Emily Tsz Yan WONG/PLAND

寄件者: Rich Gold <[redacted]>
寄件日期: 2026年09月29日星期二 17:38
收件者: tpbpd/PLAND
副本: Emily Tsz Yan WONG/PLAND; Jethro Ka Lok FUNG/PLAND
主旨: Planning Application No. A/YL-TYST/1377 - Submission of Supplementary Information
附件: TYST1377_s16 Form replacement pages_29.9.2026.pdf; TYST1377_Executive Summary_29.9.2026.pdf; TYST1377_Planning Statement_29.9.2026.pdf; TYST1377_Plan 3 Layout Plan_29.9.2026.pdf; TYST1377_Plan 4 Swept Path Analysis_29.9.2026.pdf

類別: Internet Email

Dear Sir/Madam,

Attached please find our replacement pages of the application form, Executive Summary, Planning Statement (Appendix I), Layout Plan (Plan 3) and Swept Path Analysis (Plan 4) for the captioned application. Thank you.

Regards,
Janice Tang

--
Goldrich Planners and Surveyors Ltd.
[redacted]

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For Official Use Only 請 勿 填 寫 此 欄	Application No. 申請編號	
	Date Received 收到日期	

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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1. Name of Applicant 申請人姓名/名稱

TANG Chi Hok (鄧志學) (Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot Nos. 961(Part), 962(Part), 963(Part), 964(Part), 965(Part) and 969 RP(Part) in D.D. 121 and adjoining Government Land, 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	☑Site area 地盤面積 2642 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 1015 sq.m 平方米☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	86 sq.m 平方米 ☑About 約

☑ 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 25/08/2026 (DD/MM/YYYY)
於 25/08/2026 (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 17/09/2026 (DD/MM/YYYY)
於 17/09/2026 (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	Temporary Warehouse (excluding Dangerous Goods Godown) 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	1627	sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	1015	sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	5	
Proposed domestic floor area 擬議住用樓面面積		sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1015	sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	1015	sq.m ☑About 約

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

Refer to Plan 3

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	
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	4
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)	

Proposed operating hours 擬議營運時間

9 a.m. to 7 p.m. from Mondays to Saturdays

(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	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Long Hon Road via a local track
		☐ 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	☐

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also 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。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos. 961(Part), 962(Part), 963(Part), 964(Part), 965(Part) and 969 RP(Part) in D.D. 121 and adjoining Government Land, Yuen Long, New Territories
Site area 地盤面積	2642 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 86 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	Residential (Group D) ("R(D)")
Type of Application 申請類別	☑ 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 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐About 約 ☐Not more than 不多於	☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	1015 ☑About 約 ☐Not more than 不多於	0.38 ☑About 約 ☐Not more than 不多於

(ii)	No. of blocks 幢數	Domestic 住用	
		Non-domestic 非住用	5
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於)
		Non-domestic 非住用	9 m 米 ☑ (Not more than 不多於)
			1 Storeys(s) 層 ☑ (Not more than 不多於)
(iv)	Site coverage 上蓋面積		38.4 % ☑ 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	4
		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	4
		Others (Please Specify) 其他 (請列明) _____	
		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 中型貨車位	
		Heavy Goods Vehicle Spaces 重型貨車車位	
		Others (Please Specify) 其他 (請列明) _____	

[redacted]

Executive Summary

1. The application site (the Site) is on Lot Nos. 961(Part), 962(Part), 963(Part), 964(Part), 965(Part) and 969 RP(Part) in D.D. 121 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 2,642 m^2, including about 86 m^2 of Government Land.
3. The Site falls within an area zoned "Residential (Group D)" ("R(D)") on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.
4. The applied use is 'Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities' for a period of 3 years. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 5 nos. of temporary structures are provided for warehouse, storeroom and ancillary office uses. The gross floor area is about 1,015 m^2.
6. Operation hours are from 9 a.m. to 7 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 121 約地段第 961 號（部分）、第 962 號（部分）、第 963 號（部分）、第 964 號（部分）、第 965 號（部分）及第 969 號餘段（部分）和毗連政府土地。
2. 申請地點的面積約 2,642 平方米，包括約 86 平方米的政府土地。
3. 申請地點在《唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14》上劃為「住宅（丁類）」地帶。
4. 申請用途為「臨時貨倉（危險品倉庫除外）連附屬設施」（為期 3 年）。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點提供 5 個臨時構築物作貨倉、儲物室及附屬辦公室用途，總樓面面積約 1,015 平方米。
6. 營運時間為星期一至六上午 9 時至下午 7 時（星期日及公眾假期休息）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board ("the Board") on behalf of Mr. TANG Chi Hok ("the Applicant") in support of the planning application for 'Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities' for a period of 3 years ("the Development") at Lot Nos. 961(Part), 962(Part), 963(Part), 964(Part), 965(Part) and 969 RP(Part) in D.D. 121 and adjoining Government Land, Yuen Long, New Territories ("the Site") under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 961(Part), 962(Part), 963(Part), 964(Part), 965(Part) and 969 RP(Part) in D.D. 121 and adjoining Government Land Yuen Long, New Territories. The Site is accessible from Long Hon Road via a local track leading to the ingress to its east.

