

This document is received on 10 OCT 2022  
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

# A/YL-TT/575 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 Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年  
的臨時用途/發展或該等臨時用途/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

### **General Note and Annotation for the Form**

#### **填寫表格的一般指引及註解**

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

\* Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A 142-77/5 J
	Date Received 收到日期	10 OCT 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 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)

Yuen Cheong Timber Limited (源昌木業有限公司)

## 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)

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

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, 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 1,000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,000 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Vacant site  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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. 如上述任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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. 如上述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)<sup>#&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
14/9/2022 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 15/9/2022 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

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

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas.</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	0 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,000 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1 .....
Proposed domestic floor area 擬議住用樓面面積	NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 1,000 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 1,000 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)	
Structure 1: Warehouse (Not exceeding 8m, 1 storey)	
.....	
.....	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	1 space of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	1 space of 11m x 3.5m
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間

9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and public holidays.

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  Vehicular access leading from Tai Shu Ha Road East
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

(c) Impacts of Development Proposal 擬議發展計劃的影響  
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....
	No 否	<input checked="" type="checkbox"/>

(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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 ..... 1,000 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 ..... 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	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

	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**

位於鄉郊地區臨時用途/發展的許可續期

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

**7. Justifications 理由**

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

1. The applicant occupied a warehouse for storage of timber and metal at Ma Tso Lung and it is resumed by Government for New Town Development. The applicant wishes to relocate his business to the application site so as to allow the timely land resumption by Government.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence was approved in "AGR" zone within the same Outline Zoning Plan such as A/YL-TT/544.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 6:00p.m. to 9:00a.m. The storage of metal will also be housed within an enclosed structure. No workshop activities is proposed.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant has submitted a drainage proposal to support his application.
9. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
10. The application site is compatible to the existing warehouses to the north and west of the application site.
11. The applicant has contacted Development Bureau (Attn: 劉慧璋) for the proposed relocation of his business from Ma Tso Lung to the application site and preliminary comments were received and addressed in the current application.
12. The applicant is the occupier of the application site and the size of the covered structure at Ma Tso Lung is about the same as the proposed structure at the application site.
13. Only private car and medium goods vehicle will access the site. The metal and timber to be stored at the application site can be delivered by medium goods vehicle. No vehicle exceeding 24 tonnes will access the application site.



**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

.....  
Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）

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

Consultant

Position (if applicable)  
職位（如適用）

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

專業資格

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

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

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

Date 日期

16/9/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories
Site area 地盤面積	1,000 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1000 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	8 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	100 % <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		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		1 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 1 0

**Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land  
at  
Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in  
D.D. 118, Yuen Long, New Territories**

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**Section 1 Background**

**1.1 Introduction**

- 1.1.1 This planning application is submitted by Yuen Cheong Timber Limited who is the occupier of the Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories.
- 1.1.1 The applicant seeks planning permission for proposed temporary warehouse for storage of metal and timber for a period of 3 years at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories (Figure 1). Although the proposed use is neither a Column 1 nor 2 use in the "AGR" zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant.
- 1.1.2 The Site involves a previous planning permission (No. A/YL-TT/562) approved for animal boarding establishment (dog kennel) for a period of 3 years approved on 9.9.2022.
- 1.1.3 The current application is to facilitate relocation of their timber and metal trading business from Ma Tso Lung, Kwu Tung North. The previous occupation falls within the Kwu Tung North New Development Area (KTN NDA) and the concerned lot (i.e. Lot 2240 S.J ss.1 in D.D. 96) (Figure 6) had already been resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.4 The application site is abutting a vehicular track leading from Tai Shu Ha Road East.

**Section 2 Planning Justifications**

**2.1 Thorough Site Selection Process**

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for

“Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13F) were either unaffordable or have been occupied by other operators.

- 2.1.2 Four prospective sites in North districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant’s business and why they are not feasible is shown in the following:
- 2.1.3 Alternative Site 1 – Lot 502 RP in D.D.83 (Figure 7) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 1800m<sup>2</sup> which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,500 per feet. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.4 Alternative Site 2 – Lot 175 in D.D.84 (Figure 8) – Although the site is zoned “Category 2” area according to Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13F), the site is about 1850m<sup>2</sup> which is too large for the applicant. The price of the land is \$20 million of which the applicant cannot afford the cost. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.5 Alternative Site 3 – Lot 1463 RP in D.D.118 (Figure 9) – The site is zoned “AGR” and “CA” according to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 of which the proposed development may not be compatible with the surrounding environment. The site is about 1400m<sup>2</sup> which is too large for the applicant. The applicant has been stayed at North district for a long time so that he wishes to stay at the Northern District to maintain a close relationship with clients.
- 2.1.6 Alternative Site 4 – Taxlord Lot 464 S.A RP in D.D.83 (Figure 10) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 3300m<sup>2</sup> which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,600 per feet. The site is also covered with extensive structures of which site clearance cost is too expensive for the applicant together with the land cost.
- 2.1.7 The Site at the application site is deemed suitable for relocation as it is highly accessible and abutting Ng Chow South Road. The site area of the site at the application site (i.e. 980m<sup>2</sup>) is the most closely to the area of the original site at Kwu Tung North (i.e. 620m<sup>2</sup>).

## **2.2 The Site is Unsuitable for Agricultural Rehabilitation**

- 2.2.1 The application site has been vacant for a long period of time and it has not been rehabilitated for agricultural activities. As such, it has been approved for animal boarding establishment on 9.9.2022 by Town Planning Board. The proposal, which is not incompatible with the surrounding uses at Lots 2222 and 2223 in D.D.118 which possesses a short term waiver for warehouse use, would put scarce land resources into a better use.

## **2.3 Importance to Local Construction Industry**

- 2.3.1 The applicant is a supplier of metal material in Hong Kong. Successful relocation of the Site would help sustain the operation and help support the upcoming development projects, such as those in Northern Metropolis Development Strategy and Lantau Tomorrow Vision.

## **2.4 No Adverse Traffic Impacts**

- 2.4.1 Only medium goods vehicle not exceeding 24 tonnes will access to site to deliver the metal and timber to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 6:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The application site has also approved for animal boarding establishment on 9.9.2022 for a period of 3 years. The approval of the current application would bring about the same amount of traffic when compare to the approved animal boarding establishment. The applicant will also submit a swept path analysis, sightline analysis to support his application.
- 2.4.2 The proposed development is a warehouse for storage of timber and metal. No more than 3 staff will station at the application site and no visitors will be allowed to visit the site. The proposed warehouse is not significant in size and it is only 1,000m<sup>2</sup> in size including the area for loading/unloading space, parking space and manoeuvring of vehicle within the site. As such, the approval of the current application would not bring significant amount of traffic to the area.

## **2.5 No Adverse Environmental and Visual Impacts**

- 2.5.1 The applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 6:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a warehouse for storage of metal and timber. No workshop activities are proposed within the application site. Storage use is inert and static in nature so that it would not affect the nearby residents. More, the applicant proposed to cover the site with a 1,000m<sup>2</sup> warehouse to store the timber and metal within the warehouse. No operation use will be held at the application site which may generate noise or

visually eyesore to the nearby residents. The parking of vehicle, loading and unloading of goods and manoeuvring of vehicle will also be housed within the proposed warehouse. Lastly, the applicant agreed to undertake the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use" and the Professional Persons Environmental Consultative Committee Practice Notes No. 5/93 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.

- 2.5.2 The applicant noted that residential settlements were found to the east. The applicant will make the warehouse by the material with a density higher than  $7\text{kg/m}^2$ . All the windows will be closed during the operation hours.

## **2.6 No Adverse Drainage Impacts**

- 2.6.1 The application site is subject to a previous planning permission No. A/YL-TT/562 approved for animal boarding establishment for a period of 3 years on 9.9.2022. The approval of the said planning permission shows that the drainage impacts of the said development is insignificant. The applicant has submitted a drainage proposal in support of the current application and the result of the proposal demonstrated that the drainage impact of the proposed development would be minimal.

## **2.7 The Proposed Development is Compatible with the Surrounding Environment**

- 2.7.1 The application site is abutting a vehicular track leading from Tai Shu Ha Road East. Some warehouse were found to the west and north so that the proposed development is not the first of its kind in the area.
- 2.7.2 The proposed development would be fully covered and all activities (storage, loading/unloading, parking and manoeuvring of vehicle) will be carried out within a warehouse. Thus, the impact to the nearby residents is minimal.

## **2.8 The Size of the Application Site is about the Same as the Area of the Resumed Land**

- 2.8.1 The resumed land at KTN NDA, i.e., Lot 2240 S.J ss.1, is about  $805.9\text{m}^2$ . It is about the same as the area of the application site, i.e.,  $1,000\text{m}^2$ . The applicant has tried to find a similar size site for relocation and the application site is the most similar site in terms of area.

## **2.9 No Undesirable Precedent**

- 2.9.1 The proposed relocation of the applicant's operation to the application site is a direct result of the Government's land resumption of land for the KTN NDA.

Successful relocation of the operation would help to maintain a stable supply of metal materials in Hong Kong and should be considered unique from any other temporary development proposals in the subject "AGR" zone. Approval of the application would not create an undesirable precedent.



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D.D. 118, Yuen Long, New Territories**

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**Annex 1 Drainage Proposal**

**1.1 Existing Situation**

**A. Site particulars**

- 1.1.1 The application site occupies an area of about 1,000m<sup>2</sup>.
- 1.1.2 The site is serviced by a vehicular access leading from Tai Shu Ha Road East. The area adjacent to the proposed development is mainly rural in nature.

**B. Level and gradient of the subject site & proposed surface channel**

- 1.1.3 It has a gradient sloping from southeast to northwest from about +22.6mPD to +20.2mPD. (Figure 4)

**C. Catchment area of the proposed drainage provision at the subject site**

- 1.1.4 The land to the north and south is found lower in level than the application site. The land to the east of the application site is a river. The land to the west is higher than the application site but there are a good number of structures to the west of the application site which blocks the surface runoff from the land to the further west of the application site. As such, an external catchment is identified in Figure 4.

