

This document is received on 21 JAN 2021

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)

A/YL-7057/1077

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	A12-7757/1077
	Date Received 收到日期	21 JAN 2021

- 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

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

Fong Man Lee  
方文利

### 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)

Goldrich Planners & Surveyors Limited  
金潤規劃測量師行有限公司

### 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)	Lot 2817 RP (Part) in D.D.120, Kong Um Road, 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 ..... 1,373.2 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 328.2 ..... 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)	..... 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 Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community (2) (G/IC(2))", "Open Space (O)" and Road
(f) Current use(s) 現時用途	Temporary Container Tractor/Trailer Park and Open Storage of Construction Machinery with Ancillary Office  (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. 如上列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)<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  
11/1/2021 (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 19/1/2021 (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）
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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	(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 type="checkbox"/> year(s) 年 ..... <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	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....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)	
.....	
.....	
.....	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
.....			
.....			
(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 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))	
	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 type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	..... .....		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ..... ..... ..... ..... .....
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 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/ <u>YL-TYST</u> / <u>880</u>
(b) Date of approval 獲批給許可的日期	<u>16/3/2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>16/3/2021</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Container Tractor/Trailer Park and Open Storage of Construction Machinery with Ancillary Office
(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 checked="" 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 checked="" type="checkbox"/> year(s) 年 ..... <u>3</u> ..... <input type="checkbox"/> month(s) 個月 .....





**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



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

FRANCIS LAU

Planning Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員  
☒ 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



Others 其他 MRTPI, RPP, FRICS, RPS(GP)

on behalf of  
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

12.1.2021

(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。

## 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	Lot 2817 RP (Part) in D.D.120, Kong Um Road, Yuen Long, New Territories		
Site area 地盤面積	1,373.2	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地)	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13		
Zoning 地帶	"Government, Institution or Community (2) (G/IC(2))", "Open Space (O)" and Road		
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Temporary Container Tractor/Trailer Park and Open Storage of Construction Machinery with Ancillary Office		

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	328.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	19.9 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Container tractor/trailer Parking Spaces		3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2), Tree Perservation Proposal (Plan 4), Drainage Proposal (Plan 5)		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

## JUSTIFICATION

**(Lot. 2817RP (Part) in D. D. 120, Kung Um Road, Yuen Long, New Territories)**

**1. The Proposed Use**

The applied use is Renewal of Planning Approval for 'Temporary Container Tractor/Trailer Park and Open Storage of Construction Machinery with Ancillary Office' for a Period of 3 Years under a previously approved application no. A/YL-TYST/880

**2. Location**

The application site (the site) is on Lot 2817 RP (Part) in D.D. 120, Kung Um Road, Yuen Long, New Territories.

**3. Site Area**

The site area is about 1,373.2m<sup>2</sup>. No Government Land is involved. The site area is the same as the previously approved application no. A/YL-TYST/880.

**4. Application Background**

The site is the subject of a previously approved application no. A/YL-TYST/880. The parameters are remain unchanged.

**5. Land Use Zoning**

The site falls within area zoned "Government, Institution or Community(2) (G/IC(2))", "Open Space (O)" and Road under the Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13.

According to the Explanatory Statement of the OZP, the planning intention of the "G/IC" zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

The planning intention of the "O" zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

**6. Compliance with TPB Planning Guidelines No. 13F (TPB PG-No. 13F)**

The TPB Guidelines for application for open storage and port back-up uses under section 16 of the Town Planning Ordinance is applicable.

The site falls within “Category 3” areas of the TPB PG-No. 13F for Open Storage and Port Back-up Uses. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals. In this connection, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals, planning permission could be granted on a temporary basis up to maximum period of 3 years.

**7. Development Parameters****(a) Operation Hours**

The operation hours will be from 9:00 a.m. to 6:00 p.m., from Mondays to Saturdays. There is no operation on Sundays and public holidays. The operation hours remain the same as the previously approved application no. A/YL-TYST/880.

**(b) Mode of operation**

No vehicle dismantling, vehicle repairing or other workshop activities would be carried out at the site. The mode of operation remains the same as the previously approved application no. A/YL-TYST/880.

**(c) Structure**

There are eight structures proposed on the site for container storeroom (tools) (structure 1), toilet (structure 2), container office (structure 3, 4, 5 and 8), open shed (structure 6 and 7) uses, with a total floor area of 328.2m<sup>2</sup>. These structures are the same as the previously approved application no. A/YL-TYST/880. Please refer to layout plan (Plan 3) for the location of all the structures. Specifics of each structure is shown in table 1.

**Table 1. Dimensions of the proposed structures**

No.	Structure	Covered Area	Floor Area	No. of Storeys	Height (About)
1	Container Storeroom (Tools)	29.2 m <sup>2</sup>	29.2 m <sup>2</sup>	1	4 m
2	Toilet	9.9 m <sup>2</sup>	9.9 m <sup>2</sup>	1	4 m
3	Container Office	14.6 m <sup>2</sup>	14.6 m <sup>2</sup>	1	4 m
4	Container Office	14.6 m <sup>2</sup>	14.6 m <sup>2</sup>	1	4 m
5	Container Office	20.7 m <sup>2</sup>	41.4 m <sup>2</sup>	2	6 m
6	Open Shed	142.8 m <sup>2</sup>	142.8 m <sup>2</sup>	1	4 m
7	Open Shed	6.9 m <sup>2</sup>	6.9 m <sup>2</sup>	1	2.5 m
8	Container Office	34.4 m <sup>2</sup>	68.8 m <sup>2</sup>	2	6 m
Total:		273.1 m <sup>2</sup>	328.2 m <sup>2</sup>		

**(d) Access of the site**

The site is accessible via local track connecting to Kung Um Road (Plan 1). The vehicular ingress/egress point is located at the northwest of the site. The provision of access is same as the previously approved application no. A/YL-TYST/880.

