

2023年 10月 1 08

此文件在 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。

Appendix I of RNTPC
Paper No. A/YL-TT/617

This document is received on 10 OCT 2023
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 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

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

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/TL-TT/617
	Date Received 收到日期	10 OCT 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) Sino Noble Development Limited (卓貴發展有限公司) Chang Wai Kei (張偉基)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1551, 1552, 1556 (Part) & 1557 (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 1,250 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 230 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	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19
(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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (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 _____ (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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Mobile Toilet 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
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 1,020sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 Not more than 230sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 3 Proposed domestic floor area 擬議住用樓面面積 NAsq.m <input checked="" type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 230sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 Not more than 230sq.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: Open shed for storage use (Not exceeding 6m, 1 storey), Structure 2: Toilet (Not exceeding 3m, 1 storey), Structure 3: Site office (Not exceeding 3m, 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 1 space of 7m x 3.5m Medium Goods Vehicle Spaces 中型貨車車位 Nil Heavy Goods Vehicle Spaces 重型貨車車位 Nil Others (Please Specify) 其他 (請列明) NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 5:00p.m. from Mondays to Saturdays. No operation 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 West	
	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)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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 1,250 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 storage yard at Kung Um Road in D.D.119 and it will be resumed by Government for New Town Development. The applicant wishes to relocate his business to the application site so as to support his living.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run. Also, similar relocation of business has been approved in adjoining lots. (A/YL-TT/583).
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence for open storage was approved in "AGR" zone within the same Outline Zoning Plan such as A/YL-TT/583.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 5:00p.m. to 9:00a.m. The proposed development involves only open storage of toilet.
7. Insignificant drainage impact as drainage proposal has been submitted in support of the application.
8. The applicant will comply with planning conditions if the Town Planning Board see fits.
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 approved open storage yard to the north of the application site.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的資料複製及/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）



Consultant

Position (if applicable)
職位（如適用）

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

專業資格

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

Others 其他

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

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

Date 日期

28/9/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories
Site area 地盤面積	1,250 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	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19
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 Open Storage of Mobile Toilet 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	230 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.184 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	6	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	18.4 % <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
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 1 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan, site plan, catchment plan and vehicular access plan		
Alternative site plans and the site to be resumed at Kung Um Road, Yuen Long, N.T.		
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 checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

**Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and Filling of Land
at
Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories**

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by the land owners of the Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories.
- 1.1.2 The applicant seeks planning permission for proposed temporary open storage of mobile toilet for a period of 3 years at Lots 1551, 1552, 1556 (Part) & 1557 (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.
- 1.1.1 The current application is to facilitate relocation of their open storage business from Kung Um Road, Yuen Long, N.T.. The previous occupation falls within the Yuen Long South New Development Area (YLS NDA) and the concerned lot (i.e. Lots 1478 (Part), 1479 (Part) & 1481 in D.D.119, Kung Um Road, Yuen Long, N.T.) (**Figure 6**) will be resumed by the Government shortly. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.2 The application site is abutting a vehicular track leading from Tai Shu Ha Road West.

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. 13G) were either unaffordable or have been occupied by other operators.
- 2.1.2 Four prospective sites in North districts and Yuen Long have 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 1800m² 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. 13G), the site is about 1850m² 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 because it encroaches “CA” zone.
- 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 3300m² 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 close to Tai Shu Ha Riad West. The site area of the site at the application site (i.e. 1,250m²) is the most closely to the area of the original site at Kung Um Road (i.e. 1,338m²).

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. The adjacent land which is also zoned for ‘Agricultural’ use has been approved for open storage and vehicle repair workshop use such as A/YL-TT/583 to relocate the resumed land for Yuen Long South New Development Area. The proposal would put scarce land resources into a better use.

2.3 No Adverse Traffic Impacts

- 2.3.1 Only light goods vehicle not exceeding 5.5 tonnes will access to site to deliver the mobile toilet to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 5:00p.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.
- 2.3.2 The proposed development is an open storage of mobile toilet. 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 1,250m² 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.

2.4 No Adverse Environmental and Visual Impacts

- 2.4.1 The applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 5:00p.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, 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 1,250m² warehouse to store the mobile toilet within the application site. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. 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 No Adverse Drainage Impacts

- 2.5.1 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.