3. The site area is about 2,642 m^2, including about 86 m^2 of Government Land.

Planning Context

4. The Site falls within an area zoned "Residential (Group D)" ("R(D)") on the Approved Tong Yan San Tsuen Outline Zoning Plan (the "OZP") No. S/YL-TYSY/14.

5. The planning intention of the "R(D)" zone is primarily intended 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.

6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.

7. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "R(D)" zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

W:\P26043 Tang Chi Hok 鄧志學_D.D. 121 Lot 961 (part), 962 (part), 963 (part), 964 (part), 965 (part), 969 RP (part), 申請露天貯存貨物及貨倉\TYSTXXXX_s16 warehouse_7.2026 (applying)\S\P26043 Planning Statement.doc

No.	Use	Floor Area (ab.) (m^2)	Covered Area (ab.) (m^2)	Height (ab.) (m)	No. of Storey
1	Warehouse with Ancillary Office	228	228	9	1
2	Warehouse with Ancillary Office	228	228		
3	Warehouse with Ancillary Office and Storage	228	228		
4	Warehouse with Ancillary Office and Storage	228	228		
5	Warehouse with Ancillary Office	103	103		
Total		**1,015**	**1,015**		
		Plot Ratio	**Site Coverage**		
		0.38	38.4%		

9. The Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, etc. will be stored in the Development. No dangerous goods will be stored at the Site.

10. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.

11. 4 nos. of parking space for heavy goods vehicles (HGV) are provided at the Site for the daily operation of the Development. The Site is accessible from Long Hon Road via a local track leading to the ingress to its east. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).

Similar Applications

12. There are 4 similar applications approved by the Rural and New Town Planning Committee ("the Committee") within the "R(D)" zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-TYST/1342	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	6.2.2026
A/YL-TYST/1318	Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years	27.2.2026
A/YL-TYST/1326	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	27.2.2026
A/YL-TYST/1348	Proposed Temporary Warehouse for Storage of Electrical Supplies, Metal and Construction Materials for a Period of 3 Years	17.4.2026

13. The similar applications were approved by the Committee in 2026 on considerations that temporary approval would not frustrate the long-term planning intention of the "R(D)" zone; not incompatible

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with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

14. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual

15. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, residential structures and agricultural land. Adverse visual impacts to the surrounding areas are not anticipated.

Drainage

16. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

17. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Traffic

18. The trip attraction and generation rates are expected as follows:

	Mondays to Saturdays	
	Attractions	**Generations**
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	1	0
12:00 – 13:00	0	1
13:00 – 14:00	0	0
14:00 – 15:00	1	1
15:00 – 16:00	1	0
16:00 – 17:00	0	1
17:00 – 18:00	0	1
18:00 – 19:00	0	0
Total Trips	**4**	**4**

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19. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.

20. The Site is accessible from Long Hon Road via a local track leading to the ingress to its east. 4 nos. of parking space for HGV are provided at the Site for the daily operation of the Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).

21. The Development is for warehouse use only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff are residents living in the vicinity. They will come to the Site on foot.