**8. Previously Approved Applications**

The site is the subject of 6 previously approved applications for temporary container tractor and trailer park as well as temporary container tractor/trailer park and open storage of construction machinery with ancillary office uses. Details of the previously approved applications are shown below:

No.	Application No.	Applied Use	Decision
1	A/YL-TYST/107	Temporary Container Tractor and Trailer Park for a Period of 3 years	Approved on 14.7.2000
2	A/YL-TYST/222	Temporary Container Tractor and Trailer Park for a Period of 3 years	Approved on 7.11.2003
3	A/YL-TYST/334	Renewal of Planning Approval for Temporary 'Container Tractor and Trailer Park' use for a Period of 3 Years under Application No. A/YL-TYST/222	Approved on 3.11.2006
4	A/YL-TYST/481	Temporary container tractor and trailer park for a Period of 3 Years	Approved on 16.7.2010
5	A/YL-TYST/695	Temporary Container Tractor/Trailer Park and Open Storage of Construction Machinery with Ancillary Office for a Period of 3 Years	Approved on 26.9.2014
6	A/YL-TYST/880	Temporary Container Tractor/Trailer Park and Open Storage of Construction Machinery with Ancillary Office for a Period of 3 Years	Approved on 16.3.2018

**9. Similar Applications in Vicinity**

A number of applications for open storage uses were approved by RNTPC of TPB along Kung Um Road. Hence, approval of current renewal application will be in line with previous decisions of RNTPC of TPB.

**10. No Adverse Impacts to surrounding environment****(a) Visual**

The existing one to two storey(s) structures are of 2.5 to 6 meters tall. To the immediate north of the site is Lung Tin Sewage Pumping Station of Drainage Services Department. To the immediate east of the site is Kung Um Road. To the south and west of the site are vehicle repair workshop and other open storage uses. Hence, the proposed use is visually compatible with the surrounding environment.

**(b) Landscape**

There are 25 existing trees within the site. Greening opportunities have been maximized as trees have been planted along the site boundary, except some areas at the north-eastern part of the site at which the temporary structures are erected. Please refer to the tree preservation proposal (Plan 4) for details.

The 25 existing trees, as shown in Plan 4, will be properly maintained throughout the approval period. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail, but not limited to, removal of climbers and removal of dead trees.

**(c) Drainage**

The drainage proposal remains the same as the approved drainage proposal under the previously approved application no. A/YL-TYST/880. The existing 300mm u-channels near the periphery fencing within the site will be maintained in good conditions throughout the approval period. Please refer to Drainage Proposal (Plan 5) for details.



(d) Traffic

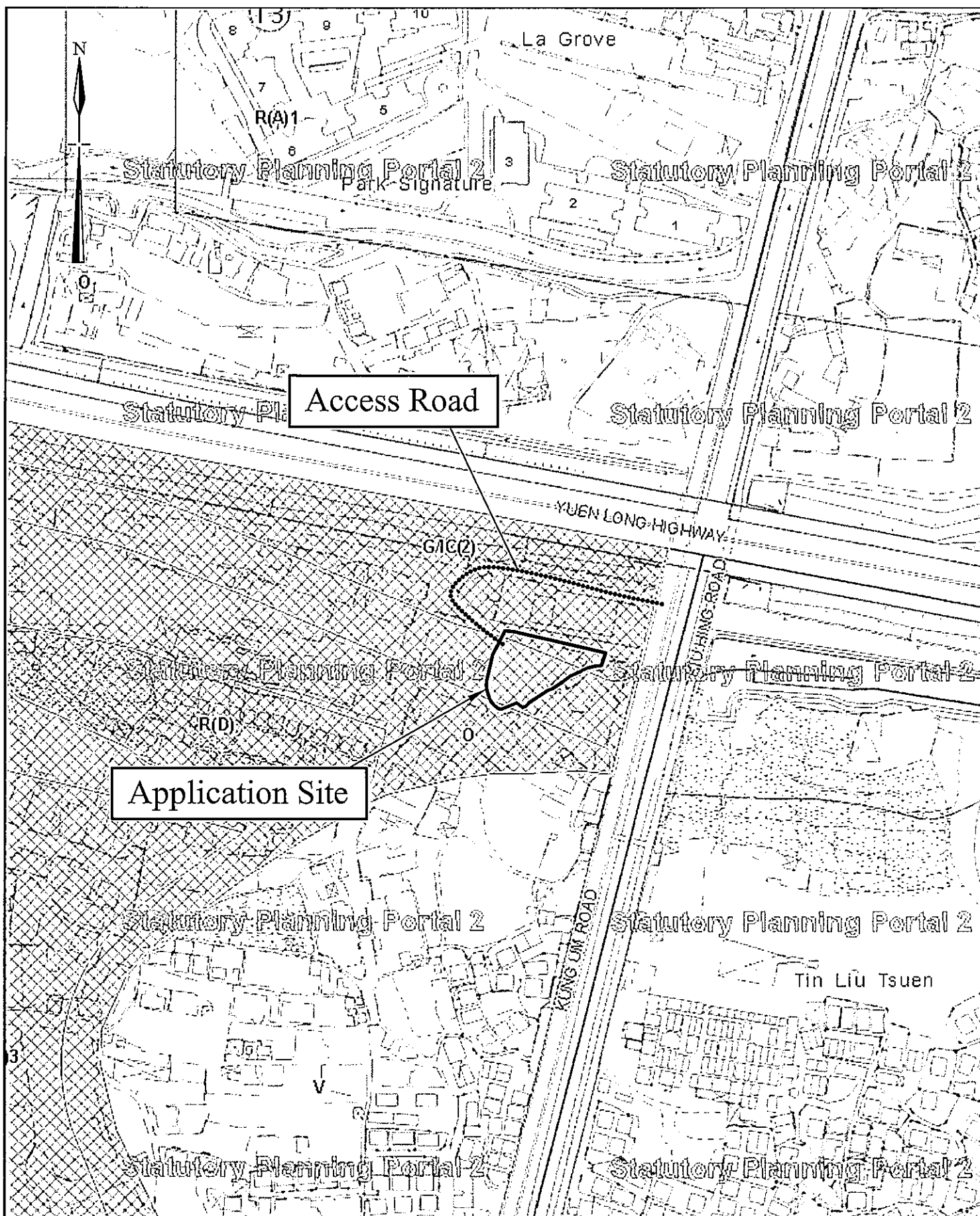
A total number of three parking spaces for container tractor/trailer (16m (L) x 3.5m (W) each) will be provided at the south-western part of the site (Plan 3). The provision of parking facilities remains the same as the previously approved application no. A/YL-TYST/880.