2.6 The Proposed Development is Compatible with the Surrounding Environment

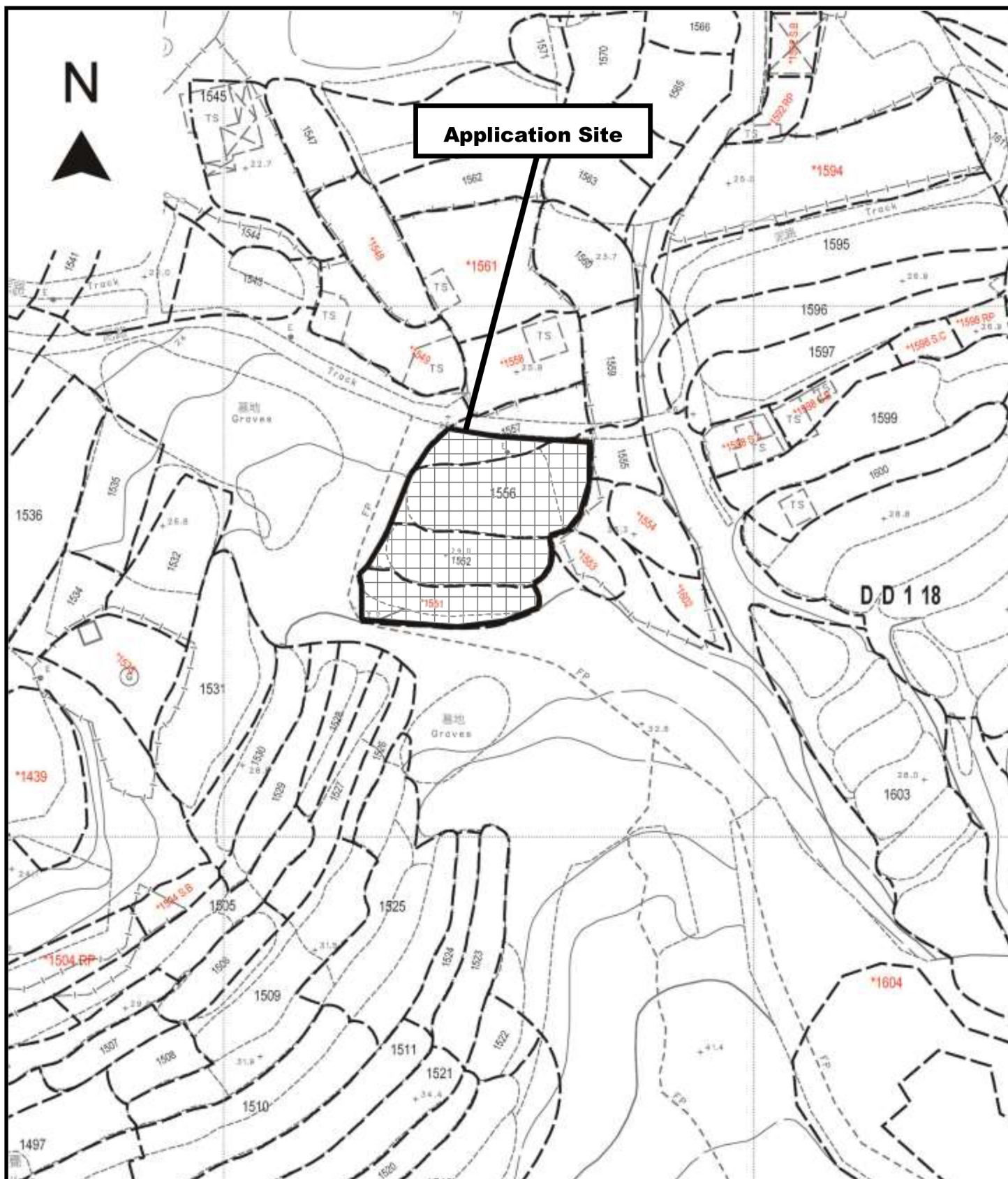
- 2.6.1 The application site is abutting a vehicular track leading from Tai Shu Ha Road West. Approved open storage and vehicle repair workshop uses (TPB Ref.: A/YL-TT/583) also within the same ‘Agriculture’ zone were found to the north so that the proposed development is not the first of its kind in the area.

2.7 The Size of the Application Site is about the Same as the Area of the Resumed Land

- 2.7.1 The land to be resumed at Kung Um Road, i.e., Lots 1478 (Part), 1479 (Part) & 1481 in D.D.119, Kung Um Road, Yuen Long, N.T. (**Figure 6**), is about 1,338m². It is about the same as the area of the application site, i.e., 1,250m². 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.

2.8 No Undesirable Precedent

- 2.8.1 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 Yuen Long South NDA. Successful relocation of the operation would help to maintain a stable supply of mobile toilets for different events 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.



Project 項目名稱:

Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and Filling of Land at Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Site Plan

Drawing No. 圖號:

Figure 1

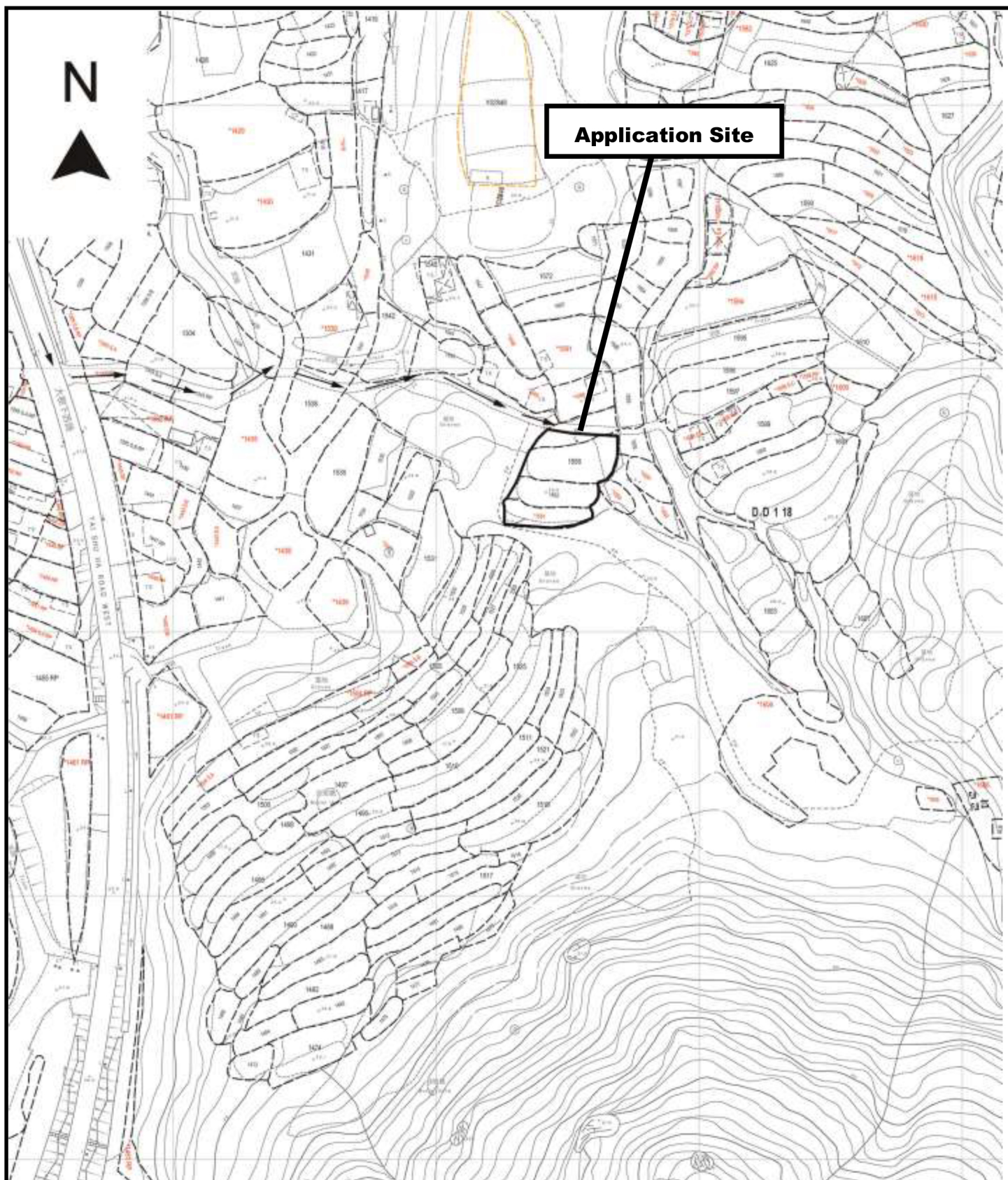
Remarks 備註:



Area to be paved by 0.2m thick concrete

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and Filling of Land at Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

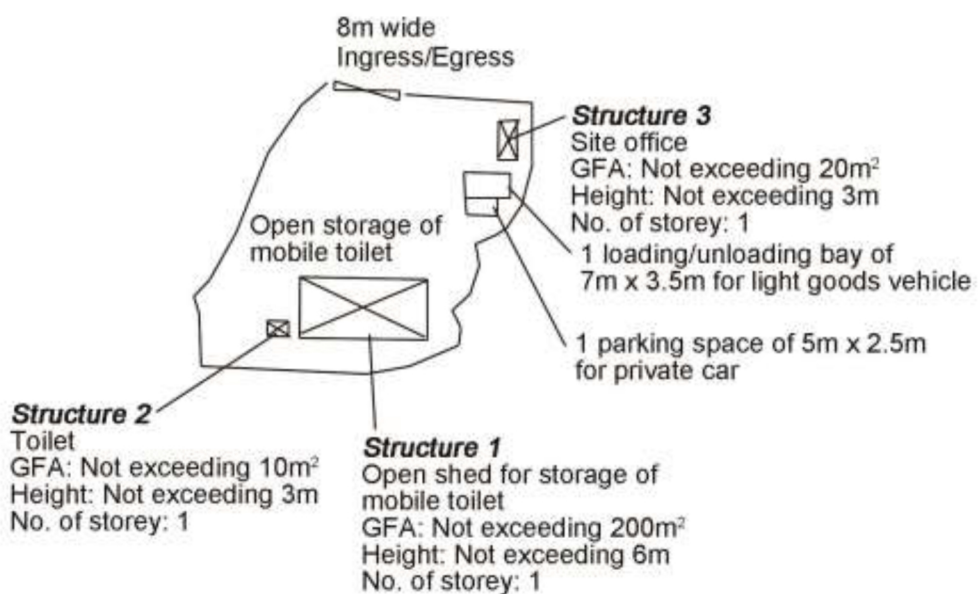
Figure 2

Remarks 備註:

→ Vehicular access leading from Tai Shu Ha Road West

Scale 比例:

1:2000



Project 項目名稱:

Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and Filling of Land at Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Layout Plan

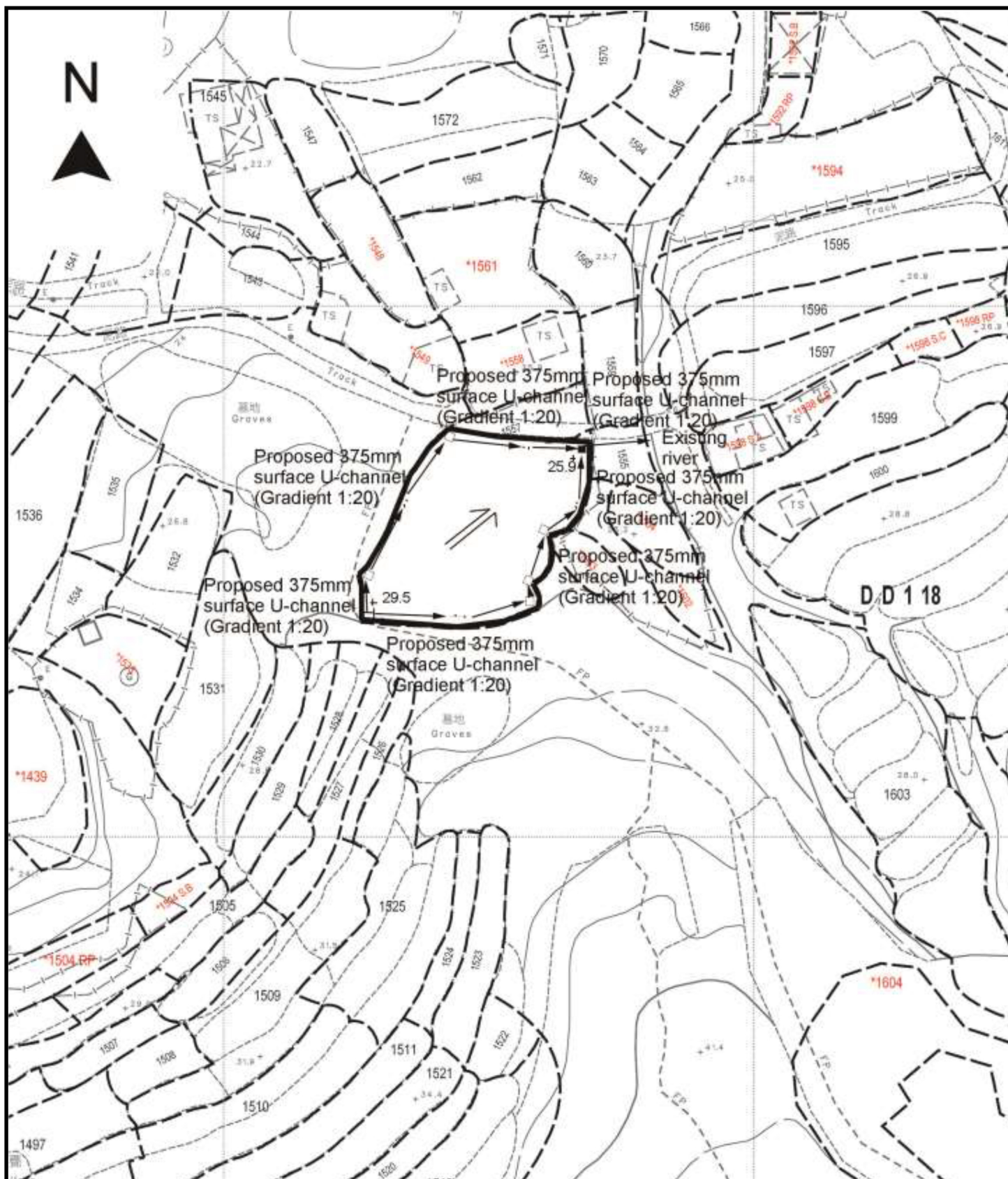
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and Filling of Land at Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