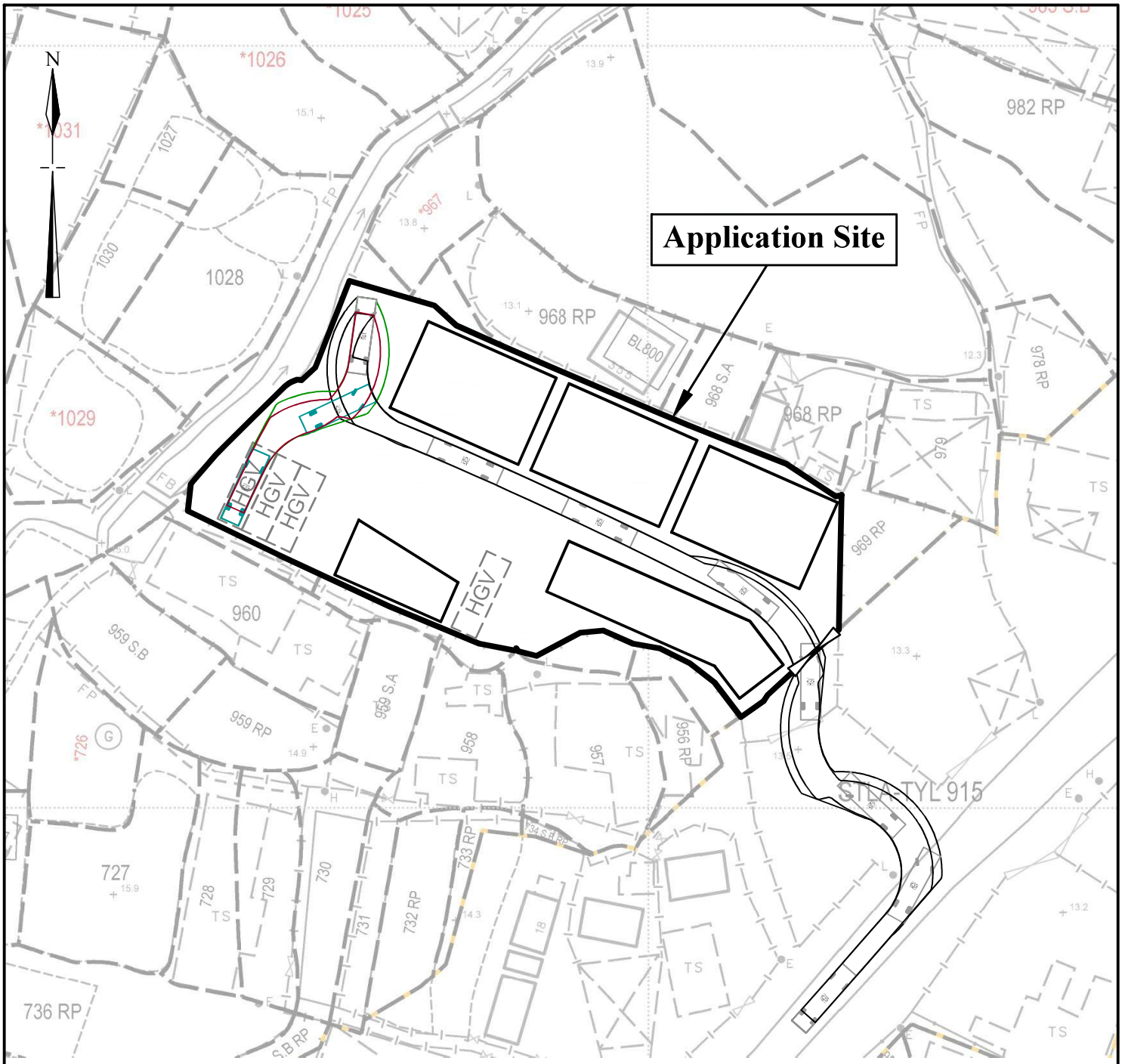
Environment

22. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

23. The Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 9 a.m. to 7 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -

W:\P26043 Tang Chi Hok 鄧志學_D.D. 121 Lot 961 (part), 962 (part), 963 (part), 964 (part), 965 (part), 969 RP (part), 申請露天貯存物及貨倉\TYSTXXXX_s16 warehouse_7.2026 (applying)\ST\P26043 Planning Statement.doc



Legend

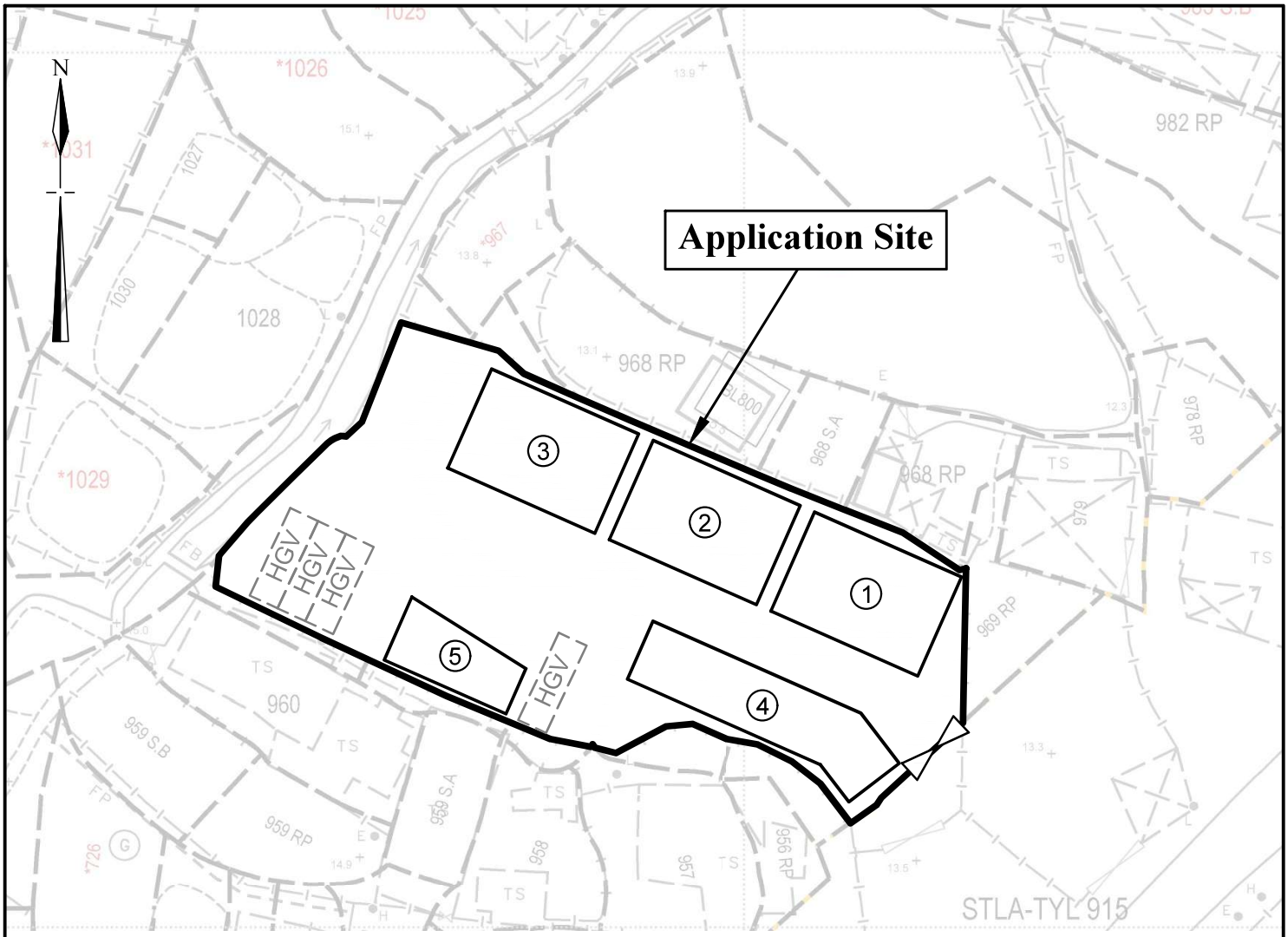
Vehicular Ingress / Egress

HGV — **Parking space for heavy goods vehicle (11m (L) x 3.5m (W))**

Heavy goods vehicle (10m (L) x 2.5m (W))

Site Area(about): 2,642m²

1:750	**Swept Path Analysis** **Lots 961(Part), 962(Part), 963(Part), 964(Part), 965(Part) and 969 RP(Part) in DD.121 and adjoining government land**	**Goldrich Planners & Surveyors Ltd.**
September 2026		**Plan 4 (P 26043)**



Legend

Vehicular Ingress / Egress

HGV **Parking space for heavy goods vehicle (11m (L) x 3.5m (W))**

Site Area(about): 2,642m²

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Warehouse with Ancillary Office	228 m²	228 m²	1	9m
2	Warehouse with Ancillary Office	228 m²	228 m²	1	9m
3	Warehouse with Ancillary Office and storage	228 m²	228 m²	1	9m
4	Warehouse with Ancillary Office and storage	228 m²	228 m²	1	9m
5	Warehouse with Ancillary Office	103 m²	103 m²	1	9m
Total		1,015 m²	1,015 m²		

1:750	**Layout Plan**	Goldrich Planners & Surveyors Ltd.
September 2026	Lots 961(Part), 962(Part), 963(Part), 964(Part), 965(Part) and 969 RP(Part) in DD.121 and adjoining government land	Plan 3 (P 26043)