The trip attraction and generation rate is expected to be 1 per day. Given the limited number of container tractors/trailers parking spaces and the small scale of the open storage operation, no significant adverse impact to the local road network, especially Kung Um Road, is anticipated.

**11. Planning Gain**

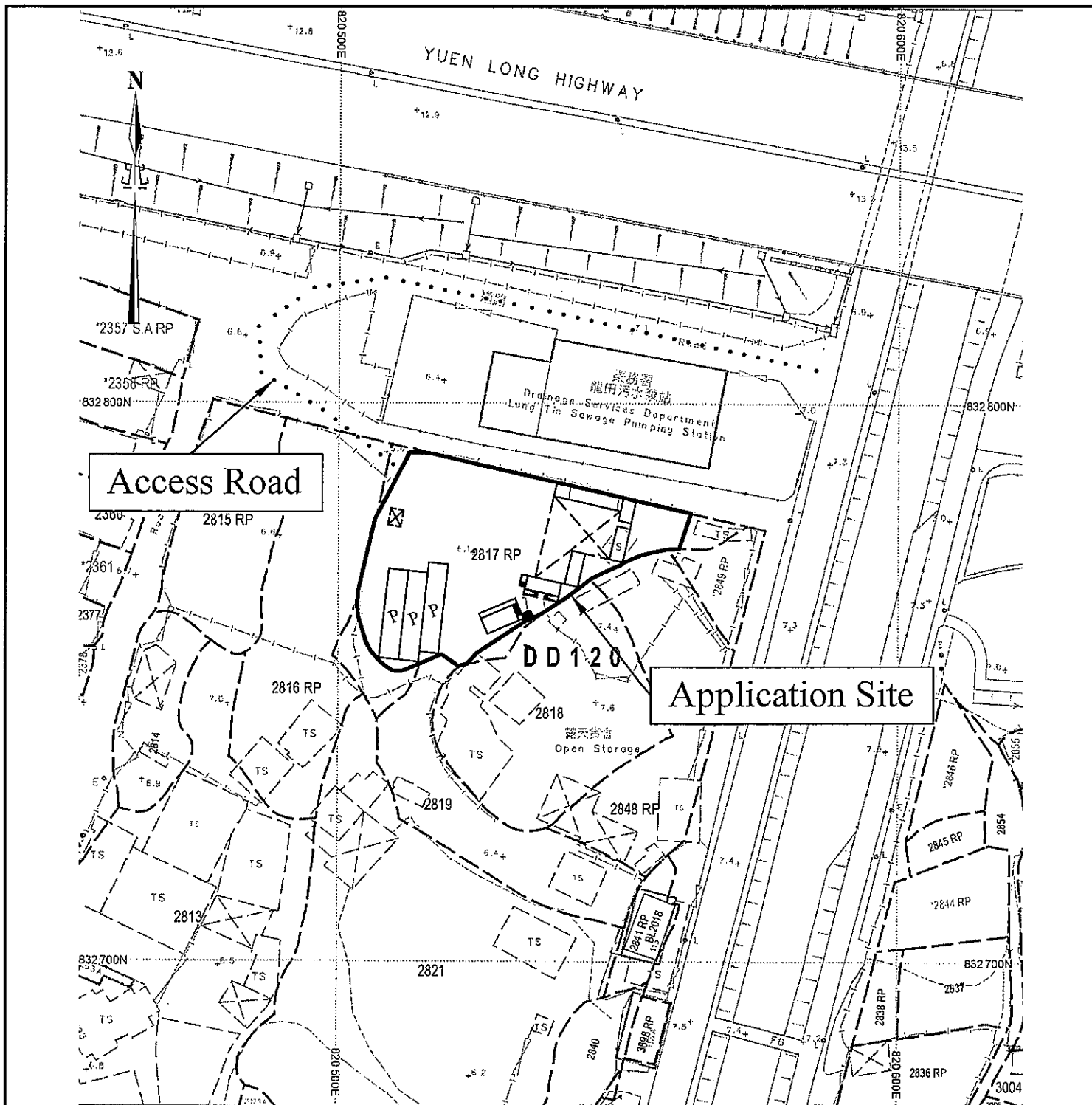
The proposed use will continue to provide a suitable site for parking of container tractors/trailer and open storage of construction machinery to meet such demand in the vicinity. The approval of this application can reduce on-street parking of container tractors and trailers and improve traffic safety.

- End -



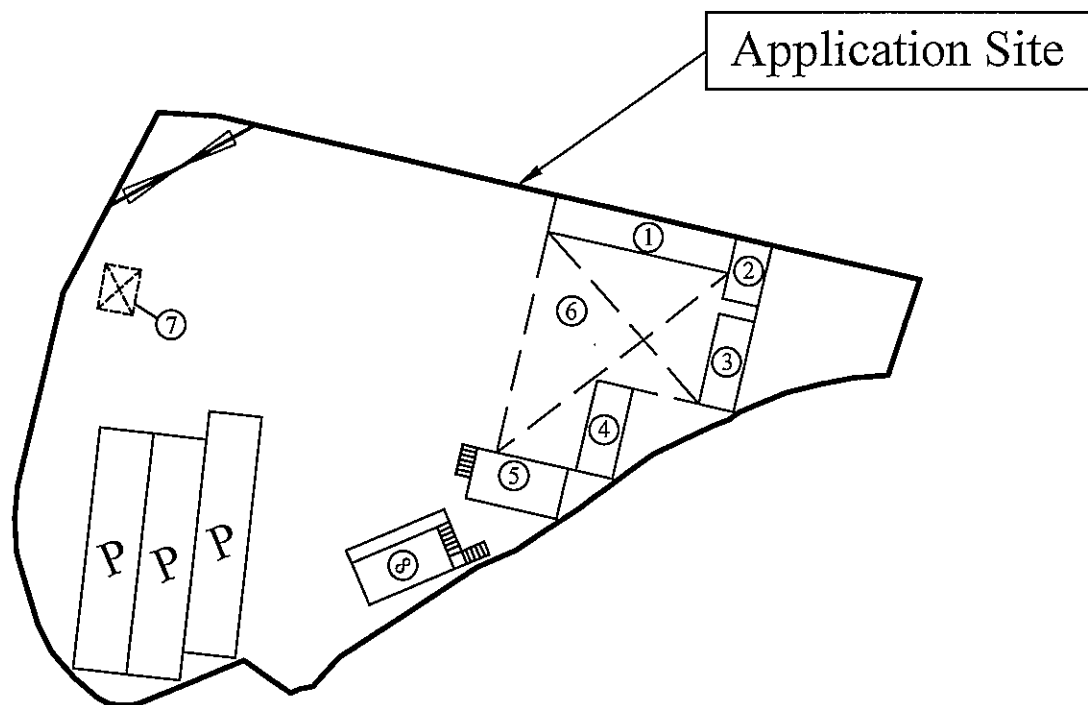
Extracted from the Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13

Not to scale	Location Plan  Lot 2817 RP (Part) in D. D. 120, Kung Um Road, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
January 2021		Plan 1 ( P 9008 )



Total Area : 1,373.2m<sup>2</sup>

1 : 1000	Lot Index Plan Lot 2817 RP (Part) in D. D. 120, Kung Um Road, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
January 2021		Plan 2 ( P 9008 )

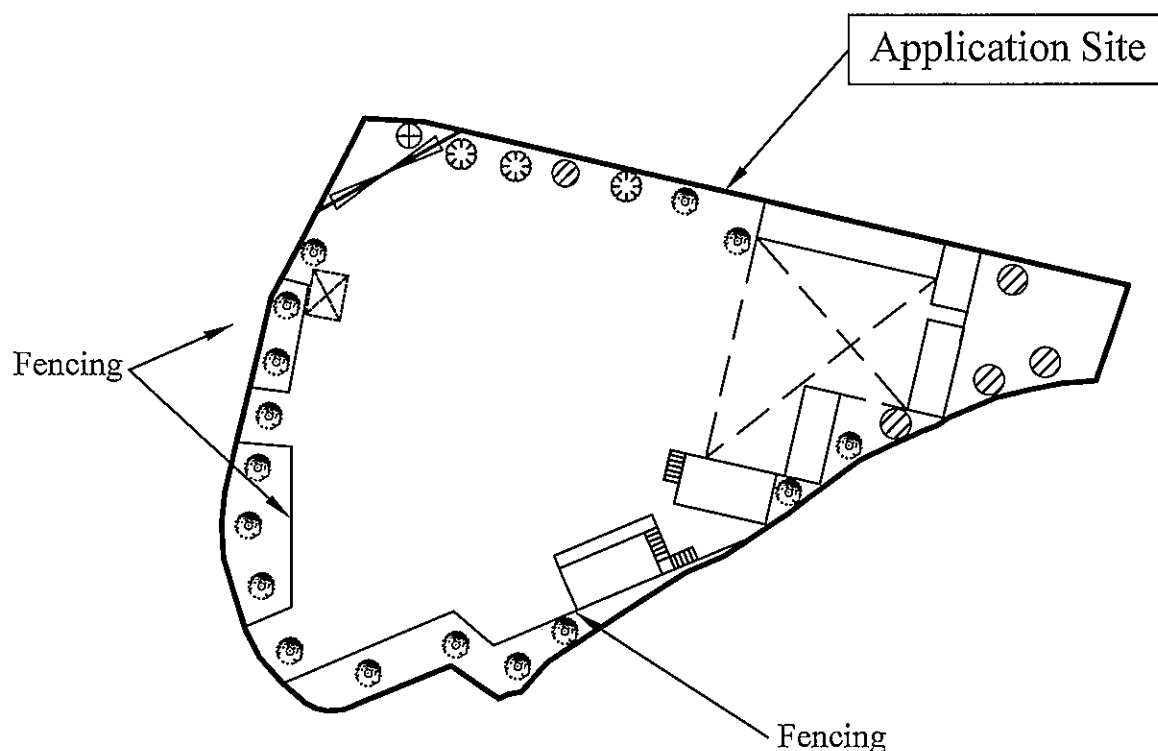


Legend :

P Parking Spaces for Container Tractor/ Trailer 16m x 3.5m

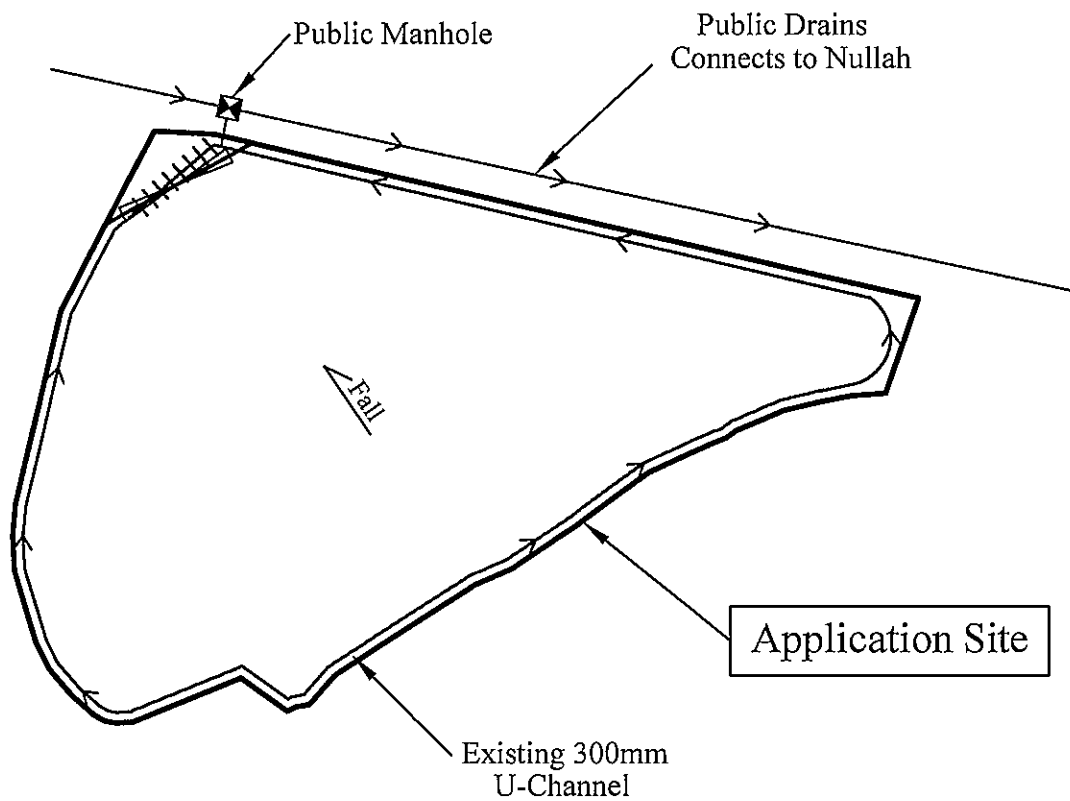
No.	Structure	Covered Area (m <sup>2</sup> )	GFA (m <sup>2</sup> )	Height (m)	Storey(s)
1	Container Storeroom	29.2	29.2	4	1
2	Toilet	9.9	9.9	4	1
3	Container Office	14.6	14.6	4	1
4	Container Office	14.6	14.6	4	1
5	Container Office	20.7	41.4	6	2
6	Open Shed	142.8	142.8	4	1
7	Open Shed	6.9	6.9	2.5	1
8	Container Office	34.4	68.8	6	2
Total:		<u>273.1</u>	<u>328.2</u>		

1 : 500	<p style="text-align: center;">Layout Plan</p> <p style="text-align: center;">Lot 2817 RP (Part) in D. D. 120, Kung Um Road, Yuen Long, New Territories</p>	Goldrich Planners & Surveyors Ltd.
January 2021		<p style="text-align: center;">Plan 3 ( P 9008 )</p>



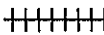


Tree Schedule (Existing trees to be preserved)	Species		Size	Quantity
	Ficus Microcarpa (細葉榕)		4m (Distance)	16
	Bauhinia Blakeana (洋紫荊)		Various	3
	Bombax Ceiba (木棉樹)		Various	1
	Other Species		Various	5
Total				25

1 : 500	Tree Preservation Proposal  Lot 2817 RP (Part) in D. D. 120, Kung Um Road, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
January 2021		Plan 4 ( P 9008 )



### Legend

-  Existing Manhole
-  Existing 300mm U-Channel
-  Existing U-Channel with C.I. Cover

1 : 500

## Drainage Proposal

Goldrich Planners &  
Surveyors Ltd.

January 2021

Lot 2817 RP (Part) in D. D. 120, Kung Um Road,  
Yuen Long, New Territories

Plan 5  
( P 9008 )

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TYST/1077

Our Ref.: P9008/TL21010

2 February 2021

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

Dear Sir,

**Submission of Further Information**

**Renewal of Planning Approval for 'Temporary Container Tractor/ Trailer Park and  
Open Storage of Construction Machinery with Ancillary Office'**

**for a period of 3 years**

**in Lot 2817 RP (part) D.D. 120, Kung Um Road, Yuen Long, New Territories**

We are instructed to clarify that the layout and the proposed use are the same as the previously approved planning application no.: A/YL-TYST/880.

We attach the Fire Service Installations Proposal (Plan 6) and a FS251 certificate for your further action.

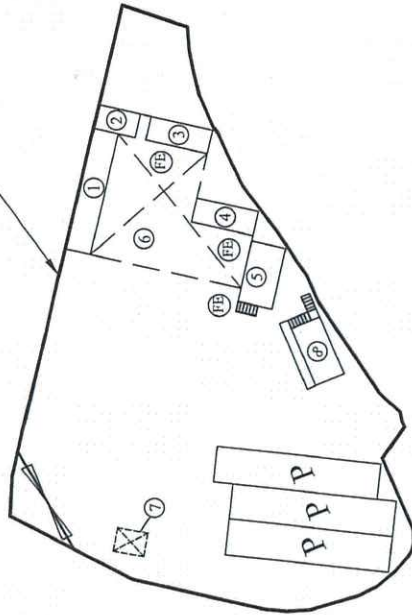
Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.

  
\_\_\_\_\_  
Francis Lau





Application Site



Legend :

FE 9 Litre Water type Fire Extinguisher x3

P Parking Spaces for Container Tractor/ Trailer 16m x 3.5m

No.	Structure	Covered Area (m <sup>2</sup> )	GFA (m <sup>2</sup> )	Height (m)	Storey(s)
1	Container Storeroom	29.2	29.2	4	1
2	Toilet	9.9	9.9	4	1
3	Container Office	14.6	14.6	4	1
4	Container Office	14.6	14.6	4	1
5	Container Office	20.7	41.4	6	2
6	Open Shed	142.8	142.8	4	1
7	Open Shed	6.9	6.9	2.5	1
8	Container Office	34.4	68.8	6	2
Total:		273.1	328.2		

**Fire Service Installation Proposal**  
 Lot 2817 RP (Part) in D. D. 120, Kung Um Road, Yuen Long, New Territories  
 (Application No. A/ YL - TYST/ 1077)

1 : 500

January 2021

Goldrich Planners  
& Surveyors Ltd.

Plan 6  
( P 9008 )

**FS NOTES**

(i) Portable hand-operated approved application shall be provided as required by occupancy.



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8528627

FSD Ref.  
消防處編號Name of Client:  
顧客姓名Name of Building:  
樓宇名稱Street No./Town Lot:  
門牌號數/市地段

DD 120, Lot 2817 RT

Street/Road/Estate Name:  
街道/屋苑名稱

公庵路

Block:  
座District:  
分區

元朗

Area:  
地區☐ HK  
香港☐ K  
九龍☒ NT  
新界Type of Building/樓宇類型: ☐ Industrial/工業 ☐ Commercial/商業 ☐ Domestic/住宅 ☐ Composite/綜合 ☐ Licensed premises/持牌場所 ☐ Institutional/社區Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 9(1) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered practitioner at least once in every 12 months. 根據消防(裝置及設備)規例第九條(1)款，持有安裝在任處內任何消防裝置或設備的人，須每12個月內一次註冊承辦商檢查該消防裝置或設備至少一次。

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguishers 3x 9 Litre water type F.E.		Conforms with FSD requirements	23-Jan-2021	22-Jan-2022

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			Nil		

## Part 3 第三部 Defects 損壞事項

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			Nil	

We hereby certify that the above installation/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人謹此證明以上之消防裝置及設備經檢驗，證明性能良好，符合消防處所不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查、測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈  
或處所當眼處以供消防處人員查核This certificate should be displayed in prominent location of the building or premises  
for FSD inspection if any annual maintenance work is involved.