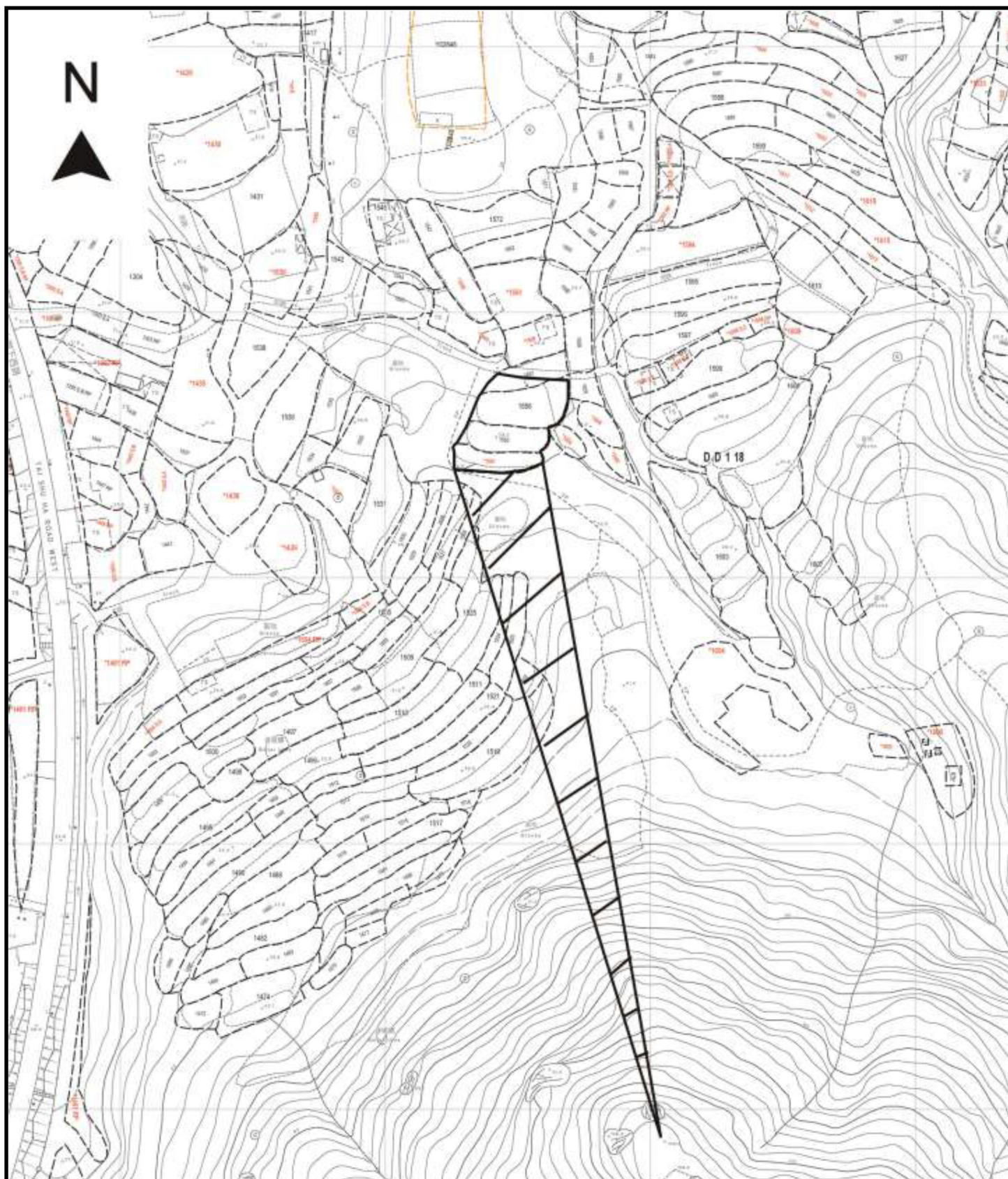
Figure 4

Remarks 備註:

- Proposed catchpit
- Proposed catchpit with Sand trap
- ⇐ Flow of surface runoff
- +_{29.5} Level (in mPD)

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and Filling of Land at Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Catchment Plan

Drawing No. 圖號:

Figure 5

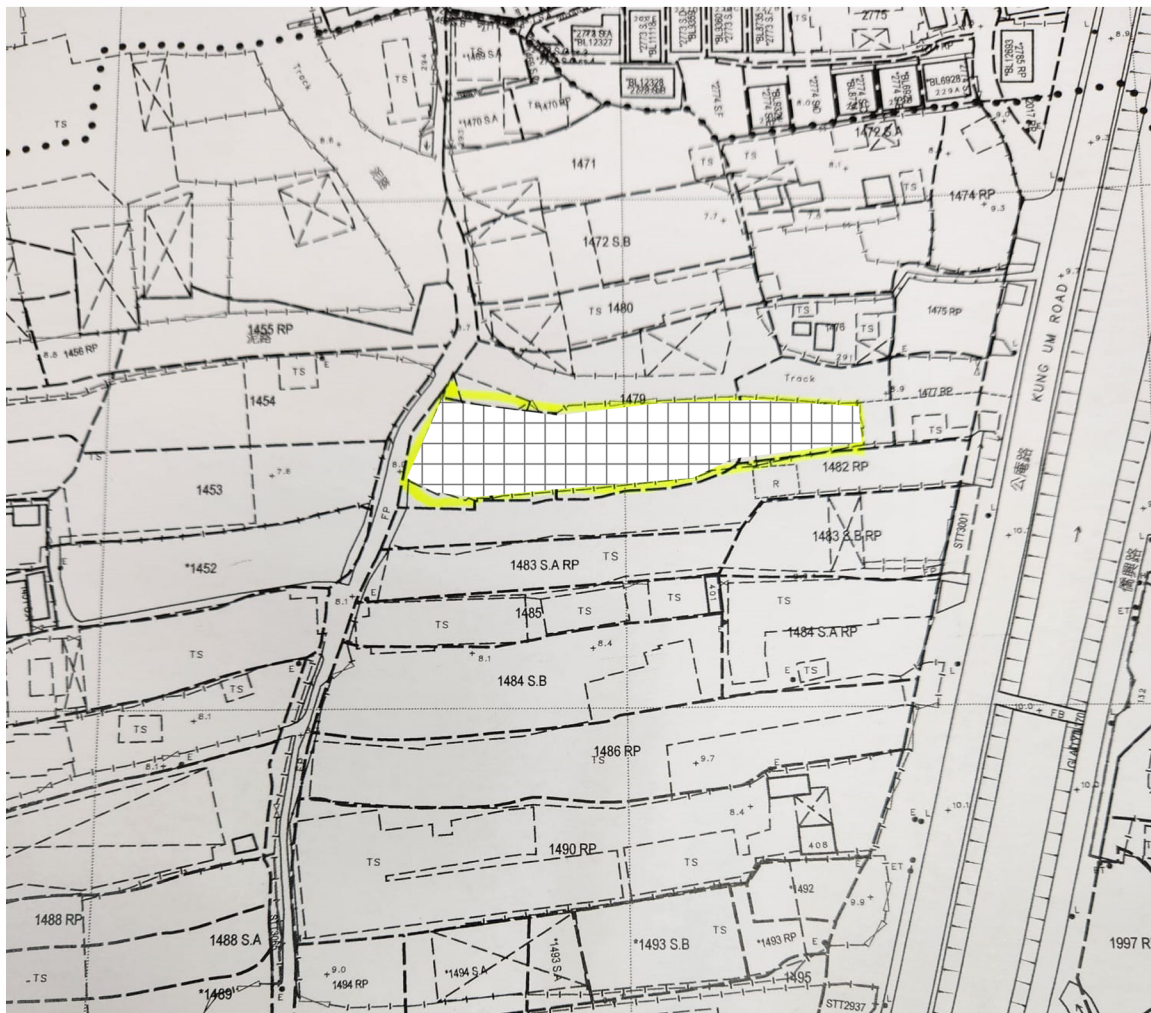
Remarks 備註:

☐ Application site

☒ External catchment

Scale 比例:

1:2000



Project 項目名稱:

Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and Filling of Land at Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

The Site to be Resumed at Kung Um Road, Yuen Long, N.T.

Drawing No. 圖號:

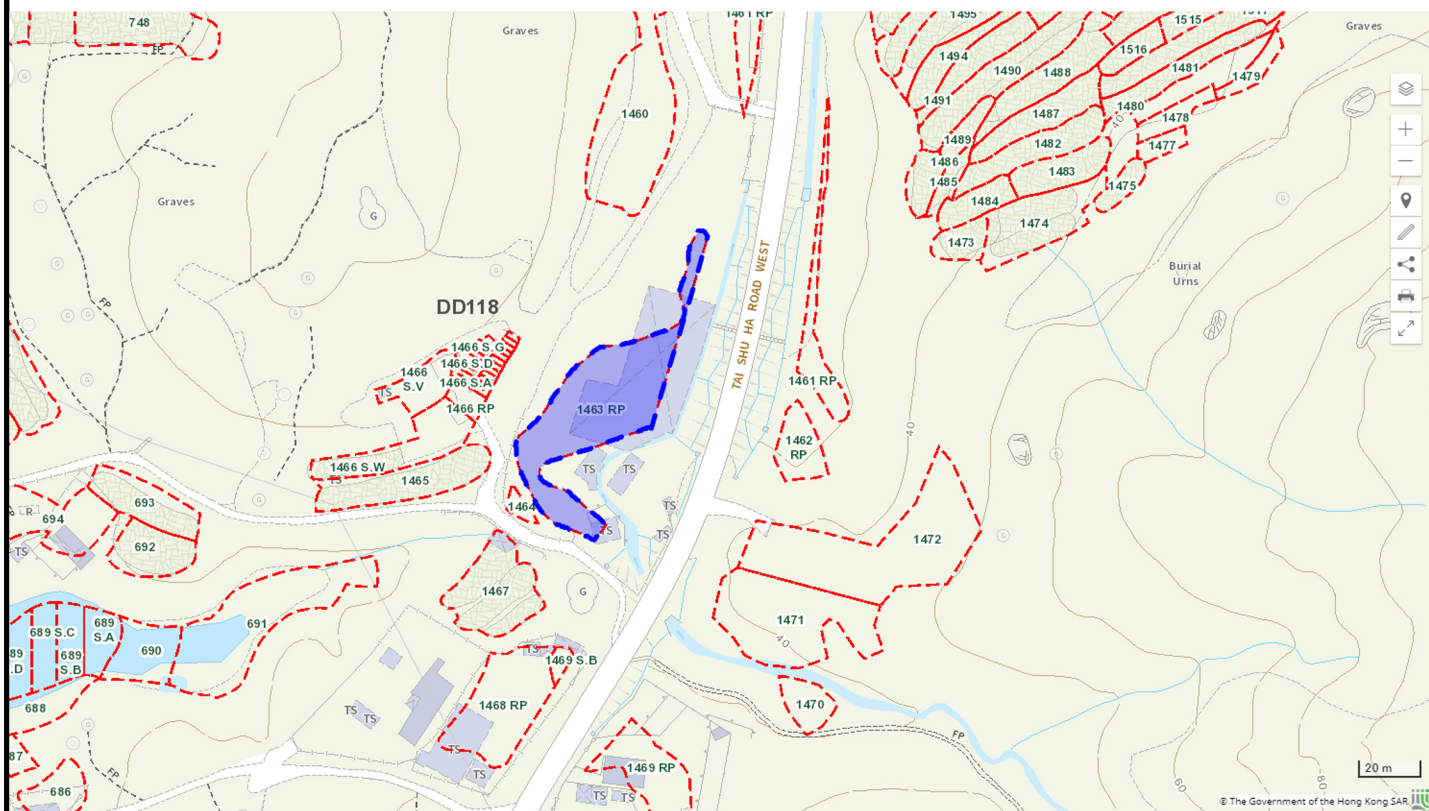
Figure 6

Remarks 備註:



Affected lots in the current application

Scale 比例:



Project 項目名稱:

Proposed Temporary Open Storage
of Mobile Toilet for a Period of 3
Years and Filling of Land at Lots
1551, 1552, 1556 (Part) & 1557
(Part) in D.D. 118, Yuen Long, New
Territories

Drawing Title 圖目:

Alternative Site 3 at
Lot 1463 RP in D.D.118

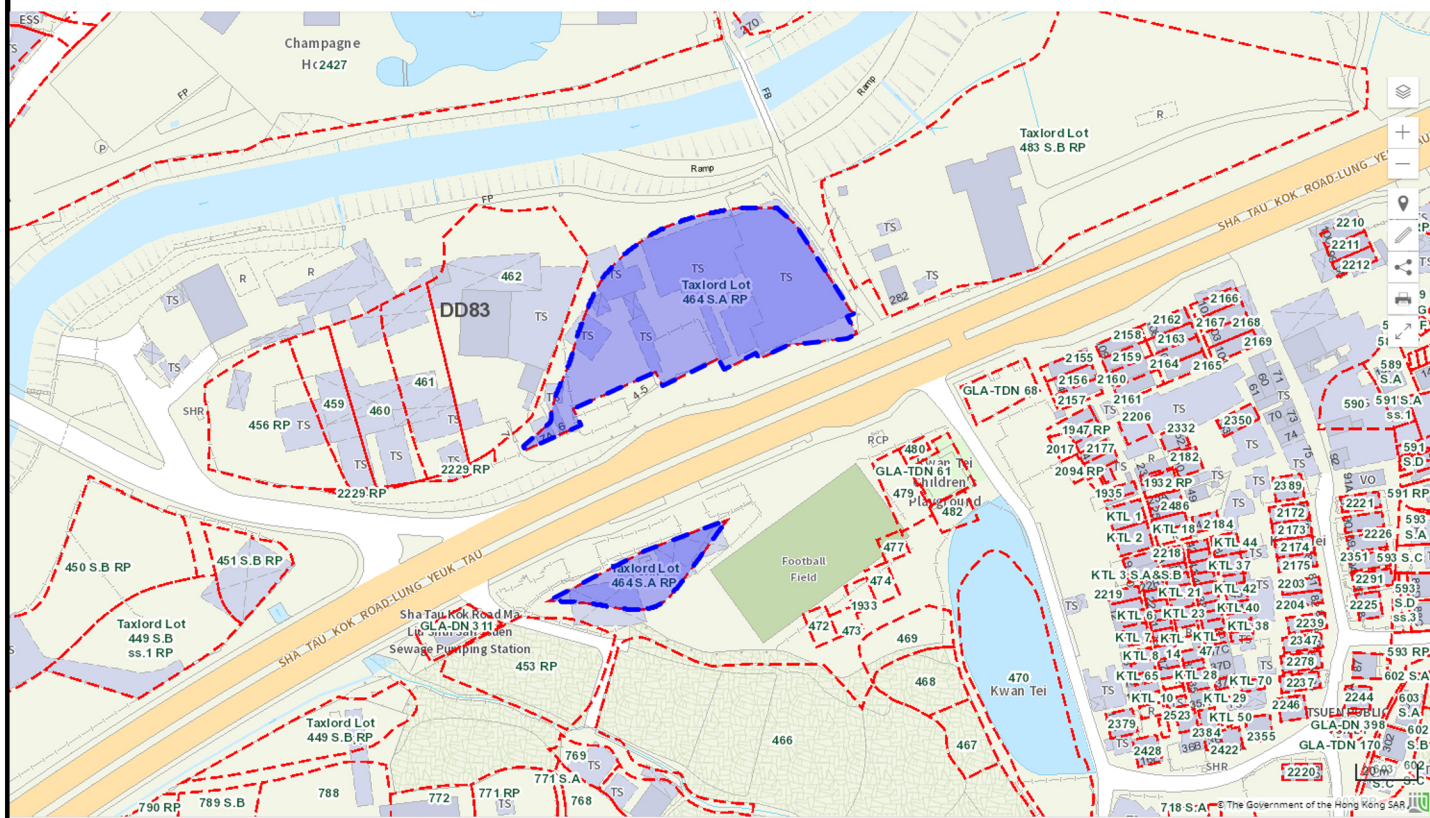
Drawing No. 圖號:

Figure 9

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and Filling of Land at Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

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

Drawing No. 圖號:

Figure 10

Remarks 備註:

Scale 比例:

As shown

**Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and Filling of Land
at
Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories**

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupies an area of about 1,250m².
- 1.1.2 The site is serviced by a vehicular access leading from Tai Shu Ha Road West. 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 +29.5mPD to +25.9mPD. (**Figure 4**)

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

- 1.1.4 The land to the north and west is found lower in level than the application site. The land to the east of the application site is a river which intercepts the stormwater from the higher land to the east. The land to the south is higher than the application site. As such, an external catchment is identified in **Figure 5**.

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:

- i. The area of the catchment is approximately 5,600m²; (**Figure 5**)
- ii. 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.

$$\text{Difference in Land Datum} = 109.4\text{m} - 25.9\text{m} = 83.5\text{m}$$

$$L = 288\text{m}$$

$$\therefore \text{Average fall} = 83.5\text{m in } 288\text{m} \text{ or } 1\text{m in } 3.45\text{m}$$

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

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

$$t_c = 0.14465 [288 / 28.99^{0.2} \times 5,600^{0.1}]$$

$$t_c = 8.96 \text{ minutes}$$

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 230 mm/hr

By Rational Method,

$$Q_1 = 0.7 \times 230 \times 5,600 / 3,600$$

$$\therefore Q_1 = 250.44 \text{ l/s} = 15,026.67 \text{ l/min} = 0.25\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:20 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/Yuen Long 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 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) 100mm gap 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 West. It is intended to serve the long term storage of mobile toilet 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 light goods vehicle not exceeding 5.5 tonnes. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	0.13	0.13	0	0
Light goods vehicle	0.19	0.19	0	0
Total	0.32	0.32	0	0

Note:

- The operation hours of the proposed development is from 9:00a.m. to 5:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and public holidays.
 - The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; &
 - 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.