**D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site**

- 1.1.5 As shown in Figure 4, a river is found to the immediate east of the application site. The stormwater intercepted by the proposed surface channel at the application site will be dissipated to the said river.

## 1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- The area of the catchment is approximately 3,600m<sup>2</sup>; (Figure 4)
- The application site and adjacent land are zoned for 'Agriculture' and almost all of them are unpaved. It is assumed that the value of run-off co-efficient (k) is taken as 0.7.

$$\text{Difference in Land Datum} = 26.4\text{m} - 20.2\text{m} = 6.2\text{m}$$

$$L = 121\text{m}$$

$$\therefore \text{Average fall} = 6.2\text{m in } 121\text{m} \text{ or } 1\text{m in } 19.52\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [ L / (H^{0.2} \times A^{0.1}) ]$$

$$t_c = 0.14465 [ 121 / 5.12^{0.2} \times 3,600^{0.1} ]$$

$$t_c = 5.56 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 270 mm/hr

*By Rational Method,*

$$Q_1 = 0.7 \times 270 \times 3,600 / 3,600$$

$$\therefore Q_1 = 189 \text{ l/s} = 11,340 \text{ l/min} = 0.19\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:30 in order to follow the gradient of the application site, 375mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

### **1.3 Proposed Drainage Facilities**

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 4).
- 1.3.2 The collected stormwater will then be discharged directly to the river to the immediate east of the application site as shown in Figure 4.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/North and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel and landscaping. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
  - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
  - (d) Holes will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

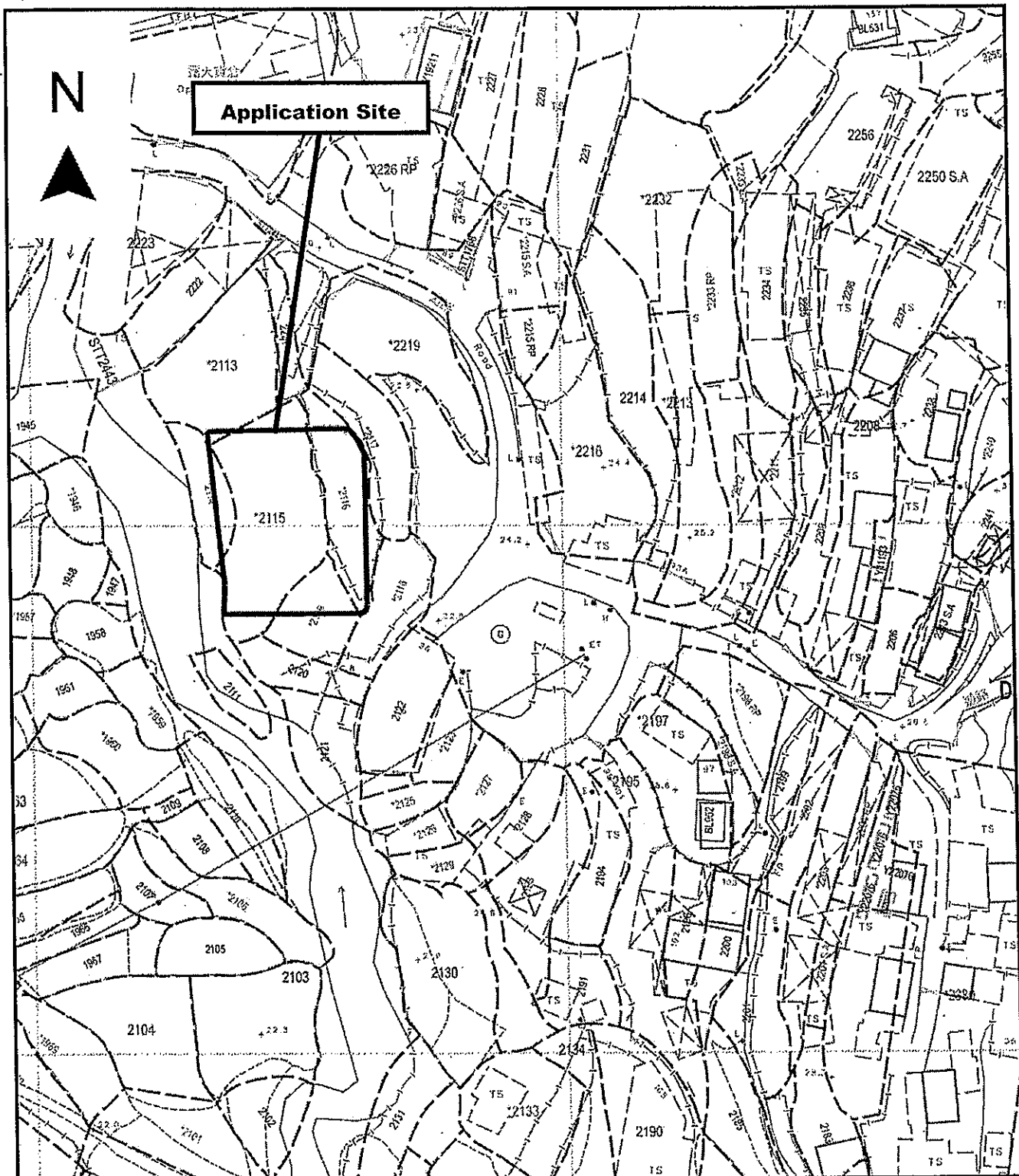
## Annex 2 Estimated Traffic Generation

- 2.1 The application site is accessible via a vehicular track leading from Tai Shu Ha Road East. It is intended to serve the long term storage of timber and metal at the site so that the traffic generated by the proposed development is insignificant.
- 2.2 The proposed parking space at the application site would only be opened to staff and no visitors is allowed to visit the proposed development.
- 2.3 There will be 1 parking space of 5m x 2.5m for private car and one loading/unloading bay for medium goods vehicle not exceeding 24 tonnes. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.11	0.11	1	0
Medium goods vehicle	0.22	0.22	0	0
Total	0.33	0.33	1	0

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and public holidays.
  2. The pcu of private car and medium goods vehicle is taken as 1 and 2 respectively; &
  3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.5 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Site Plan

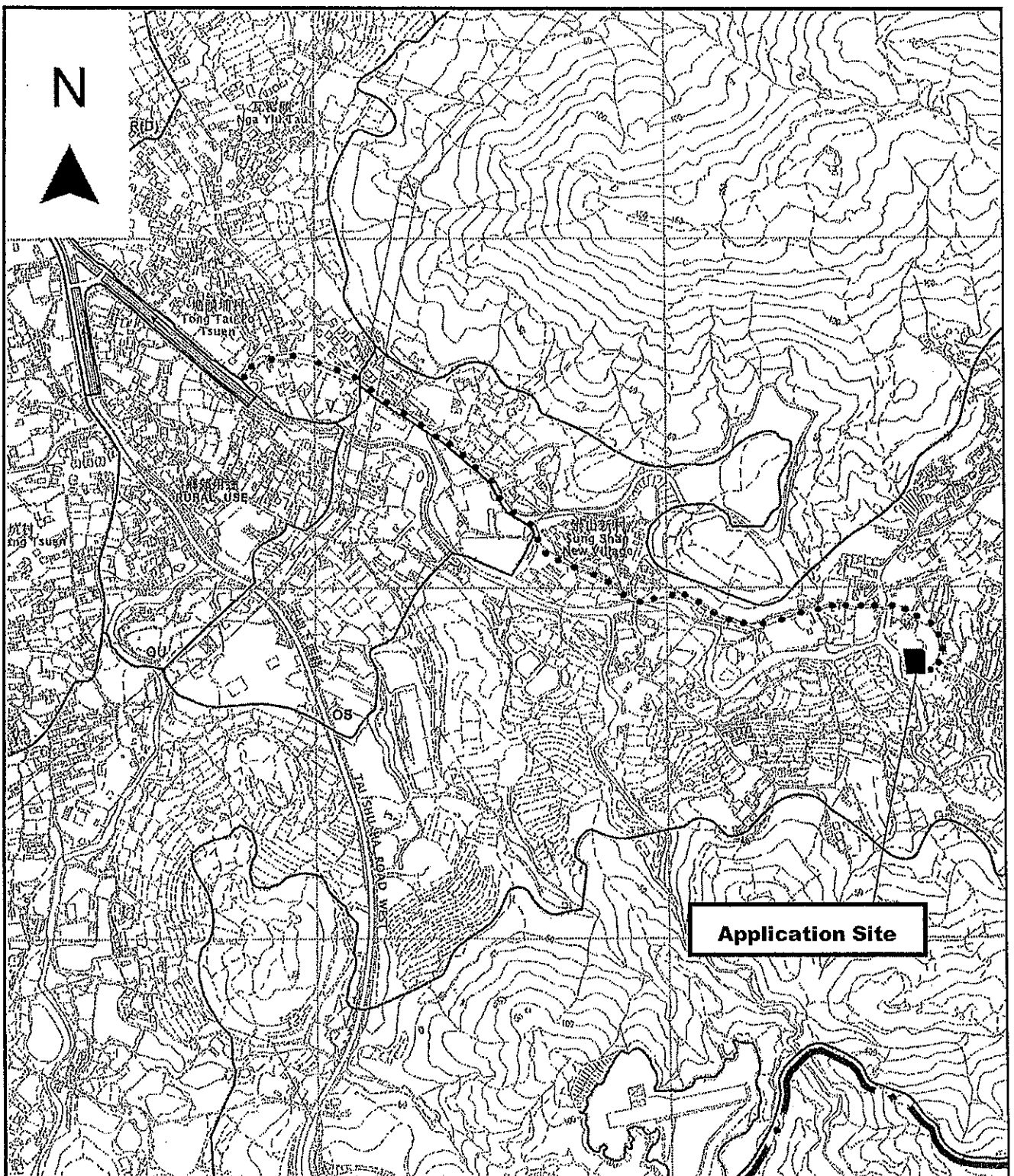
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖則:

Location Plan

Drawing No. 圖號:

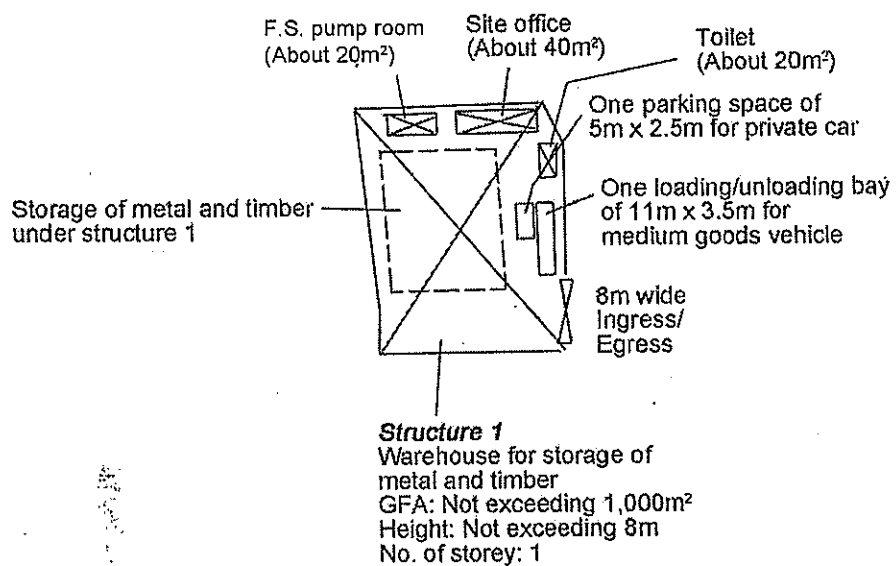
Figure 2

Remarks 備註:

●●● Vehicular access leading from Tai Shu Ha Road East

Scale 比例:

1:7500



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Layout Plan

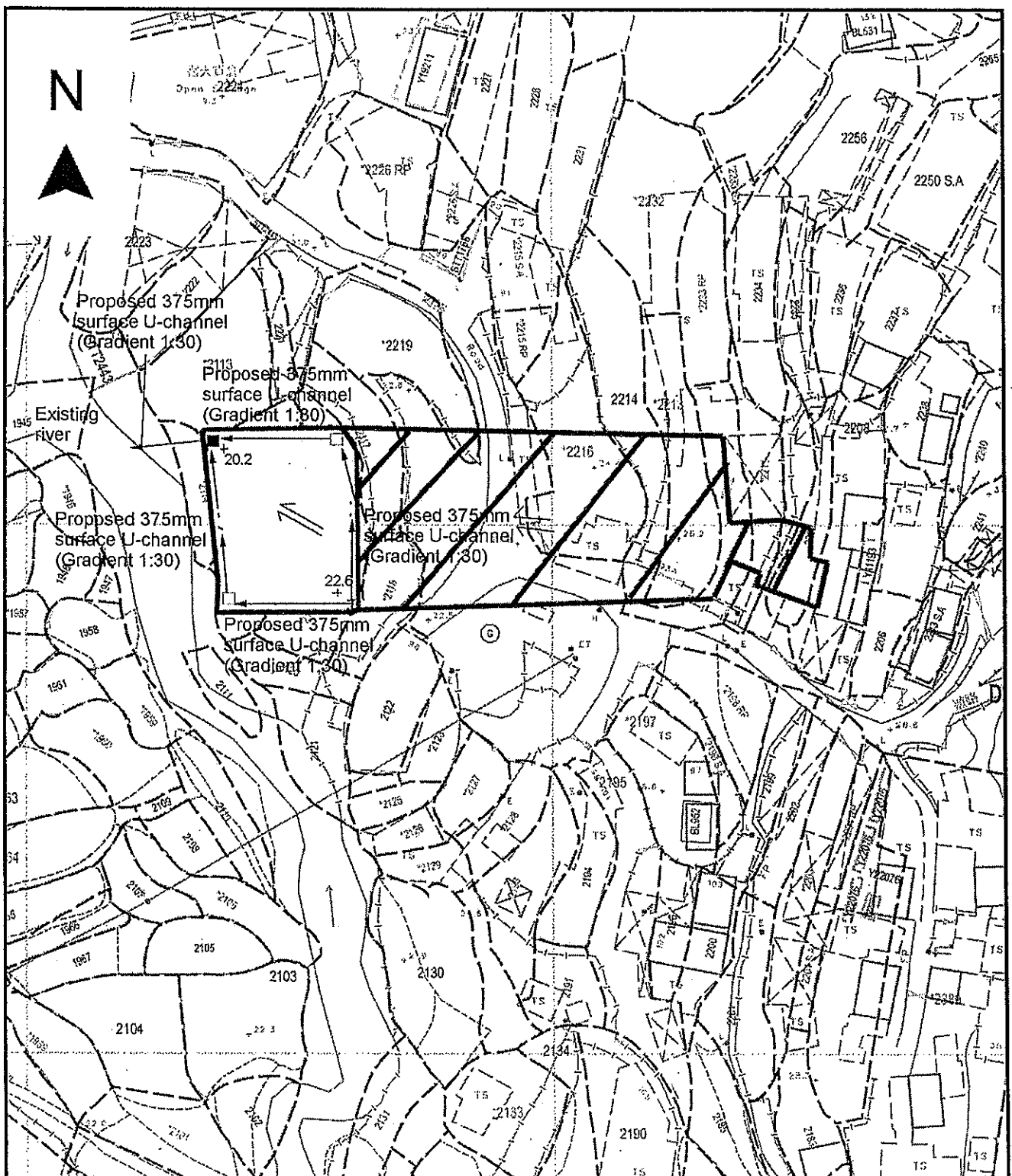
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories



Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

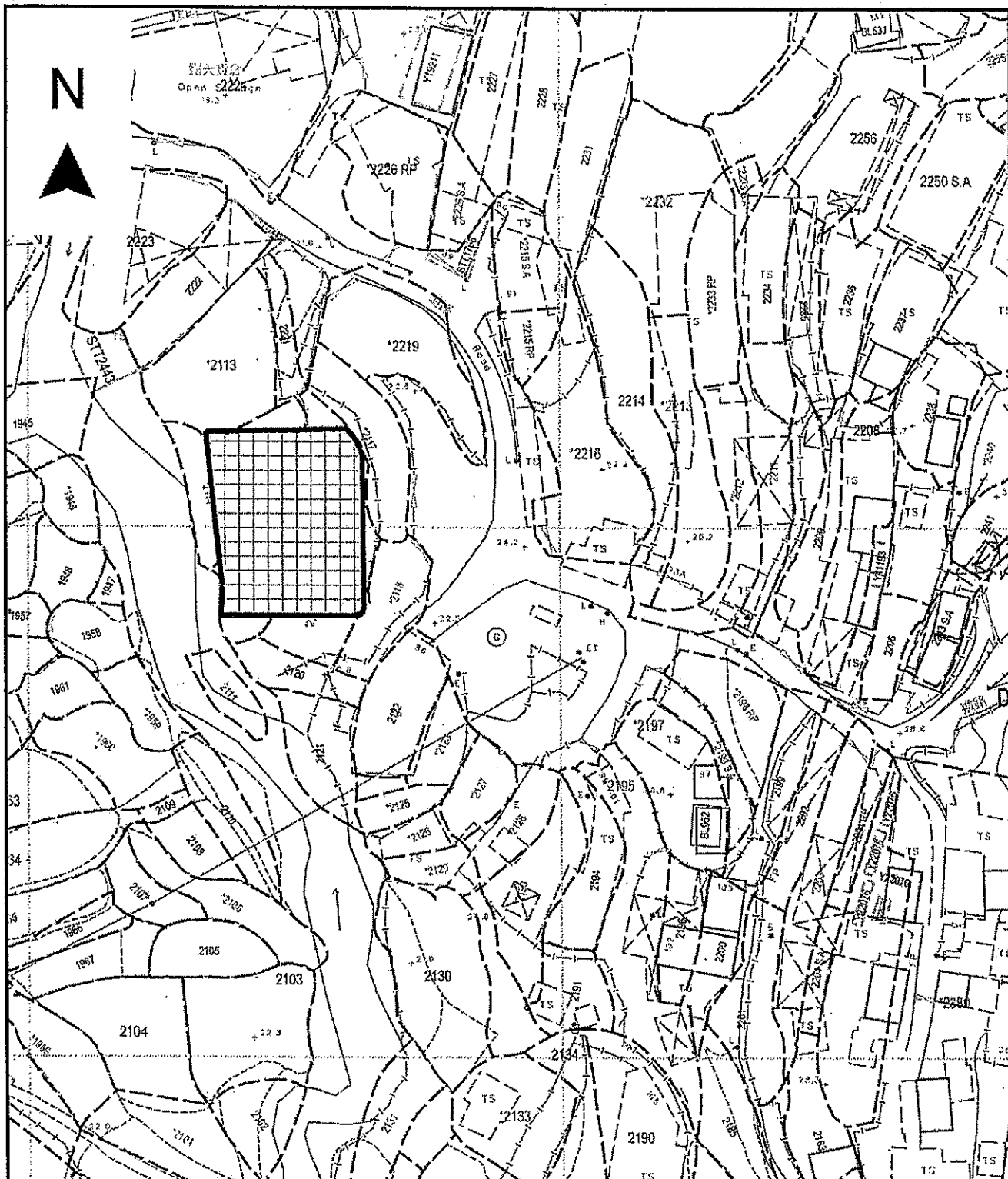
Remarks 備註:

- ☐ Proposed catchpit
- ☒ Proposed catchpit with Sand trap
-  Flow of surface runoff
- +20.2 Level (in mPD)
-  External catchment

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖名:

Proposed Site Paving Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:



Proposed concrete paving (About 1,000m<sup>2</sup> and 0.2m deep)

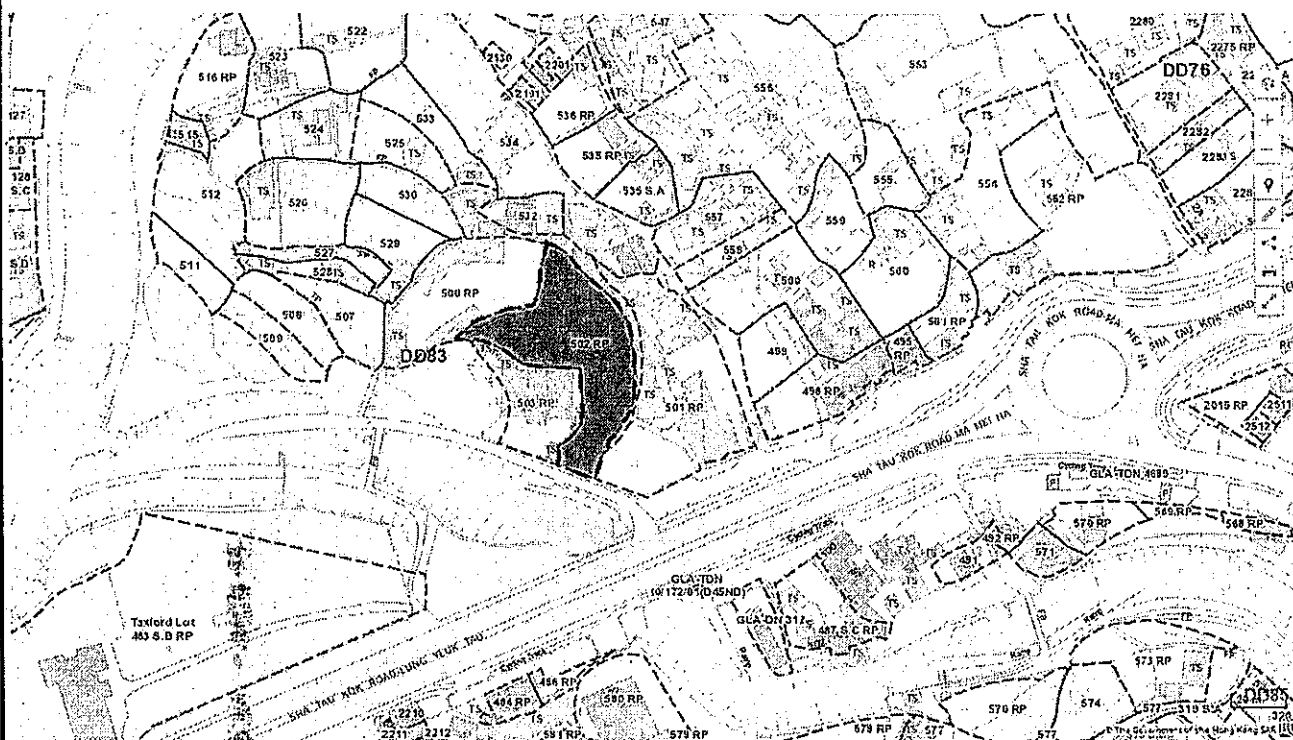
Scale 比例:

1:1000



Lot 2240 S.J ss.1 in D.D.96  
 Site Area: About 805.9m<sup>2</sup>  
 Covered Area: About 805.9m<sup>2</sup>

<p>Project 项目名称:</p> <p>Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) &amp; 2119 (Part) in D.D. 118, Yuen Long, New Territories</p>	<p>Drawing Title 圖目:</p> <p>The Site Resumed by Government at Kwu Tung North</p> <p>Drawing No. 圖號:</p> <p>Figure 6</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p>
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Project 项目名称:

Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Alternative Site 1 at Lot 502 RP in D.D.83

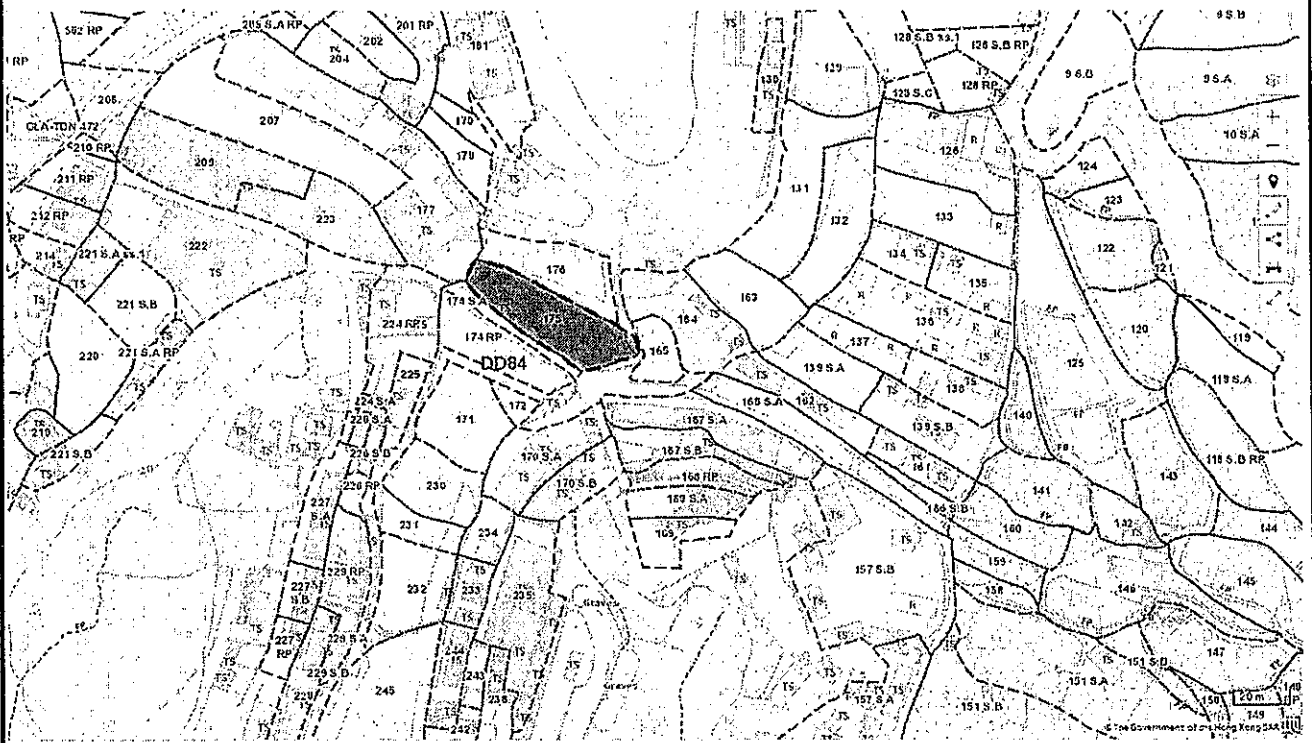
Drawing No. 圖號:

Figure 7

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Alternative Site 2 at Lot 175 in D.D.84

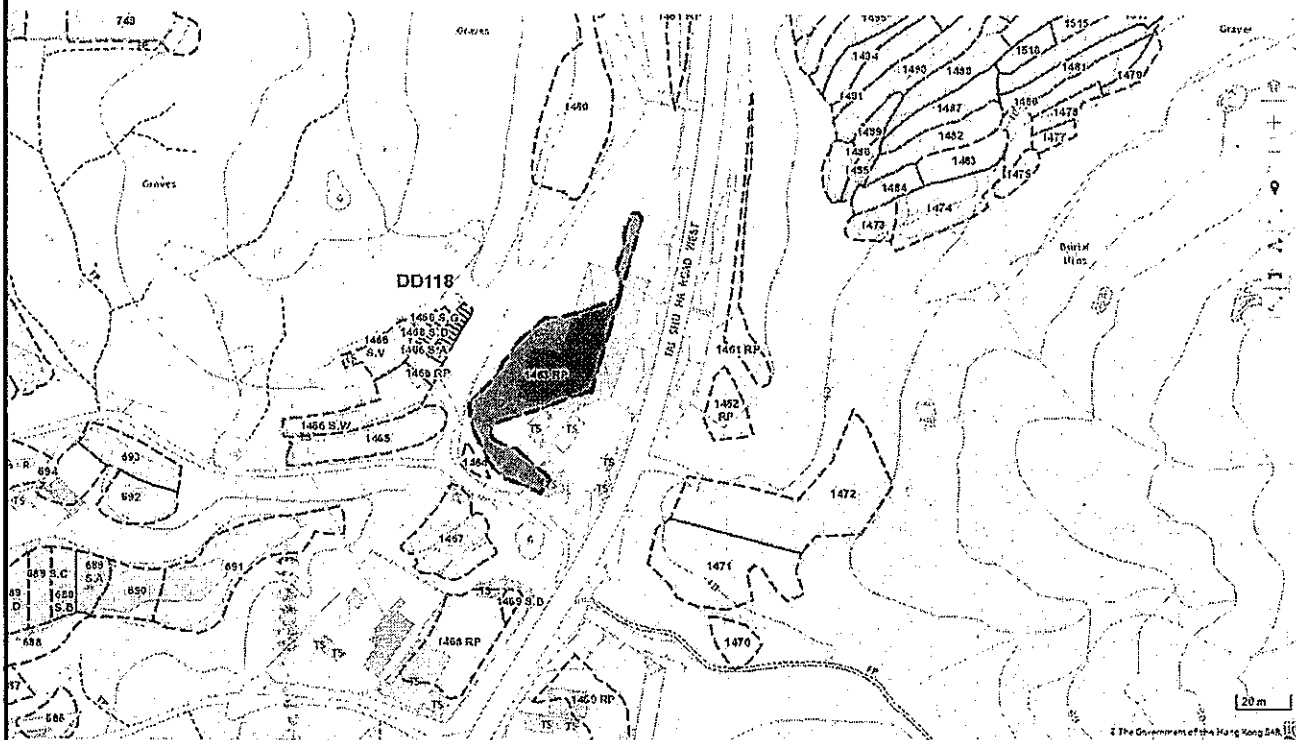
Drawing No. 圖號:

Figure 8

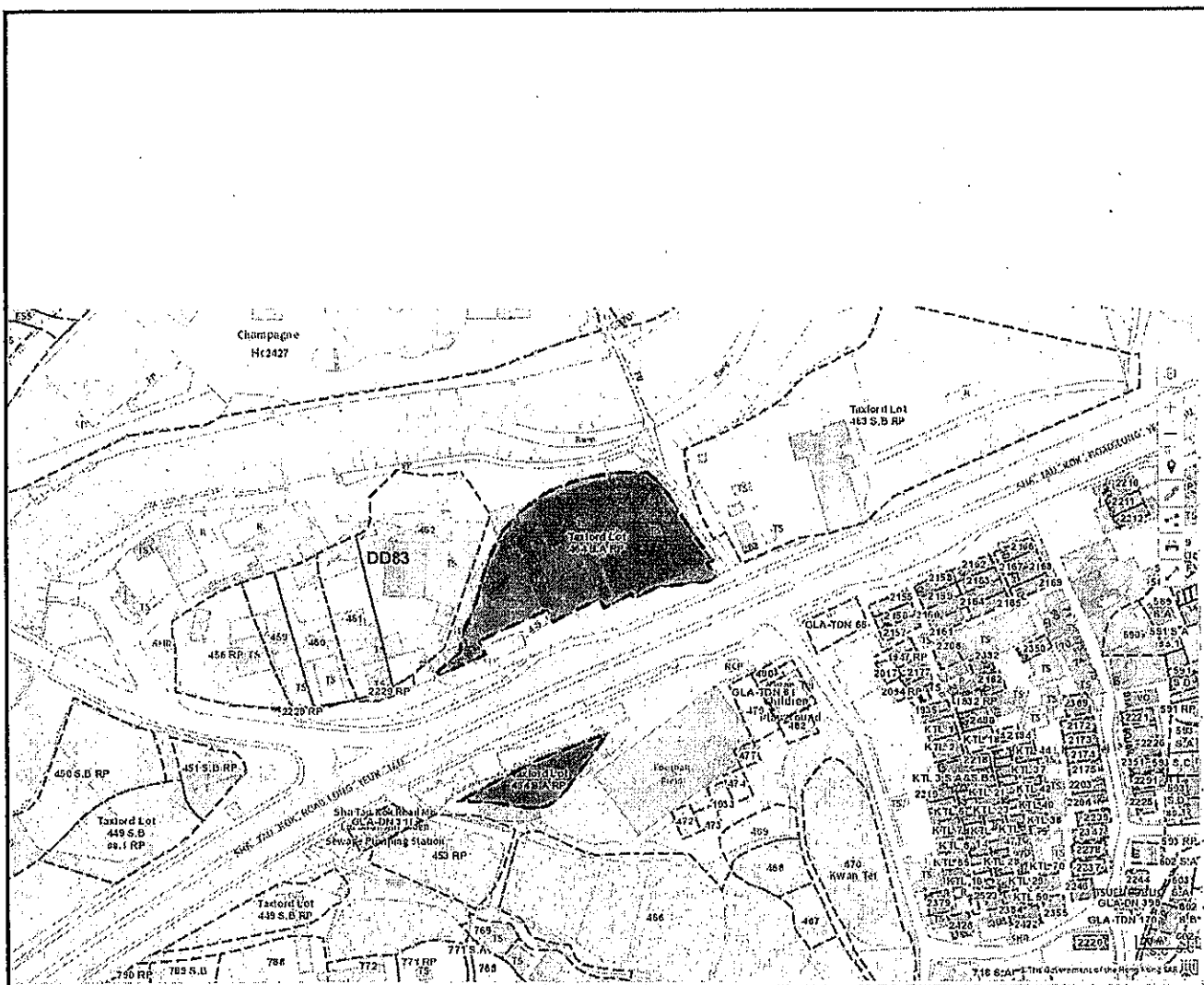
Remarks 備註:

Scale 比例:

As shown



<p>Project 項目名稱:</p> <p>Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) &amp; 2119 (Part) in D.D. 118, Yuen Long, New Territories</p>	<p>Drawing Title 圖名:</p> <p>Alternative Site 3 at Lot 1463 RP in D.D.118</p> <p>Drawing No. 圖號:</p> <p>Figure 9</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>As shown</p>
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Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Alternative Site 4 at Taxford Lot 464 S.A RP in D.D.83

Drawing No. 圖號:

Figure 10

Remarks 備註:

Scale 比例:

As shown

Total: 8 pages

Date: 28 October 2022

TPB Ref.: A/YL-TT/575

By Email

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

Dear Sir,

**Proposed Temporary Warehouse for Storage of Metal and Timber  
for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114  
(Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long,  
New Territories**

The swept path and sightline diagram for the captioned site is attached for the consideration of the Transport Department.