F.S. 281 (Rev. 1/2010)

Authorized  
Signature:  
授權人簽署Name:  
姓名FSD/RC No.  
消防處註冊號碼Company Name:  
公司名稱Telephone:  
聯絡電話Date:  
日期

李錦源 Li Kam-Yuen  
RC 1/314, RC 2/465, RC 3/160  
新邦消防工程有限公司  
First Fire Engineering Company Limited  
23-Jan-2021

For FSD  
use only:

Inspected

Key-in

Verified

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TYST/1077

Our Ref.: P9008/TL21078

1 March 2021

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

Dear Sir,

**Submission of Further Information  
Response to the Comment from the Transport Department**

**Renewal of Planning Approval for 'Temporary Container Tractor/ Trailer Park and  
Open Storage of Construction Machinery with Ancillary Office'  
for a period of 3 years  
in Lot 2817 RP (part) D.D. 120, Kung Um Road, Yuen Long, New Territories**

We refer to the comment from the Transport Department dated 26.2.2021. We would like to respond the comment as follows:

The trips of container tractors/trailers are not frequent. The container trailers are used only when necessary. They will go out and come back once or twice in a month. For most of the time, the container trailers will stay on site. Therefore, the number of trips generated is small.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.

  
\_\_\_\_\_  
Francis Lau

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

1. On 27.3.2020, 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. 13F) were promulgated, which set out the following criteria for New Development Areas (NDAs):
  - (a) The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
  - (b) For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous Outline Zoning Plans, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
  - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
  - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

**Relevant extracts of the Town Planning Board Guidelines No. 34C for  
“Renewal of Planning Approval and Extension of Time for Compliance with Planning  
Conditions for Temporary Use or Development”  
(TPB PG-No. 34C)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstance since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous Applications covering the Application Site**

**Approved 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>Approval Condition(s)</u></b>
1	A/YL-TYST/107*	Temporary container tractor and trailer park for a period of 3 years	14.7.2000 [revoked on 14.10.2001]	(2), (3), (4), (6), (10), (11)
2	A/YL-TYST/222*	Temporary container tractor and trailer park for a period of 3 years	7.11.2003	(1), (5), (6), (10), (11)
3	A/YL-TYST/334*	Renewal of planning approval for temporary “container tractor and trailer park” use for a period of 3 years under Application No. A/YL-TYST/222	3.11.2006	(1), (7), (8), (9), (10), (11)
4	A/YL-TYST/481*	Temporary container tractor and trailer park for a period of 3 years	16.7.2010	(1), (5), (6), (10), (11), (12)
5	A/YL-TYST/695*	Temporary container tractor/trailer park and open storage of construction machinery with ancillary office for a period of 3 years	26.9.2014	(1), (5), (7), (9), (10), (11), (12), (13), (14), (15)
6	A/YL-TYST/880*	Temporary Container Tractor/Trailer Park and Open Storage of Construction Machinery with Ancillary Office	16.3.2018	(7), (9), (10), (11), (12), (13), (14), (15), (16), (17)

\*Zoned “Undetermined” at the time of consideration by RNTPC.

**Approval Conditions**

- (1) No vehicle dismantling, vehicle repairing and workshop activities are allowed to be carried out on the site.
- (2) Paving of the site.
- (3) Provision of peripheral fencing for the site.
- (4) Provision of vehicular access to the site.
- (5) Submission and implementation of tree preservation and/or landscape proposal(s).
- (6) Submission of drainage proposal and/or implementation/provision of drainage facilities.
- (7) Submission of condition record of existing drainage facilities.
- (8) Maintenance of the existing landscape planting on the site.
- (9) Maintenance of the existing drainage facilities on the site.
- (10) Revocation of planning approval if any of the conditions is not complied with by the specified date/at any time during the approval period.
- (11) Reinstatement of the site to an amenity area upon expiry of the planning permission.
- (12) Submission and/or implementation of fire service installation proposal.
- (13) Provision of fire extinguisher(s) with valid fire certificate.
- (14) Restriction on operation hours and/or no operation on Sundays and public holidays.
- (15) No queuing and reverse movement of vehicle onto public road.
- (16) No vehicle dismantling, vehicle repairing or other workshop activities.
- (17) No vehicle dismantling, vehicle repairing or other workshop activities.



**Similar Applications within/straddling the subject “G/IC(2)” and “O” zones  
on the Tong Yan San Tsuen OZP since 2015**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (TPB/RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-TYST/711*	Temporary Open Storage of Construction Material and Metal Ware for a Period of 3 Years	6.2.2015	(2), (5), (8), (9), (10), (11), (20), (21), (28), (34)
2	A/YL-TYST/734*	Temporary Open Storage of Construction Machinery and Materials and Vehicle Repair Workshop for a Period of 3 Years	5.6.2015	(4), (5), (6), (8), (9), (13), (14), (17), (20), (28)
3	A/YL-TYST/744#	Temporary Open Storage of Construction Machinery, Construction Material, Metal Ware, Vehicle Spare Parts and Ancillary Site Office for a Period of 3 Years	17.7.2015 approved for 1 year	(1), (4), (5), (6), (9), (10), (14), (17), (19), (20), (26), (28), (34)
4	A/YL-TYST/757*	Temporary Open Storage of Building and Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Packaging Activities for a Period of 3 Years	23.10.2015	(4), (5), (6), (9), (13), (14), (20), (23), (25), (28)
5	A/YL-TYST/775*	Temporary Open Storage of Construction Machinery and Construction Materials with Ancillary Office and Repair Workshop for a Period of 3 Years	22.1.2016	(1), (4), (5), (6), (7), (9), (14), (16), (17), (20), (28), (43)
6	A/YL-TYST/787*	Temporary Open Storage of Construction Machinery with Ancillary Site Office for a Period of 3 Years	22.4.2016	(1), (4), (5), (6), (7), (9), (10), (14), (16), (17), (20), (28)
7	A/YL-TYST/791*	Temporary Open Storage of Construction Machinery for a Period of 3 Years	10.6.2016	(1), (4), (5), (6), (7), (9), (10), (14), (16), (17), (20), (28)
8	A/YL-TYST/792#	Renewal of Planning Approval for Temporary “Open Storage of Construction Machinery, Construction Material, Metal Ware and Vehicle Spare Parts and Ancillary Site Office” for a Period of 1 Year	10.6.2016 [revoked on 18.4.2017]	(1), (4), (5), (6), (9), (10), (14), (17), (19), (20), (26), (28), (34)