Date: 20 November 2023

TPB Ref.: A/YL-TT/617

By Email

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

Dear Sir,

Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and Filling of Land at Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories

The applicant is glad to submit the updated justification in the attachment to justify the proposed filling of land.

There is typos in para 2.3.2 and 2.4.1 of the supplementary planning statement. As such, the applicant has updated the supplementary planning statement and attached herewith.

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: Ms. Ophelia WONG) – By Email

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 storage yard at Kung Um Road in D.D.119 and it will be resumed by Government for New Town Development. The applicant wishes to relocate his business to the application site so as to support his living.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run. Also, similar relocation of business has been approved in adjoining lots. (A/YL-TT/583).
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence for open storage was approved in "AGR" zone within the same Outline Zoning Plan such as A/YL-TT/583.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 5:00p.m. to 9:00a.m. The proposed development involves only open storage of toilet.
7. Insignificant drainage impact as drainage proposal has been submitted in support of the application.
8. The applicant will comply with planning conditions if the Town Planning Board see fits.
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 approved open storage yard to the north of the application site.
11. In view of that the application site is undulated and uneven in topography, the applicant proposed to fill the land to make the site suitable for open storage use.

**Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and Filling of Land
at
Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories**

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by the land owners of the Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories.
- 1.1.2 The applicant seeks planning permission for proposed temporary open storage of mobile toilet for a period of 3 years at Lots 1551, 1552, 1556 (Part) & 1557 (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.
- 1.1.1 The current application is to facilitate relocation of their open storage business from Kung Um Road, Yuen Long, N.T.. The previous occupation falls within the Yuen Long South New Development Area (YLS NDA) and the concerned lot (i.e. Lots 1478 (Part), 1479 (Part) & 1481 in D.D.119, Kung Um Road, Yuen Long, N.T.) (**Figure 6**) will be resumed by the Government shortly. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.2 The application site is abutting a vehicular track leading from Tai Shu Ha Road West.

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. 13G) were either unaffordable or have been occupied by other operators.
- 2.1.2 Four prospective sites in North districts and Yuen Long have 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 1800m² 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. 13G), the site is about 1850m² 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 because it encroaches “CA” zone.
- 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 3300m² 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 close to Tai Shu Ha Riad West. The site area of the site at the application site (i.e. 1,250m²) is the most closely to the area of the original site at Kung Um Road (i.e. 1,338m²).

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. The adjacent land which is also zoned for ‘Agricultural’ use has been approved for open storage and vehicle repair workshop use such as A/YL-TT/583 to relocate the resumed land for Yuen Long South New Development Area. The proposal would put scarce land resources into a better use.

2.3 No Adverse Traffic Impacts

- 2.3.1 Only light goods vehicle not exceeding 5.5 tonnes will access to site to deliver the mobile toilet to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 5:00p.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.
- 2.3.2 The proposed development is an open storage of mobile toilet. No more than 3 staff will station at the application site and no visitors will be allowed to visit the site. The proposed open storage is not significant in size and it is only 1,250m² 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.

2.4 No Adverse Environmental and Visual Impacts

- 2.4.1 The applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 5:00p.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, 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. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. 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 No Adverse Drainage Impacts

- 2.5.1 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.

2.6 The Proposed Development is Compatible with the Surrounding Environment

- 2.6.1 The application site is abutting a vehicular track leading from Tai Shu Ha Road West. Approved open storage and vehicle repair workshop uses (TPB Ref.: A/YL-TT/583) also within the same ‘Agriculture’ zone were found to the north so that the proposed development is not the first of its kind in the area.

2.7 The Size of the Application Site is about the Same as the Area of

the Resumed Land

- 2.7.1 The land to be resumed at Kung Um Road, i.e., Lots 1478 (Part), 1479 (Part) & 1481 in D.D.119, Kung Um Road, Yuen Long, N.T. (**Figure 6**), is about 1,338m². It is about the same as the area of the application site, i.e., 1,250m². 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.

2.8 No Undesirable Precedent

- 2.8.1 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 Yuen Long South NDA. Successful relocation of the operation would help to maintain a stable supply of mobile toilets for different events 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.

Date: 23 November 2023

TPB Ref.: A/YL-TT/617

By Email

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

Dear Sir,

Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and Filling of Land at Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories

This letter intends to supersede our letter dated 21.11.2023. To minimize potential visual impact and enhance amenity, we are glad to submit the proposed landscape plan for your further processing of the captioned planning application.

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

Yours faithfully,

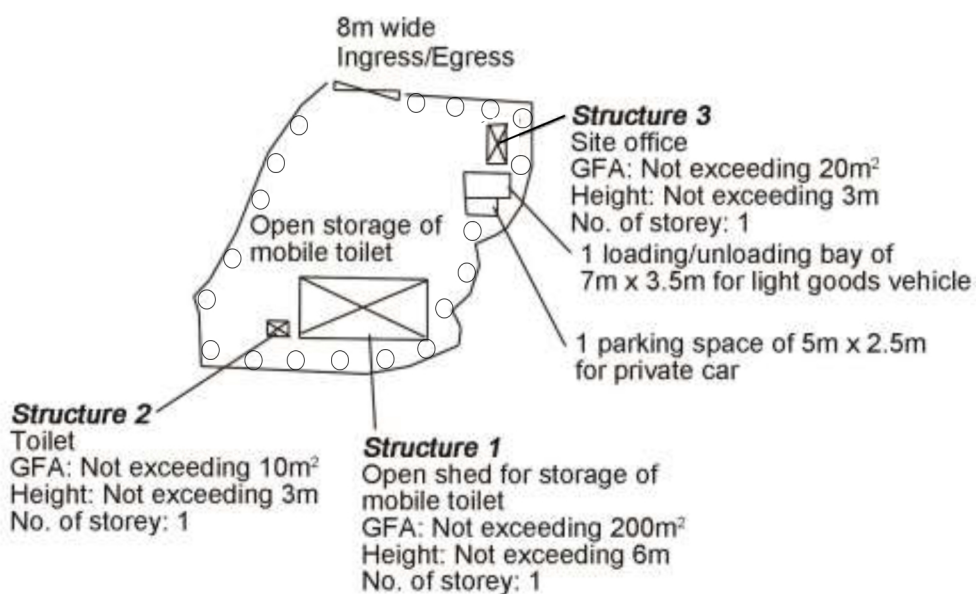


Patrick Tsui

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



Tree	Approximate Height	Spacing
○ Proposed <i>Cassia surattensis</i>	2.75m	4m



Project 項目名稱:

Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and Filling of Land at Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Landscape Plan

Drawing No. 圖號:

Figure 11

Remarks 備註:

1m x 1m tree pits will be provided

No storage of materials will be carried out within 1m space from the proposed trees

Scale 比例:

1:1000

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted



A/YL-TT/617
06/12/2023 10:12

From: [REDACTED]
To: ocmwong@pland.gov.hk
Cc: TPB <tpbpd@pland.gov.hk>

Dear Ophelia,

The applicant is the lessor of the affected site and Rodney Environmental Protection (China) Company Limited is the lessee of the affected site. Both the lessor and lessee is the business partner and they are joint operator at the affected site. After discussion, the lessor and lessee will continue the operation and hence the lessor applies the subject site to continue the operation of environmental business at the application site.