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

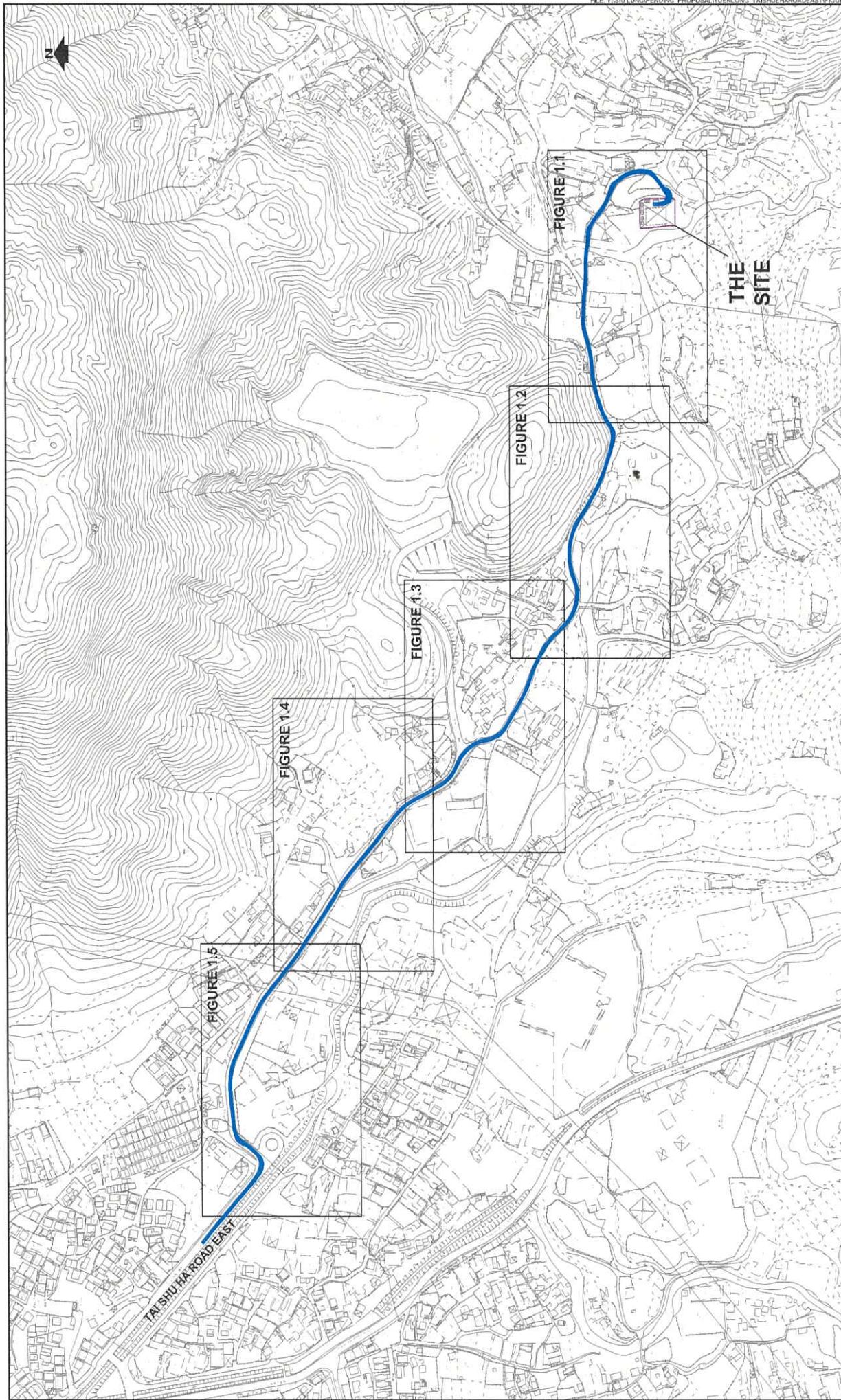
Yours faithfully,



Patrick Tsui

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

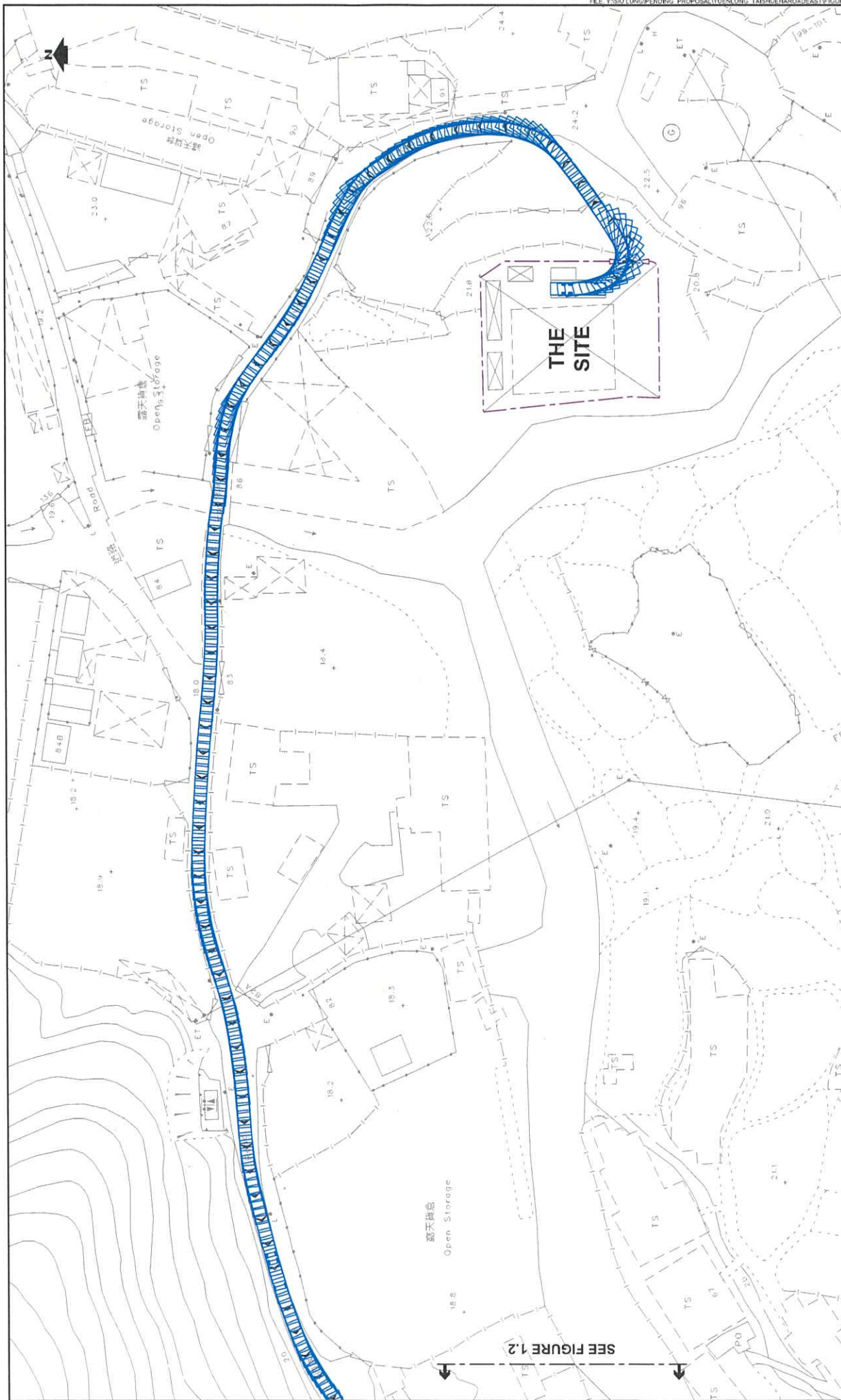




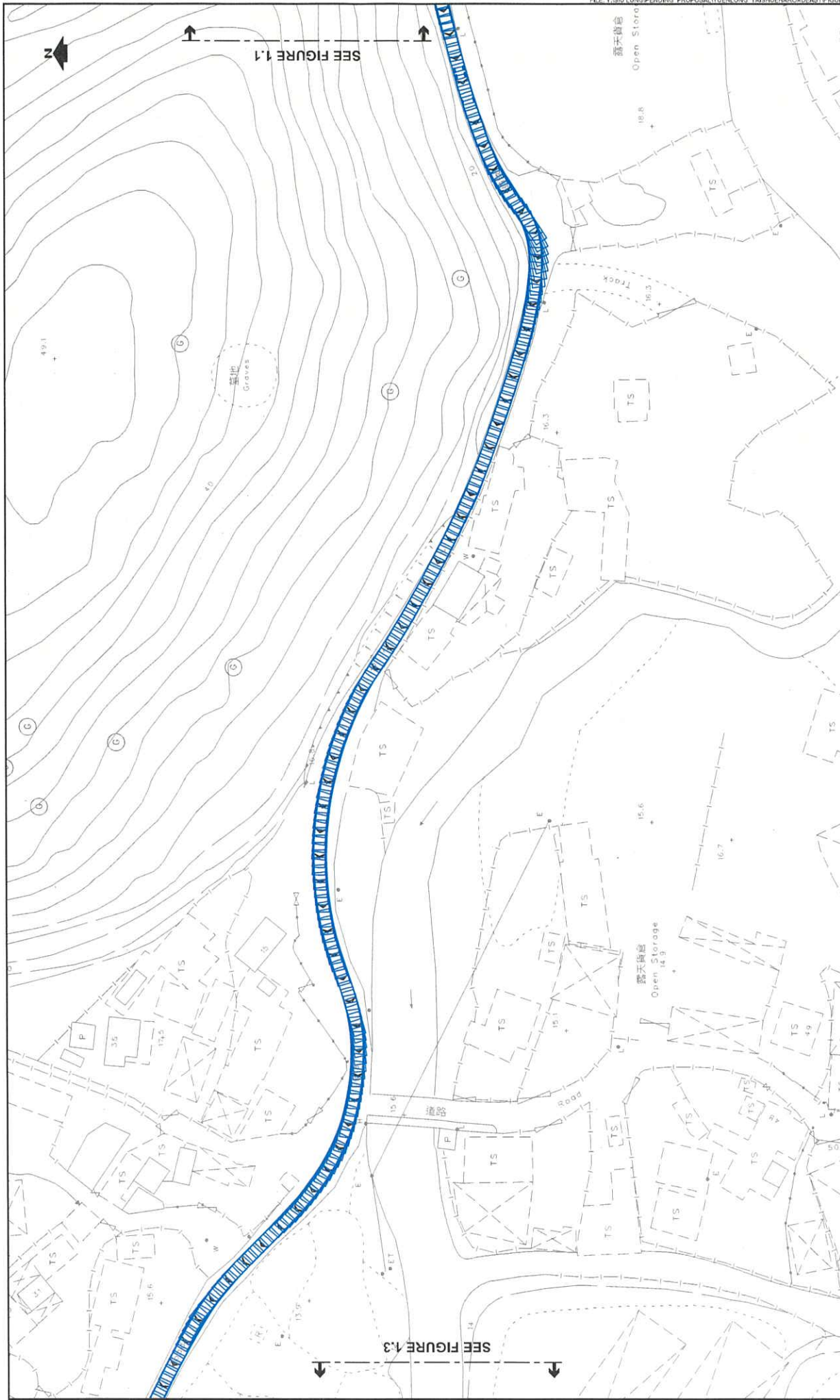
PROJECT NO.		PROJECT TITLE		DRAWING NO.		REV.	
-		PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF METAL AND TIMBER FOR A PERIOD OF 3 YEARS AND FILLING OF LAND AT LOTS 2113 (PART), 2114 (PART), 2115 (PART), 2116 (PART), & 2119 (PART) IN D.D. 118, YUEN LONG, N.T.		FIGURE 1			
DESIGNED		DATE		LLA 顧問有限公司 Consultancy Limited			
SLN		OCT 2022					
DRAWN		SCALE					
CHECKED		SLN		1:5000 @ A4			
SWEPT PATH ANALYSIS - HGV (FROM THE SITE TO TAI SHU HA ROAD EAST)							

SWEPT PATH ANALYSIS - HGV (FROM THE SITE TO TAI SHU HA ROAD EAST)



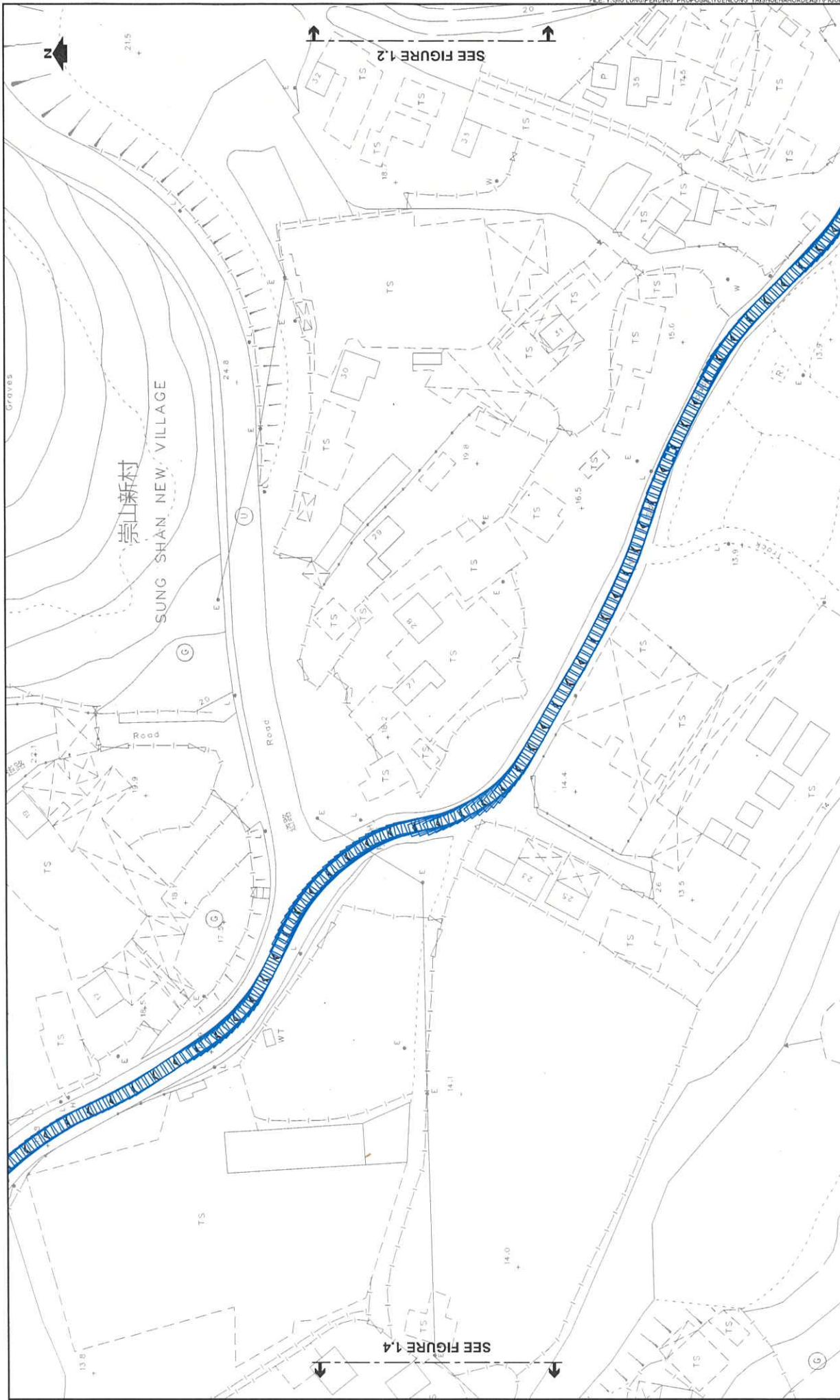


PROJECT NO.		PROJECT TITLE		DRAWING NO.		REV.	
-		PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF METAL AND TIMBER FOR A PERIOD OF 3 YEARS AND FILLING OF LAND AT LOTS 2113 (PART), 2114 (PART), 2115 (PART), 2116 (PART), & 2119 (PART) IN D.D. 118, YUEN LONG, N.T.		FIGURE 1.1		.	
DESIGNED SLN		DATE		SWEPT PATH ANALYSIS - HGVS			
DRAWN CLL		OCT 2022					
CHECKED SLN		SCALE					
		1:1000 @ A4					
				LLA 顧問有限公司 Consultancy Limited			



PROJECT NO.		PROJECT TITLE		DRAWING NO.		REV.	
-		PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF METAL AND TIMBER FOR A PERIOD OF 3 YEARS AND FILLING OF LAND AT LOTS 2113 (PART), 2114 (PART), 2115 (PART), 2116 (PART), & 2119 (PART) IN D.D. 118, YUEN LONG, N.T.		FIGURE 1.2		.	
DESIGNED SLN		DATE OCT 2022		SWEPT PATH ANALYSIS - HGVS			
DRAWN CLL		SCALE 1:1000 @ A4					
CHECKED SLN							
				LLA 顧問有限公司 Consultancy Limited			





PROJECT NO.		PROJECT TITLE		DRAWING NO.		REV.	
-		PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF METAL AND TIMBER FOR A PERIOD OF 3 YEARS AND FILLING OF LAND AT LOTS 2113 (PART), 2114 (PART), 2115 (PART), 2116 (PART), & 2119 (PART) IN D.D. 118, YUEN LONG, N.T.		FIGURE 1.3			
DESIGNED		DATE		LLA 顧問有限公司 Consultancy Limited			
SLN		OCT 2022					
DRAWN		SCALE					
CHECKED		1:1000 @ A4					
SLN							
				SWEPT PATH ANALYSIS - HGV			

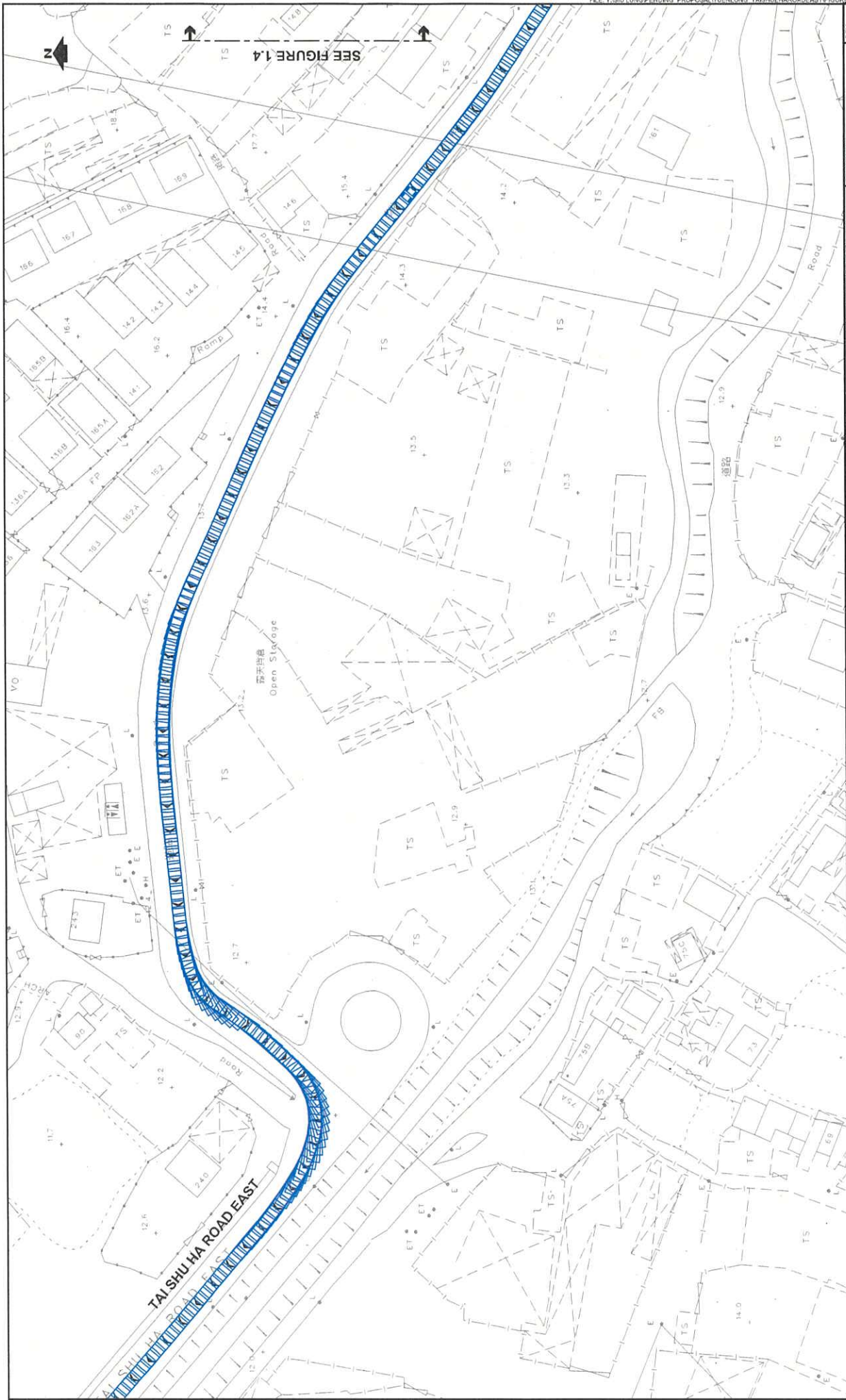
SWEPT PATH ANALYSIS - HGV



PROJECT NO.		PROJECT TITLE		DRAWING NO.		REV.	
-		PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF METAL AND TIMBER FOR A PERIOD OF 3 YEARS AND FILLING OF LAND AT LOTS 2113 (PART), 2114 (PART), 2115 (PART), 2116 (PART), & 2119 (PART) IN D.D. 118, YUEN LONG, N.T.		FIGURE 1.4		.	
DESIGNED		SLN	DATE	LLA 顧問有限公司 Consultancy Limited			
DRAWN		CLL	SCALE				
CHECKED		SLN	1:1000 @ A4				
DRAWING TITLE				SWEPT PATH ANALYSIS - HGV			
FILE: YUEN LONG\PROJECTS\PROPOSAL\YUEN LONG\2113-2119\FIGURE 1.4.DWG PLOT SCALE: 1:1000							

SWEPT PATH ANALYSIS - HGV





PROJECT NO.		PROJECT TITLE		DRAWING TITLE	
-		OCT 2022		SWEPT PATH ANALYSIS - HGV	
DESIGNED SLN		SCALE		LLA 顧問有限公司	
DRAWN CLL		1:1000 @ A4		Consultancy Limited	
CHECKED SLN					



Total: 3 pages

Date: 3 November 2022

TPB Ref.: A/YL-TT/575

By Email

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

Dear Sir,

**Proposed Temporary Warehouse for Storage of Metal and Timber  
for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114  
(Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long,  
New Territories**

We write to provide the location of the resumed lot, i.e., Lot 2240 S.J ss.1 in D.D.96 on the google map.

We also confirm that the area of the resumed land, i.e., Lot 2240 S.J ss. 1 in D.D.96 is about 805.9m<sup>2</sup>. As such, the area of the resumed land in para. 2.1.7 should be read as 805.9m<sup>2</sup>.

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

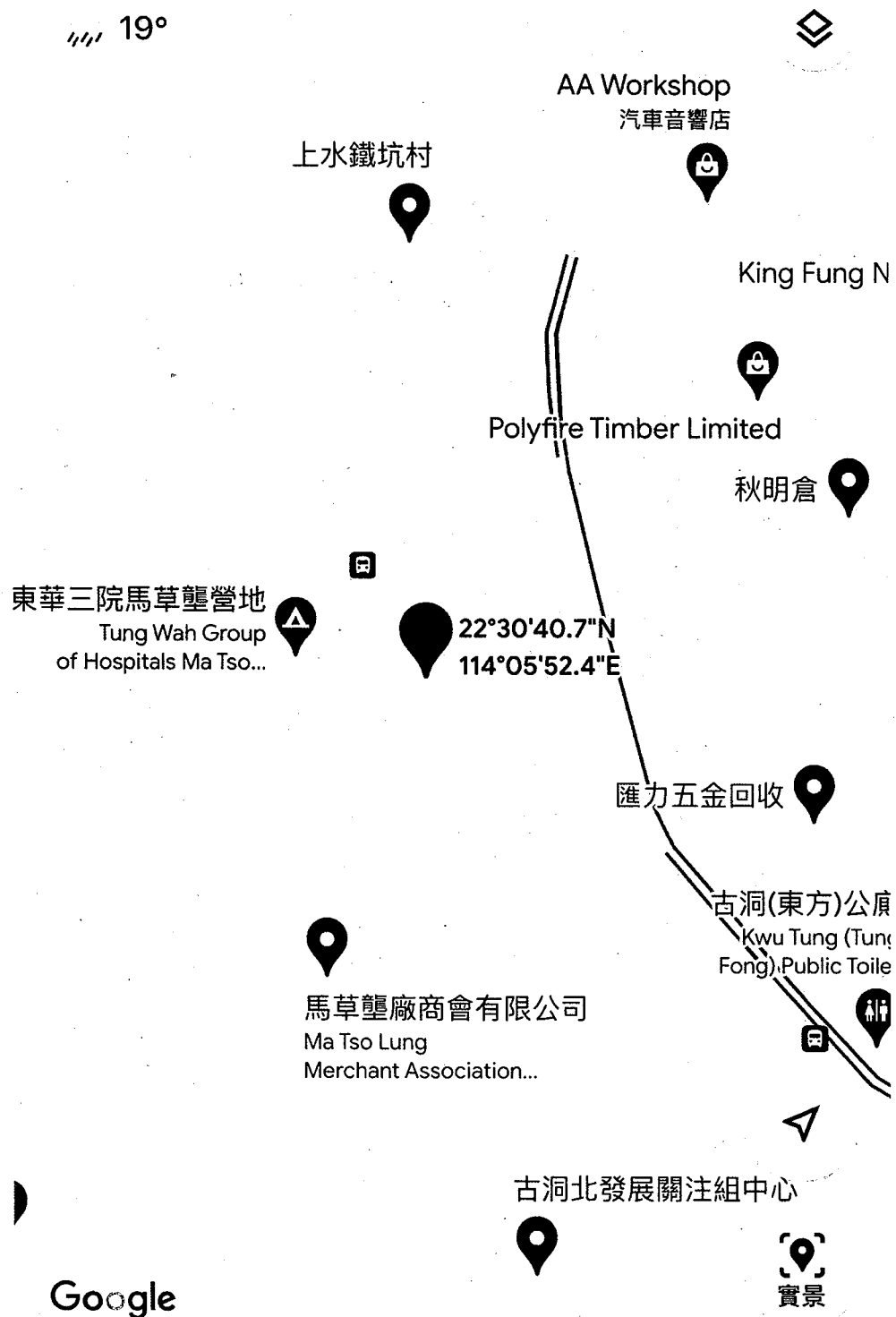
Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Ophelia WONG) – By Email

Resumed Lot on google map



22°30'40.7"N 114°05'52.4"E

22.511317, 114.097887



Area of the resumed lot as shown on the DLO's letter

The former lessee(s) of :

D.D.	Lot No.	Land Status	Registered Area of Lot	Area Affected
96	2240 S.J ss.1	-	8675 sq. ft or 0.20 ac. (vide M/N YL264588)	805.9 sq. m. (8675 sq. ft.)



A/YL-TT/57502/12/2022 15:06

From:

To: ocmwong@pland.gov.hk

Cc: TPB <tpbpd@pland.gov.hk>

Dear Ophelia,

We confirm that the applicant will reinstate the application site upon the expiry of the planning permission.

Best regards,

Patrick Tsui

**Previous Application covering the Application Site**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TT/562	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	9.9.2022

**Similar Applications within the subject “AGR” Zone  
on the Tai Tong OZP**

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reason(s)</u></b>
1	A/YL-TT/4	Temporary Metal Workshop and Warehouse for 12 Months	14.7.1995 on Review	(1), (2), (3), (4), (5)
2	A/YL-TT/104	Temporary Warehouse for Storage of Construction Materials for a Period 3 Years	10.8.2001 on Review	(1), (2), (4), (6), (7)
3	A/YL-TT/159	Temporary Warehouse for Storing of Construction Equipments/Materials for a Period of 3 Years	17.7.2004	(1), (4), (6), (7), (8)
4	A/YL-TT/234	Proposed Temporary Warehouse (Construction Machinery and Materials) and Open Storage of Construction Machinery and Materials for a Period of 3 Years	6.3.2009 on Review	(1), (4), (6), (7), (8)
5	A/YL-TT/279	Temporary Ancillary Parking Spaces and Loading/Unloading Bays to Adjoining Warehouse for a Period of 3 Years	4.3.2011	(1), (4), (7)
6	A/YL-TT/392	Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years	24.2.2017 on Review	(1), (4), (7)
7	A/YL-TT/410	Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years	22.12.2017	(1), (4), (7)

**Rejection Reason(s):**

- (1) not in line with the planning intention of “Agriculture” zone.
- (2) incompatible with the surrounding land uses which are predominantly rural in character.
- (3) insufficient information on the nature and scale of the proposed industrial operation and it has not been demonstrated that the existing structure is suitable for industrial use.
- (4) insufficient information to demonstrate that the development would not have adverse environmental impacts.
- (5) no proper vehicular access leading to the application site is proposed.
- (6) no information to demonstrate why suitable sites within the “Open Storage” zone on the same OZP cannot be made available for the development.
- (7) setting of undesirable precedent.
- (8) not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13C).

**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; and
- the local track 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 objection in principle to the proposed development from drainage point of view; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the submission, implementation and maintenance of a revised drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

**4. Landscape**

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

- no comment from landscape planning perspective; and
- according to the aerial photo of 2021, the Site is situated in a rural fringe area predominated by temporary structures, village houses, farmland, vacant land and woodland. According to the site photos (**Plan A-4**), the Site is vacant and covered with self-seeded wild grass. No significant landscape resources is observed within the Site. Further significant landscape impact on existing landscape resources is not anticipated. The proposed use is considered not incompatible with the landscape character of the surrounding area.

**5. Fire Safety**

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

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

**6. Building Matters**

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

No objection to the application.

**7. District Officer's Comments**

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

The Site does not fall within any Indigenous/Composite Indigenous Villages of Shap Pat Heung. His office is unable to consult the village representatives in the vicinity.

**8. Other Departments**

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) and Commissioner of Police (C of P) have no comment on the application.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- (i) the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
  - (ii) the lot owner(s) will need to apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- (i) consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Site; and
  - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) the access road connecting the Site with Tai Shu Ha Road East is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road East; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the relevant mitigation measures and requirements stipulated in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisance. Relevant regulations, guidelines and best practices shall be followed during construction phase, including Water Pollution Control Ordinance (Cap. 358), Recommended Pollution Control Clauses for Construction Contracts and Professional Persons Environmental Consultative Committee Practice Note 1/94 “Construction Site Drainage” etc. Good housekeeping measures should be adopted to prevent adverse environmental impact;
- (e) to note the general comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) and his specific comments on the submitted drainage proposal that:
- (i) according to the applicant’s submission, the Site will be paved. The value of run-off coefficient (k) in the runoff estimation should be updated;

- (ii) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. The proposed site paving works should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
  - (iii) the existing watercourse, to which the stormwater to be discharged from the Site, as proposed by the applicant, was not maintained by his office. The owner of the existing drainage facilities should be identified and consent from the owner of the existing drainage facilities shall be sought prior to commencement of the proposed works. In the case that it is a local village drain, District Officer (Yuen Long) should be consulted;
  - (iv) since there is no record of the aforementioned discharge path, site photos should be provided to demonstrate its presence and existing condition;
  - (v) the cover levels and invert levels of the proposed U-channels, catchpits/sand traps should be shown on the drainage plan;
  - (vi) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;
  - (vii) standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap;
  - (viii) where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site and the details should be provided in the drainage plan; and
  - (ix) DLO/YL should be consulted and consent from the relevant owners should be sought for any drainage works to be carried out outside your lot boundary before commencement of the drainage works;
- (f) 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 where the proposed FSIs to be installed should also be clearly marked on the layout plans; and
  - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO)(Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) 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) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (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.



嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: tpbpd@pland.gov.hk)



8th November, 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3  
Years and Filling of Land  
(A/YL-TT/575)**

1. We refer to the captioned.
2. We object to this application as the proposed use is unlikely to be in line with the planning intention of the Agriculture (AGR) zone.
3. We urge the Board to seriously consider the potential cumulative impact of approving this application as the approval would set a precedent for other similar applications in this AGR zone.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

221020-161904-40594

提交限期

Deadline for submission:

08/11/2022

提交日期及時間

Date and time of submission:

20/10/2022 16:19:04

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/575

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，郊區設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/YL-TT/575 DD 118, Sung Shan New Village, Yuen Long**  
07/11/2022 03:28

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/YL-TT/575

Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) and 2119 (Part) in D.D. 118, Yuen Long

Site area: About 1,000sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Metal and Timber / **Filling of Land** / 2  
Vehicle Parking

Dear TPB Members,

This is part of an approved 562 Animal Boarding application:

*Members noted that PlanD had not recommended an approval condition for reinstatement as filling of land was not proposed under the application and the proposed use had to be terminated upon expiry of the planning permission. A Member, having noted that the application site (the Site) was currently largely undisturbed and partly vegetated, opined that the Site should be reinstated upon expiry of the planning permission. In view of the Member's comment, the Chairman suggested and the Committee agreed that an additional approval condition should be imposed for the reinstatement of the Site to an amenity area upon expiry of the planning permission .*

This is the typical path to the creation of brownfield. Make an application for some dodgy enterprise like Animal Boarding, BBQ, holiday camp, etc in order to get the endorsement of PlanD and the go ahead to fill in the site. Then proceed with the actual purpose of brownfield use.

Members by approving plans like this are complicit in the degradation process. To endorse brownfield on lots with no previous approval history is contrary to stated government policy TO PHAS OUT BROWNFIELD.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Tuesday, 9 August 2022 2:47 AM CST

**Subject:** A/YL-TT/562 DD 118, Sung Shan New Village, Yuen Long

A/YL-TT/562

Lots 2113, 2114, 2115, 2118 (Part) and 2119 in D.D. 118, Sung Shan New Village, Yuen Long

Site area : About 1,880sq.m

Zoning : "Agriculture"

Applied use: Animal Boarding Establishment (Dog Kennel) / 6 Vehicle Parking

Dear TPB Members,

While the application says that only 500sq.mts will be built on, the plan indicates that the actual loss of agricultural land would be at least 50% of the site. This is unacceptable. There are also trees on the site.

There is no previous history of approvals and no justification for application as the number of animal boarding establishments seeking approval greatly exceeds any possible demand for this service.

Mary Mulvihill