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (TPB/RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
9	A/YL-TYST/830*	Temporary Vehicle Repair Workshop and Open Storage of Scrap Metal, Construction Machinery and Building/Recycling Materials with Ancillary Packaging Activities for a Period of 3 Years	17.3.2017	(4), (5), (6), (9), (12), (13), (14), (20), (24), (25), (28), (40), (41)
10	A/YL-TYST/840*	Temporary Open Storage of Construction Machinery and Construction Material with Ancillary Repair Workshop and Office for a Period of 3 Years	23.6.2017	(1), (5), (6), (9), (16), (17), (20)
11	A/YL-TYST/888*	Temporary Open Storage of Construction Machinery and Materials and Vehicle Repair Workshop for a Period of 3 Years	20.4.2018	(4), (5), (6), (8), (9), (13), (14), (17), (20), (28)
12	A/YL-TYST/848#	Temporary Open Storage of Construction Machinery, Construction Material, Metal Ware and Vehicle Spare Parts and Ancillary Site Office for a Period of 3 Years	11.8.2017	(1), (4), (5), (6), (9), (10), (14), (17), (19), (20), (26), (28), (34)
13	A/YL-TYST/877*	Temporary Open Storage of Construction Machinery, Construction Material, Metal Ware and Vehicle Spare Parts and Ancillary Site Office for a Period of 3 Years	2.3.2018 approved for 1 year	(1), (4), (5), (6), (7), (9), (10), (14), (16), (17), (20), (28)
14	A/YL-TYST/925*	Temporary Open Storage of Building and Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Packaging Activities for a Period of 3 Years	16.11.2018	(4), (6), (7), (9), (10), (13), (14), (20), (25), (28),
15	A/YL-TYST/952*	Renewal of Planning Approval for Temporary “Open Storage of Construction Machinery with Ancillary Site Office” for a Period of 3 Years	22.3.2019	(4), (6), (9), (13), (14), (17), (20), (25), (28), (34)
16	A/YL-TYST/957*	Temporary Warehouse for Storage of Exhibition Materials and Construction Materials and Open Storage of Construction Machinery and Construction Materials with Ancillary Office and Repair Workshop for a Period of 3 Years	3.5.2019	(4), (6), (9), (13), (14), (17), (20), (25), (28), (34), (52)
17	A/YL-TYST/962*	Temporary Open Storage and Warehouse for Storage of Exhibition Materials for a Period of 3 Years	31.5.2019	(4), (6), (9), (10), (13), (14), (17), (20), (28), (34)

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (TPB/RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
18	A/YL-TYST/963*	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery for a Period of 3 Years	31.5.2019	(4), (6), (9), (10), (13), (14), (17), (20), (26), (28), (34)
19	A/YL-TYST/1008*	Temporary Vehicle Repair Workshop and Open Storage of Scrap Metal, Construction Machinery and Building/Recycling Materials with Ancillary Workshop and Packaging Activities for a Period of 3 Years	12.6.2020	(2), (4), (6), (9), (10), (13), (14), (18), (24), (25), (26), (28), (34)
20	A/YL-TYST/1013*	Temporary Open Storage of Construction Materials (Gravels, Bricks, Sand, Cement in Bags and Paints) with Vehicle Repair Workshop for a Period of 3 Years	12.6.2020	(4), (6), (9), (13), (14), (17), (20), (28), (34), (52)
21	A/YL-TYST/1016*	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Construction Material with Ancillary Repair Workshop and Office for a Period of 3 Years	12.6.2020	(4), (6), (9), (13), (14), (16), (26), (28), (34)
22	A/YL-TYST/1023#	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Construction Material, Metal Ware and Vehicle Spare Parts and Ancillary Site Office for a Period of 3 Years	26.6.2020	(4), (9), (13), (14), (16), (17), (26), (28), (34), (43), (51)
23	A/YL-TYST/1005	Temporary Open Storage of Construction Machinery, Construction Materials and Ancillary Office and Repair Workshop for a Period of 3 Years	1.9.2020	(4), (6), (9), (13), (14), (20), (25), (28), (34), (52)
24	A/YL-TYST/1065	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Metal Ware for a Period of 3 Years	22.1.2021	(4), (9), (13), (14), (20), (28), (34), (53), (54)

\* Zoned “Undetermined” at the time of consideration by RNTPC

# Zoned “Undetermined” and “Village Type Development” at the time of consideration by RNTPC

**Approval Condition(s):**

- (1) Submission and/or implementation of (revised/accepted) landscape/tree preservation proposals.
- (2) Submission and/or implementation of (revised/accepted) drainage proposal and/or provision of drainage facilities.
- (3) Submission of drainage impact assessment/drainage study and provision of flood mitigation measures and drainage facilities.
- (4) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (5) Reinstatement of the site to an amenity area upon expiry of planning permission.



- (6) Submission of proposals and/or provision of fire service installations/fire extinguisher/street fire hydrant or water tank.
- (7) Paving and/or fencing of the site.
- (8) No paint spraying activities should be carried out on the application site.
- (9) No (night-time) operation during specific time limit and/or no operation on Sundays and public holidays.
- (10) No workshop/cleaning/dismantling/repairing/paint-spraying/cutting/grinding/polishing/burning/melting activities are allowed to be carried out on the site.
- (11) Restriction on stacking height.
- (12) Submission and/or implementation (provision) of run-in/out proposal.
- (13) Maintenance of (existing) trees and/or landscape planting on the site.
- (14) Maintenance of (implemented /existing) drainage facilities and/or natural streamcourse on the site.
- (15) Replacement planting of landscaping trees on the site.
- (16) No used electrical appliances/televisions/computer monitors/computer parts or any other types of electronic waste are allowed to be stored/handled on the site.
- (17) No medium and/or heavy vehicles or container vehicles/only light goods vehicles are allowed to enter/exit, to be stored/parked or for the operation of the site.
- (18) No washing/cutting/compacting/melting of plastic waste/plastic bottle activities.
- (19) No open storage/workshop activities within “V” zone/buffer area during the planning approval period.
- (20) Submission of a record of the existing drainage facilities implemented on the site.
- (21) No container tractors, trailers or containers are allowed to enter/exit or to be stored/parked on the site.
- (22) Relocation of the household currently residing at the site.
- (23) No dismantling/other workshop activities, except ancillary repairing/ maintenance/ packaging/ compressing/ loading or unloading, as proposed by the applicant, are allowed on the site.
- (24) Allow free public access to the existing footpath within the site.
- (25) No storage or handling of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste is allowed outside the concrete-paved covered structures on the site.
- (26) No storage or handling of electronic and computer wastes (including cathode-ray tubes) is allowed on the site.
- (27) Submission of as-planted landscape plan.
- (28) No parking / vehicle queuing and no reverse movement of vehicles on public road(s) is allowed.
- (29) Workshop activities to be carried out within Compartments No. 2 and 3 only during the planning approval period.
- (30) No open storage are allowed within 20m from the western boundary of the site adjoining the “V” zone and landscape treatment would be provided for that area during the approval period.
- (31) No workshop activities are allowed in Compartments No. 1 and 3 of the application site, as proposed by the applicant, at all time during the planning approval period.
- (32) No dismantling, repairing, cleansing, paint spraying or other workshop activities, except packaging and classification of recycled materials, should be carried out in Compartment No. 2, as proposed by the applicant, at any time during the planning approval period.
- (33) No workshop activities are allowed, except in Compartments No. 1, 2 and 7 of the application site, as proposed by the applicant, at all time during the planning approval period.
- (34) Provision/maintenance of (existing) boundary fence.
- (35) No ancillary maintenance work to be carried out in open area.
- (36) Submission of record photos of existing trees/landscaping on site.
- (37) No repairing, cleaning, dismantling or other workshop activities, except vehicle repairing activities within Compartment C, as proposed by the applicant, shall be carried out on the site at any time during the planning approval.
- (38) Implementation of dust suppression measures for sand and gravels stored at the site, as proposed by the applicant, at all times.
- (39) No vehicle dismantling, vehicle repairing or other workshop activities, as proposed by the applicant, shall be carried out on the site at any time.
- (40) No container and container trailer repairing activities are allowed at the site.
- (41) No paint-spraying, except within Structures No. 2 and/or 6, shall be carried out on the site.
- (42) No loading/unloading activities are allowed at Structures No. 1 and 2 on the site.
- (43) No workshop activities (except in Structure No. 1) are allowed.

- (44) No dismantling, cleansing, repairing, paint spraying or other workshop activities, except ancillary packing and classification of the recyclable materials activities at Structure No. 2 of the site, are allowed.
- (45) No workshop activities, except within enclosed structures No. 1 and 2, are allowed on the site.
- (46) No dismantling or other workshop activities of used electrical/electronic appliances and parts is allowed on the site.
- (47) No dismantling, sorting, packaging or other workshop activities is allowed outside the concrete-paved covered structures on the site.
- (48) No dismantling, repairing, cleansing or other workshop activities, except ancillary parking and consolidate activities is allowed in Structure 2 or 4
- (49) No dismantling, repairing and cleansing activities, except ancillary workshop and packaging activities are allowed on the site.
- (50) No temporary structure is allowed to be erected on the site.
- (51) Maintenance of existing fire service installations on the site
- (52) No heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site
- (53) No heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site
- (54) The existing fire services installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period

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

參考編號

Reference Number:

210202-163357-29510

提交限期

Deadline for submission:

19/02/2021

提交日期及時間

Date and time of submission:

02/02/2021 16:33:57

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1077

「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，鄉郊設臨時貨櫃車拖頭及拖架停泊場和露天存放建築機械連附屬辦公室將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。

寄件日期: 2021年02月18日星期四 1:47  
收件者: tpbpd  
主旨: A/YL-TYST/1077 Kong Um Road GIC - OS

A/YL-TYST/1077

Lot 2817 RP (Part) in D.D. 120, Kong Um Road, Tong Yan San Tsuen, Yuen Long

Site area : About 1,373.2sq.m

Zoning : "GIC", "Open Space" and area shown as 'Road'

Applied use : Container Tractor/Trailer Park / Open Storage of Construction Materials / 3 Vehicle Parking

Dear TPB Members,

This is part of the Undetermined zoning that is currently under consultation for rezoning to support the development of public and private housing and supporting facilities.

TPB members must play their part in the process by rejecting applications as approval undermines the long delayed development of new towns and allows government departments to procrastinate and delay projects for decades.

Mary Mulvihill

**Advisory clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the Site should be kept in a clean and tidy condition at all times;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises an Old Schedule Agricultural Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Lot No. 2817 RP (Portion) in D.D.120 is covered by Short Term Waiver (STW) No. 2429 to permit structures erected thereon for the purpose of “Container Tractor and Trailer Park”. The STW holder will need to apply to her office for modification of the STW conditions where appropriate. 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 as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by her department;
- (d) to note the comments of the Commissioner for Transport that the land status of the access road/path/track leading to the Site from Kung Um Road shall be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track shall be clarified with the relevant management and maintenance authorities. Sufficient space should be provided within the Site for manoeuvring of vehicles. No parking of vehicles on public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided at the Site access to prevent surface water flowing from the Site to nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road;
- (f) to note the comments of the Director of Environmental Protection that the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department should be followed to minimise any environmental nuisance on the surrounding areas;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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. Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage; and

- (h) to note the comments of the Project Manager (West), Civil Engineering and Development Department that the Site falls within the boundary of Yuen Long South (YLS) Development – Stage 1 (the project). To meet the target first population intake under the project by Q4 of 2028, land clearance is planned to commence in mid 2022 subject to Executive Council's authorisation on land resumption and Finance Committee's funding approval of the project by Q4 2021 and Q1 2022 respectively. The programme of land resumption would follow the project programme notwithstanding the validity period of the planning permission to be granted. The Site might be subject to land resumption for the implementation of the YLS Development – Stage 1 which might take place at any time before the expiry of the temporary planning permission. No substantial works shall be carried out at the Site in view of the planned YLS Development – Stage 1. His department will give sufficient notice to relevant department(s) for early resumption of the Site if his department's works commence early.