Best regards,

Patrick Tsui

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

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice from the Drainage Services Department should be sought on this aspect if in doubt; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with.

**Similar Applications within the subject “AGR” Zone
on the Tai Tong OZP since 2018**

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/583	Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years and Associated Filling of Land	23.6.2023

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TT/500*	Proposed Temporary Open Storage of Construction Materials and Ancillary Car Park for a Period of 3 Years	15.9.2020	(1), (2), (3)
2	A/YL-TT/590*	Proposed Temporary Public Vehicle Park and Open Storage of Agricultural and Construction Machinery and Materials for a Period of 3 Years and Associated Filling of Land	19.5.2023	(1), (2), (4)

*Category 3 area in Town Planning Board Guidelines No. 13F/13G

Rejection Reason(s):

- (1) Not in line with the planning intention.
- (2) Not in line with the Town Planning Board Guidelines No. 13F/13G for Application for Open Storage and Port Back-up Uses.
- (3) Approval of the application would set an undesirable precedent.
- (4) The applicant fails to demonstrate in the submission that the proposed land filling is essential.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

No adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport:

No adverse comment from traffic engineering perspective.

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

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- no substantiated environmental complaint concerning the Site was received in the past three years;

4. Landscape

Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department:

- according to the aerial photo and site photos, the Site is situated in area of rural fringe predominated by temporary structures, village houses, farmland, graveyard and scattered tree groups and the Site is covered with trees and wild grass; and
- according to the proposed landscape plan (**Drawing A-2**), the applicant proposed 19 nos. *Cassia surrattensis* (黃槐) along the periphery of the Site to mitigate the landscape impact arising from the development. Similar approved temporary open storage use under planning application no. A/YL-TT/583 in the vicinity of the same “AGR” zone was approved by the Town Planning Board in 2023. The proposed use is considered not incompatible to the landscape character of the surrounding area and she has no comment from the landscape planning perspective;

5. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- 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 impact assessment for the

development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

6. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction; and
- having considered the nature of open storage, approval condition for 'the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to his satisfaction' shall be added. To address this approval condition, the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval.

7. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

No objection to the application.

8. District Officer's Comments

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

His office has not received any comment from the Village Representatives in the vicinity.

9. Other Departments

Chief Engineer/Construction, Water Supplies Department, Project Manager (West), Civil Engineering and Development Department and Commissioner of Police have no comment on the application.

Recommended Advisory Clauses

- (a) the application site (the Site) should be kept in a clean and tidy condition at all times;
- (b) 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; and
 - (ii) the lot owner(s) will need to apply to his 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 his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) 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 his department;
- (c) to note the comments of the Commissioner for Transport 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 should be provided within the Site. No vehicles are allowed to queue back to public roads and reverse onto/from public roads;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tai Shu Ha Road West 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 West;
- (e) to note the comments of the Director of Environmental Protection 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;
- (f) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department:

approval of the section 16 application by the Town Planning Board does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The applicant is required to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works where appropriate;

- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that on the submitted drainage proposal:
- (i) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. Please also advise the extent of filling of land for reference;
 - (ii) if the Site will be paved, the use of run-off coefficient (k) should not be considered as 0.7. Please review;
 - (iii) the cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan;
 - (iv) please advise the type and size of the proposed drainage facility (pipe or u-channel) connecting from the catchpit with sand trap to the existing watercourse. Please clearly indicate in the drainage plan for reference. Please also demonstrate with hydraulic calculation that the above proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands;
 - (v) the existing watercourse, to which the application proposed to discharge the stormwater from the Site was not maintained by his office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, District Officer (Yuen Long) should be consulted;
 - (vi) further to (v) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition;
 - (vii) standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap;
 - (viii) please confirm if any walls or hoarding are to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the Site and please provide its details on the drainage plan for comments;
 - (ix) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - (x) the applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (h) to note the comments of the Director of Fire Services 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, and the location of where the proposed FSIs to be installed should also be clearly marked on the layout plans. Good practice guidelines (**Appendix VI**) for open storage should be adhered to; 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; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department 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 (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person (AP) 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 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.

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.

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



A/YL-TT/617 DD 118 Yuen Long

07/11/2023 03:01

From:

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

File Ref:

A/YL-TT/617

Lots 1551, 1552, 1556 (Part) and 1557 (Part) in D.D. 118, Yuen Long

Site area: About 1,250sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Mobile Toilet / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No previous record of applications and the surrounding district is covered with slopes and burial grounds.

Applicant quotes approval of application 583, but this is pushing brownfield operations further into the Agriculture zone.

Applicant also quote affordability. But this cannot be a consideration when it comes to land use. If an operation is not viable then it closes down, this is what happens to countless retail and dining operations on a daily basis. That precious land resources be trashed to provide subsidized accommodation for brownfield operations is no longer justified.

The community was promised that redevelopment would upgrade NT, but now it appears that the intention is merely to relocate it to previously undisturbed locations.

Mary Mulvihill

2

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KFBG's comments on two planning applications

07/11/2023 16:57

From:

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

File Ref:

2 attachments



231107 s16 SLC 183c.pdf 231107 s16 TT 617.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

7th November 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and
Associated Filling of Land
(A/YL-TT/617)

1. We refer to the captioned.
2. We recommend the Board to investigate with relevant authorities the site status first before making a decision regarding this application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden