implementing good site practices and adhering to the latest “CoP” and comply with all environmental protection/ pollution control ordinances, throughout the construction and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and

waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the proposed use is anticipated.

- 5.6.2 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23 to minimize the impact on the nearby watercourse water quality. Runoff generated during the construction phase will be directed into storm drains via properly designed sand and silt removal systems, including sand traps, silt traps, and sediment basins. These silt removal facilities, along with channels and manholes, will be regularly maintained, with silt and grit being cleared at the beginning and end of each rainstorm to ensure their continuous functionality.

5.7 No Adverse Drainage Impact

- 5.7.1 There is an existing nullah running to the west of the application site, and it is proposed to implement peripheral drainage channel within the application site, connecting to the nullah for discharge. Given the small scale of the proposed use, it is anticipated that there will be no significant drainage impact on the adjoining areas. Should the Current Application be approved, the Applicant is willing to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

5.8 Not Setting an Undesirable Precedent

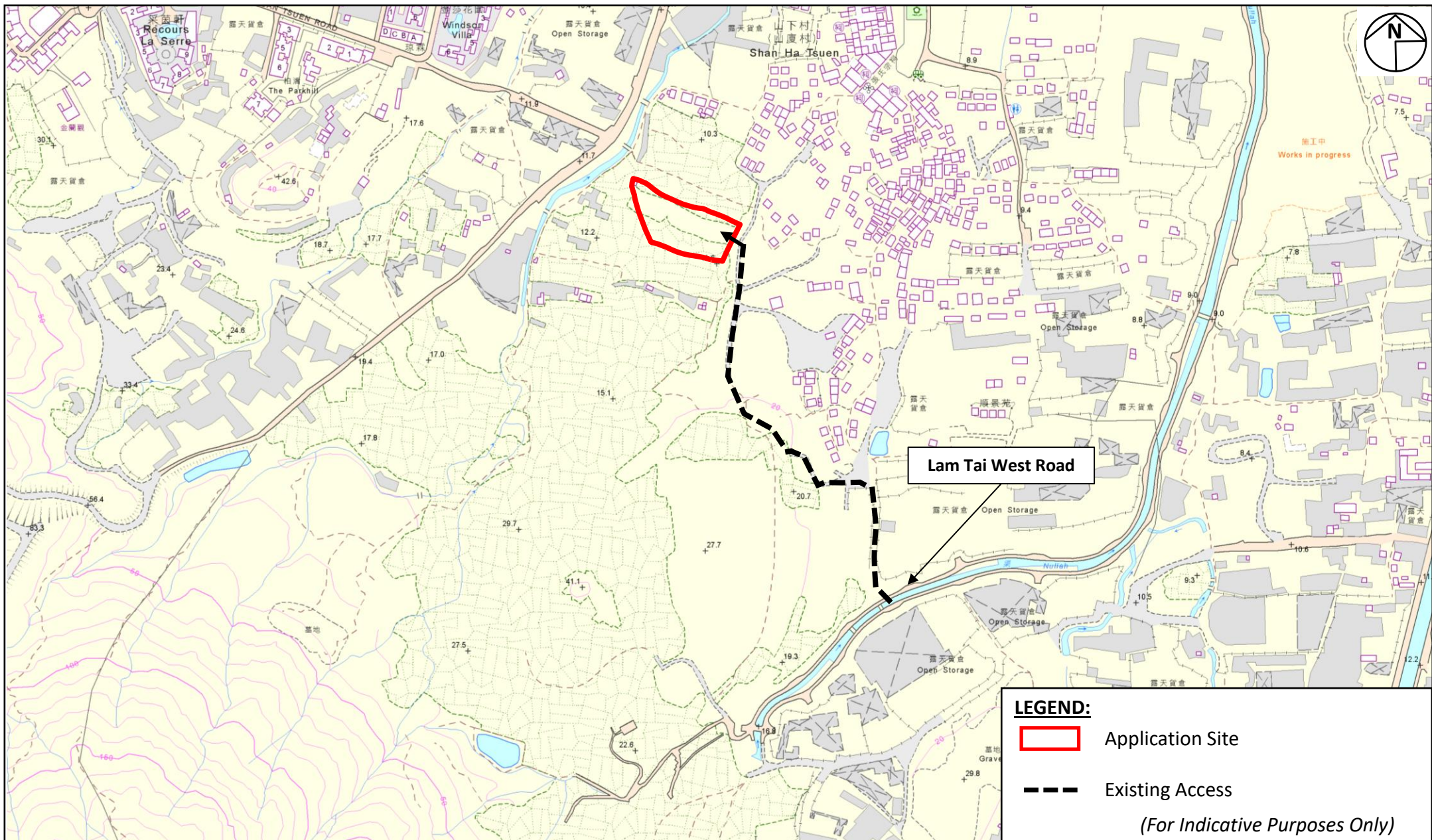
- 5.8.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.2**, no undesirable precedent is expected should the current application be approved.

6. CONCLUSION

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

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_ S00000126958_0001)
Figure 3	Extract of Approved Tong Yan San Tsuen Outline Zoning Plan No.S/YL-TYST/14
Figure 4	Indicative Layout Plan
Figure 5-II	Indicative Plan Showing the Location of Existing Operations (Site A)
Figure 5-III	Indicative Plan Showing the Location of Existing Operations (Site B)
Figure 5-III	Indicative Plan Showing the Location of Existing Operations (Site C)



Project:

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

Title:

Location Plan

Figure:

1

Scale:

Not to Scale

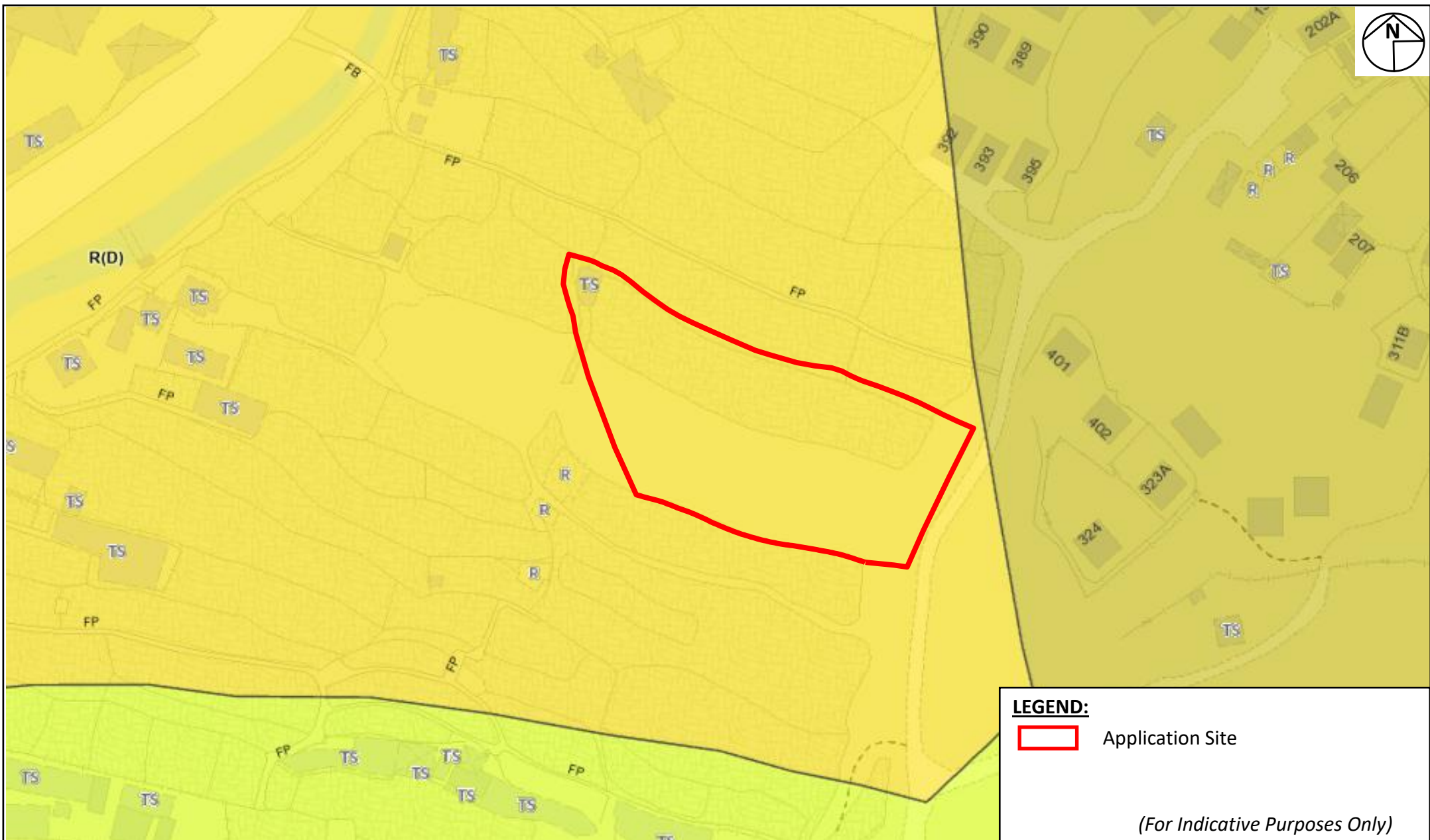
Date:

Jun 2025



AIKON DEVELOPMENT CONSULTANCY LTD.

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



Project:

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

Title:

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

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

Figure:

3

Scale:

Not to Scale

Date:

Jun 2025



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DEVELOPMENT PARAMETERS

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

PARKING AND LOADING/UNLOADING PROVISION

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

LEGEND

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

STRUCTURE

S1
S2
S3
S4
S5
S6
S7
S8
S9
S10
TOTAL

USES

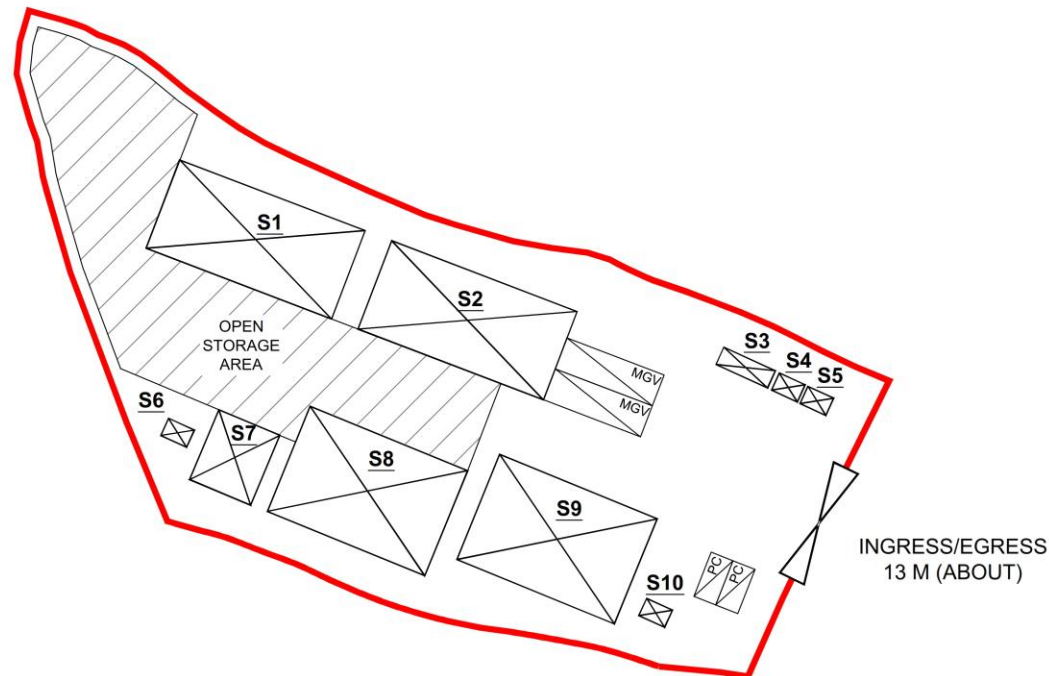
VEHICLE REPAIR WORKSHOP/STORAGE
VEHICLE REPAIR WORKSHOP/STORAGE
PUMP ROOM
METER ROOM
METER ROOM
METER ROOM
GENERAL STORAGE AND SITE OFFICE
RECYCLABLE COLLECTION CENTRE/STORAGE
RECYCLABLE COLLECTION CENTRE/STORAGE
METER ROOM
TOTAL

FLOOR AREA (ABOUT)

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

BUILDING HEIGHT

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



(FOR IDENTIFICATION ONLY)



Project:

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

Title:

Indicative Layout Plan

Figure:

4

Scale:

Not to Scale

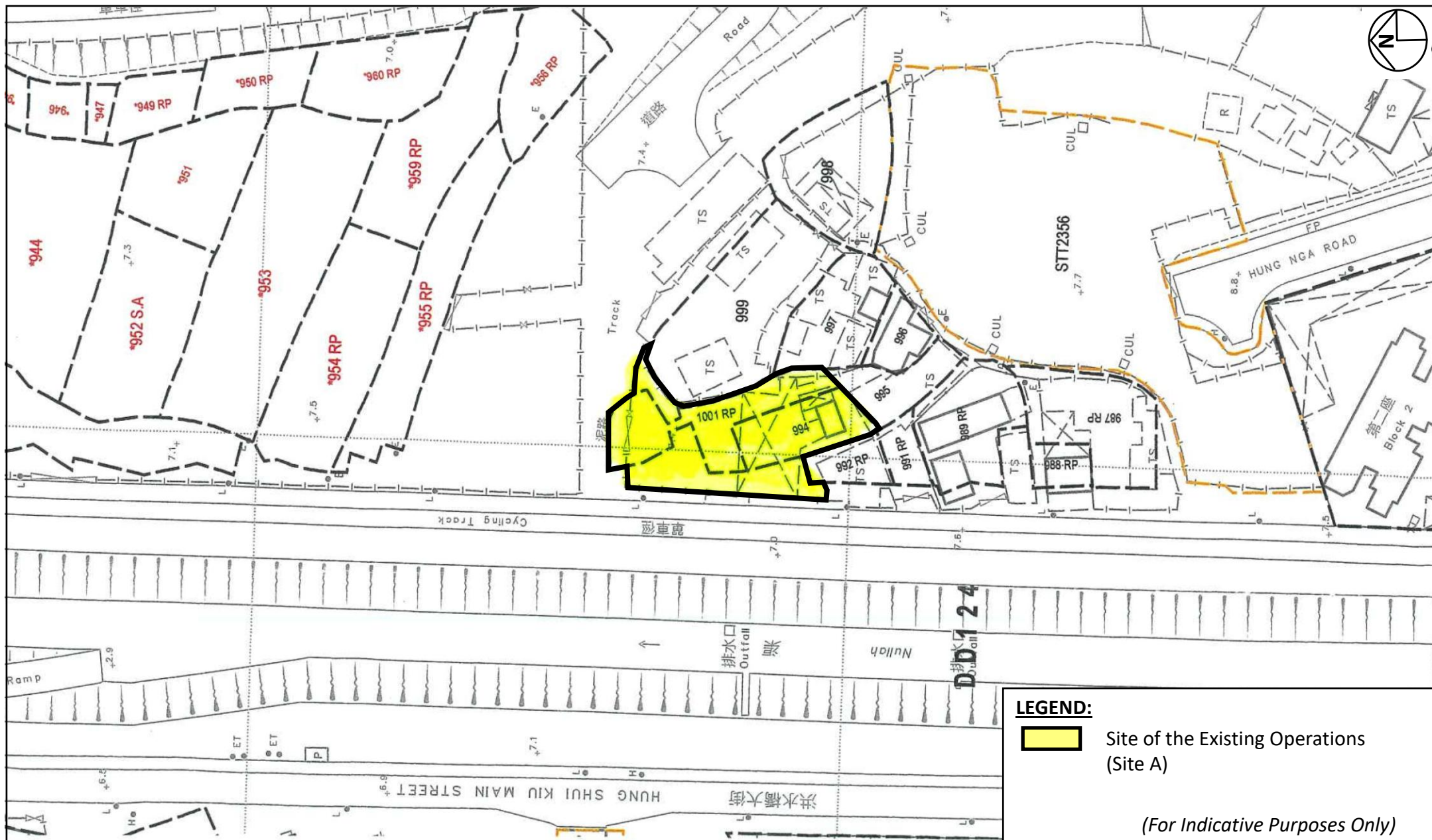
Date:

Jun 2025

Ref.: ADCL/PLG-10314-R001/F004



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

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

Title:

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

Figure:

5-1

Scale:

Not to Scale

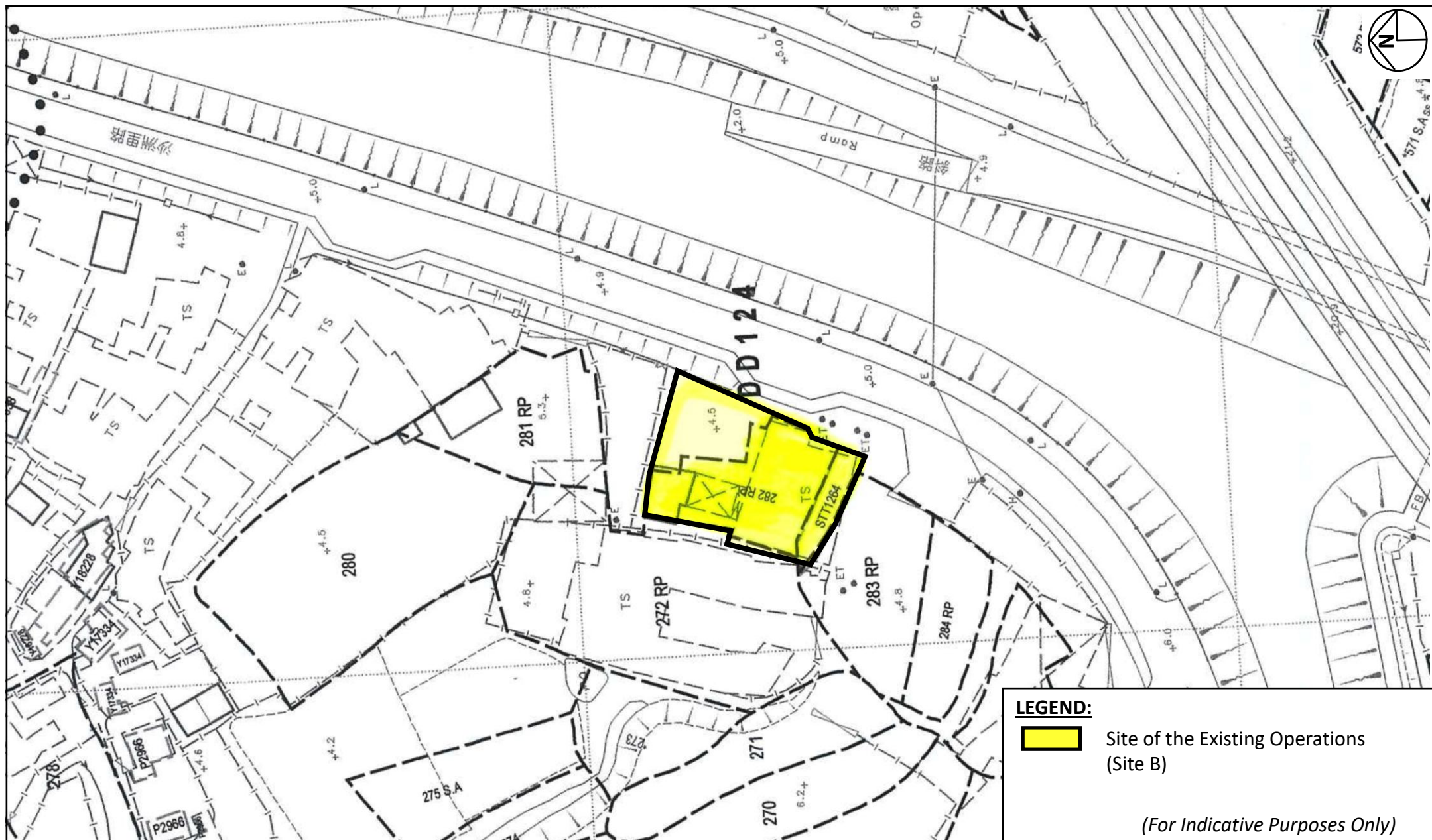
Date:

Jun 2025

Ref.: ADCL/PLG-10314-R001/F005-1



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Project:

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

Title:

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

Figure:

5-II

Scale:

Not to Scale

Date:

Jun 2025

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



AIKON DEVELOPMENT CONSULTANCY LTD.



PROPOSED FILLING OF LAND

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

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

ALL SITE LEVELS ARE FOR REFERENCE ONLY.

LEGEND

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



Project:

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

Title:

Land Filling Plan

Figure:

6

Scale:

Not to Scale

Date:

Jun 2025

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



AIKON DEVELOPMENT CONSULTANCY LTD.

List of Illustration

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



Project:

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

Title:

Photographic Record of Existing Operations (Site A)

Illustration:
1-I

Scale:
Not to Scale

Date:
Jun 2025

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



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

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

Title:

Photographic Record of Existing Operations (Site B)

Illustration:
1-II

Scale:
Not to Scale

Date:
Jun 2025

Ref.: ADCL/PLG-10314-R001/1001-II



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

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

Title:

Photographic Record of Existing Operations (Site C)

Illustration:

1-III

Scale:

Not to Scale

Date:

Jun 2025

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



AIKON DEVELOPMENT CONSULTANCY LTD.



Date : 19th August, 2025
Our Ref. : ADCL/PLG-10314/L003

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

By Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years at Lots 929, 930 RP and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories
(Planning Application No. A/YL-TYST/1325)

We refer to the departmental comments received from the 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.

It is also clarified that the affected existing operation area by the three operators involves a total area of about 2,514m².

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.
c.c. Client

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years at Lots 929, 930 RP and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Environmental Protection Department	19.8.2025	<p>Grateful if you could ask the applicant to:</p> <p>(a) Clarify the types of construction materials intended for open storage; and</p> <p>(b) Confirm whether all workshop activities will be conducted within solid structures equipped with a mechanical ventilation system.</p>	<p>Please be advised that it is intended to store constructions materials such as cement products, metal/steel products at the application site.</p> <p>It is confirmed that all workshop activities will be conducted within solid structures equipped with a mechanical ventilation system.</p>



Date : 26th August, 2025
Our Ref. : ADCL/PLG-10314/L004

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

By Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years at Lots 929, 930 RP and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories
(Planning Application No. A/YL-TYST/1325)

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

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.
c.c. Client

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years at Lots 929, 930 RP and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

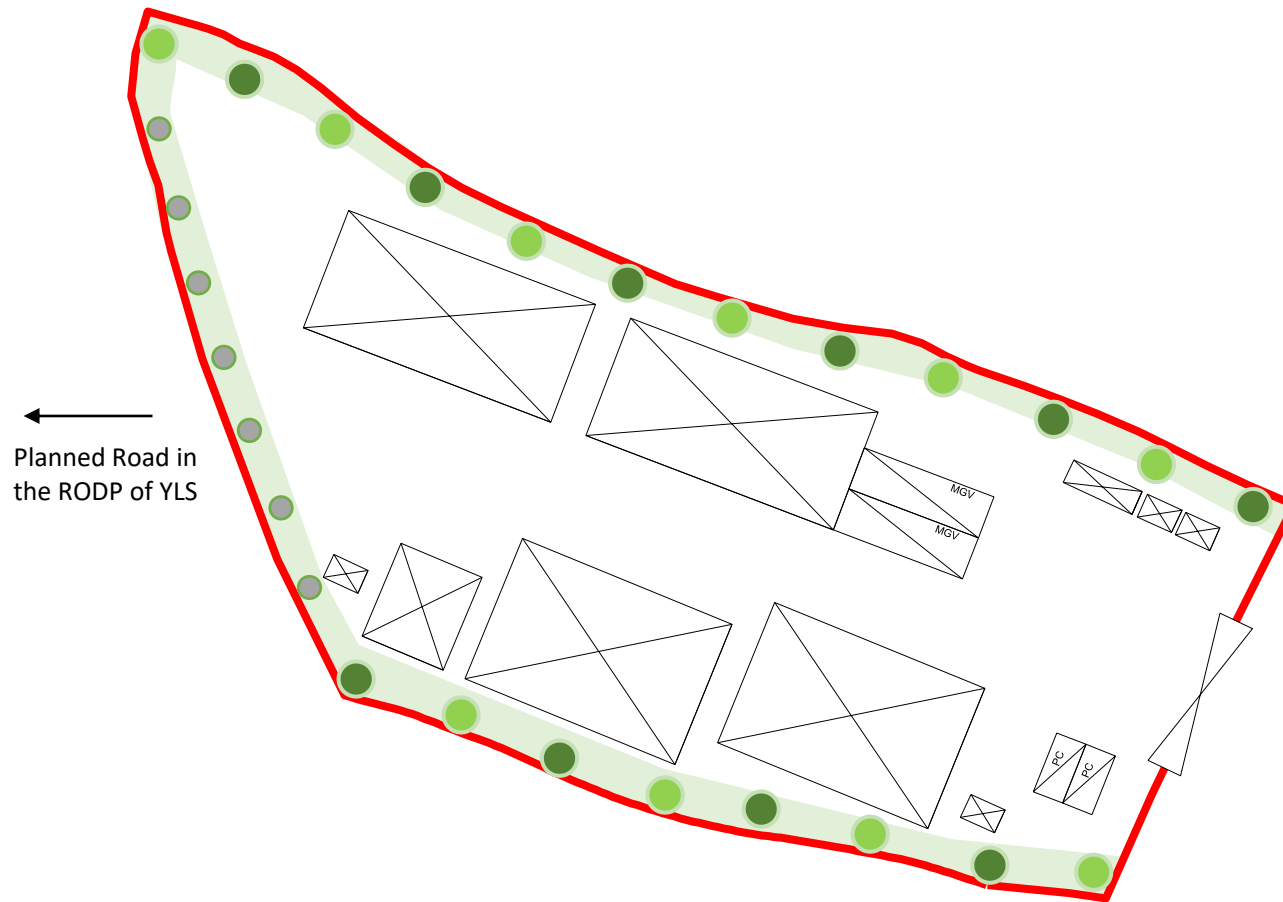
Department	Date	Comments	Responses to Departmental Comments
Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department	25.8.2025	CEDD and PlanD jointly commissioned the "Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation" (the Study). According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the subject site falls within an area zoned "Agricultural" (AGR) which is intended primarily to retain and safeguard existing quality agricultural land for agricultural purposes. From YLS study perspective, the use under application is considered not in line with the planning intention of the "AGR" zone under the YLS Revised RODP.	<p>Noted. The current application intends to temporarily utilize the site currently zoned "R(D)" for the relocation of existing brownfield activities. While the application site falls within the boundary of the Yuen Long South Development Area, it does not fall within the phased development areas, and land resumption is not required. Agricultural activities at the application site have been discontinued, and the applicant has no intention to continue agricultural use in the future, the application site is currently left idled.</p> <p>Given that the application seeks planning approval for a temporary period of 3 years only to facilitate the use of the site while a more suitable permanent relocation is identified, there will be sufficient time to resume to agricultural use if considered necessary. 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.</p> <p>With a view to minimising potential visual impact and enhancing overall compatibility with adjoining areas, it is proposed to incorporate planting areas with tree planting at the periphery of the application site. The landscape proposal (Figure 7 refers) includes a mix of native and suitable plant species, including <i>Tabebuia chrysotricha</i> (黃花風鈴木) and <i>Cassia surattensis</i> (黃槐). These trees will have a minimum height of 2.75 meters and will be planted with a minimum spacing of 3 meters. The chosen species ensure compatibility with the application site while enhancing biodiversity and visual amenity. The proposed peripheral planting of 20 trees and planting pots along the site boundary will create a seamless transition with surrounding areas, acting as a natural visual buffer to mitigate landscape impacts. Additionally, the proposed 3-meter boundary fencing will prevent direct visual contact from outside, ensuring that the development induces no significant landscape impact and remains compatible with adjoining areas.</p> <p>In view of the above mitigation measures, approving the current application should allow for the optimization of land resources to</p>

Planning Application No. A/YL-TYST/1325







Responses to Comments Table

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years at Lots 929, 930 RP and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

			support the imminent need for relocation without inducing adverse landscape impact nor jeopardizing long-term development.
--	--	--	--



LEGEND:

-  The Application Site
-  Proposed Planting Area
-  Proposed Trees
Total: 20 nos.
(Min. 2.75m tall, 3m spacing)
 -  *Tabebuia chrysotricha*
Total: 10 nos.
 -  *Cassia surattensis*
Total: 10 nos.
-  Planting Pots

Remarks: All trees will be planted at least 1m between the trees and boundary fencing, and 3m between trees.

(For Identification Only)

Project:

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

Title:

Indicative Landscape Proposal

Figure:

7

Scale:

Not to Scale

Date:

Aug 2025

Ref.: ADCL/PLG-10314-R001/F007



AIKON DEVELOPMENT CONSULTANCY LTD.



Date : 4th November, 2025
Our Ref. : ADCL/PLG-10314/L006

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

By Email

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years at Lots 929, 930 RP and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories
(Planning Application No. A/YL-TYST/1325)**

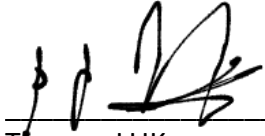
We refer to the captioned application and would like to provide clarifications to facilitate considerations by the Planning Department and the Town Planning Board.

The current application seeks to relocate existing brownfield operations at the application site which is currently zoned "Residential (Group D)" under the Current OZP. While there are agricultural activities in adjoining areas, the applicant has proposed mitigation measures by incorporating planting areas with tree planting at the periphery of the application site to minimise potential visual impact and enhancing overall compatibility with surrounding areas. The applicant is also committed to ensuring that all activities of the proposed use will only be confined within the application site, without affecting the neighbouring uses. Furthermore, the applicant will strictly follow Environmental Protection Department'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 proposed development. Additionally, the applicant will implement adequate fire service installations to mitigate any fire risks on application site.

Given that the application seeks planning approval for a temporary period of 3 years only to facilitate the use of the application site while a more suitable permanent relocation is identified, there will be ample opportunity to revert to agricultural use if necessary. Approving the current application should facilitate the efficient use of land resources to support the imminent need for relocation without inducing adverse impact nor jeopardizing long-term 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.
c.c. Client

**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/358^	Temporary Barbecue Site cum Green Recreational Playground for a Period of 3 Years	22.6.2007	(1), (2), (3)
2	A/YL-TYST/484^	Proposed Temporary Organic Farm cum Barbecue and Leisure Activity Area for a Period of 3 Years	30.7.2010	(1), (2), (3), (4), (5)

Remarks:

^ Straddling the adjacent “Green Belt” (“GB”) zone.

Rejection Reason(s):

- (1) Not in line with the planning intention(s).
- (2) Adverse environmental/traffic/landscape impacts on the surrounding areas.
- (3) Setting undesirable precedent.
- (4) Not compatible with the surrounding areas.
- (5) The applicant failed to demonstrate how the proposed vehicular bridge connecting the application site with Long Hon Road, which was an essential component for the operation of the proposed development, would be constructed and used.

**Similar Applications within/straddling the “R(D)” 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/1234	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	10.11.2023 [revoked on 10.5.2025]
2	A/YL-TYST/1330	Temporary Recyclable Collection Centre (Metal) with Ancillary Facilities for a Period of 3 Years	7.11.2025
3	A/YL-TYST/1323	Temporary Vehicle Repair Workshop and Open Storage of Construction Machinery and Materials with Ancillary Facilities for a Period of 3 Years	5.12.2025

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.

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 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.

3. 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.

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; and

5. Landscape

Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD):

- according to the aerial photo of 2024 (**Plan A-3**), the Site is situated in an area of rural fringe landscape predominated by temporary structures, village houses, farmlands and scattered tree groups; and
- with reference to the application form, no tree felling is proposed. In “Indicative Landscape Proposal” submitted by the applicant (**Appendix Ic** of this RNTPC Paper), 20 nos. new trees including 10 nos. *Tabebuia chrysotricha* (黃花風鈴木) and 10 nos. *Cassia surattensis* (黃槐) are proposed along the site boundary to mitigate landscape impact. Since no significant adverse landscape impact arising from the proposed uses is anticipated within the Site, she has no adverse comment from landscape planning perspective.

6. **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 ten 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.

7. **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 (RODP) of YLS New Development Area (NDA) promulgated in May 2020, the Site falls within an area zoned “Agricultural”;
- 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 uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS NDA; and

- the YLS NDA is currently under Intensification Review. The development area, development intensity and flat yield of the Third Phase development and accordingly the entire development will be subject to change pending the Intensification Review.

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

No objection to the application.

8. District Officer's Comments

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

His office has not received any feedback from locals.

9. 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) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the Site should be kept in a clean and tidy condition at all times;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) 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;
 - (ii) 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 proposed uses are temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iii) 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;
- (d) 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) his department does not and will not maintain any access connecting the Site and Lam Tai West Road. The applicant should be responsible for his own access arrangement; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) 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, as proposed by the applicant; and
 - (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (g) 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 the proposed 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;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that 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; and
- (i) 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 structure is 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 proposed use 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.

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

From:
Sent: 2025-08-03 星期日 03:39:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TYST/1325 DD 121 Shan Ha Tsuen
Attachment: Shan Ha Tsuen - Google Maps.pdf

A/YL-TYST/1325

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

Site area: About 3,345sq.m

Zoning: "Res (Group D)"

Applied use: Open Storage of Construction Machinery and Materials / Vehicle Repair Workshop / Recyclable Collection Centre (Waste Paper) / 4 Vehicle Parking

Dear TPB Members,

Strong Objections. The lots between Long Hon Road and Shan Ha Tsuen have extensive agricultural activity including a number of organic farms. This is not Cat 2 designation. See attached image.

In addition, the site is close to a very large village, location of recycling operations is incompatible with the interests of local residents. A fire at the premises would have serious health impact on those living nearby.

Operators have known for some time that their sites would be resumed. They have had ample opportunity to relocate to the many areas designated for Open Storage and under Cat 2. The applications are for temporary use, they say. However, the focus should be on finding permanent locations for such facilities instead of trashing ever more districts.

The redevelopment of NT is supposed to provide better living conditions but instead is impacting the quality of life of residents in previously brownfield-free nodes.

The application has no justification.

Mary Mulvihill

From:
Sent: 2025-08-06 星期三 13:59:51
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 有關提交意見(規劃申請編號: A/YL-TYST/1325)
Attachment: 致城規會(A.YL.TYST1325)(04.08.2025).pdf

致 城市規劃委員會秘書處:

附件是有關唐人新村村代表就規劃申請編號 : A/YL-TYST/1325 提交意見書，請查閱。

如有任何問題，請致電 聯絡林如棟先生或 與本會聯絡。

謝謝!

屏山鄉鄉事委員會
秘書處

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:

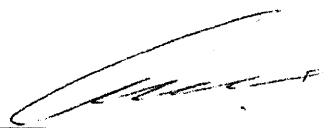
新界元朗唐人新村丈量約份第 121 約地段第 929 號、
第 930 號餘段(部分)及第 932 號(部分)
擬議臨時露天存放建築機械及物料、汽車修理工場及
可循環再造物料回收中心(廢紙)連附屬設施(為期 3 年)
(申請編號: A/YL-TYST/1325)

就有關上述規劃申請擬議臨時露天存放建築機械及物料、汽車修理工場及可循環再造物料回收中心(廢紙)連附屬設施(申請編號: A/YL-TYST/1325), 本人現向 貴委員會提出反對意見。

由於上述申請地點位於農耕土地範圍, 現時附近的土地全都是村民用作種植蕉林及蔬菜, 如在該地點用作露天存放建築機械及物料汽車修理工場及可循環再造物料回收中心, 必定會製造大量污染物, 例如污水、廢氣和廢棄物等, 將會對周邊環境造成嚴重污染, 不但破壞農作物, 令農耕者遭受重大損失, 更會破壞現有綠化環境, 後果嚴重。

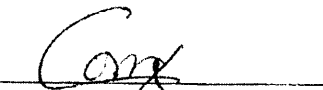
鑒於以上理由, 本人懇請 貴會再三考慮, 接納本人意見, 否決有關規劃申請, 以保護環境及保障周邊農耕者的權益。

唐人新村(一)村代表:



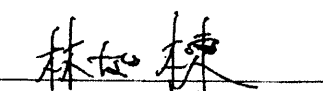
周錦明 (身份證:)

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:)

聯絡地址:

聯絡電話:

2025 年 8 月 4 日

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.