

This document is received on - 1 APR 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
A/YL-TYST/1093 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

STP/YLW1

PA

7PG1

STO/YLW1

SSO/YLW2

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	A146-7457/1093
	Date Received 收到日期	- 1 APR 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)

YEUNG Lai Wing (楊禮榮)

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 2712 S.B (Part) in D.D. 120, Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 16 63 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1669 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A&B (Part) in D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 9,600 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,398 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	278 sq.m 平方米 <input checked="" 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 No. S/YL-TYST/13
(e) Land use zone(s) involved 涉及的土地用途地帶	'Open Space' ('O'), 'Residential (Group A) 3' ('R(A)3') & Road
(f) Current use(s) 現時用途	Open storage and warehouse for storage of recyclable materials (plastic and metal), open storage of mobile toilets, and open storage of construction machinery and material (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. 如上述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. 如上述任何方格的空間不足，請另頁說明)

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

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

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)[&]
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
29/3/2021 (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 31/3/2021 (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	(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
(c) Development Schedule 發展細節表	
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 No 否	<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)) <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) <input type="checkbox"/>																															
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<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 <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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(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/ <u>YL-TYST</u> / <u>897</u>
(b) Date of approval 獲批給許可的日期	<u>15/6/2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>15/6/2021</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, and Open Storage of Construction Machinery and Material for a Period of 3 Years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月</p>

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 current application is a renewal application. All the development parameters are the same as the last planning permission No. A/YL-TYST/897.
2. The application site subjects to five planning permissions since 2006. The applied use of the current application is the same as the approved use of the last planning permission approved in 2018.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13F) because it is situated within Yuen Long South Development Stages 1 & 2. Sympathetic consideration may be given until the site is required for the implementation of the Yuen Long South Development Stages 1 and 2.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. All the planning conditions imposed to the last planning permission have been complied with.
8. Shortage of land for port back-up purpose in Tong Yan San Tsuen.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because no operation will be held during sensitive hours.
12. Insignificant drainage impact because surface U-channel is provided at the application site.
13. No workshop activity is proposed at the application site. Only open storage activity is proposed at the application site.
14. No vehicle exceeding 24 tonnes including heavy goods vehicle and container trailer/tractor will access the application site.
15. The operation hours of the proposed development is 7:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.
16. The construction machinery and materials to be stored at the application site includes concrete pipes, bricks, barricades, miniature excavators and electric generators.
17. The recycled material to be stored at the application site only includes recyclable bottles.

8. Declaration 聲明

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

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

Signature
簽署

.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
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

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

18/2/2021

..... (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

- 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/E, 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 2712 S.B (Part) in D.D. 120, Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1663 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1669 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A&B (Part) in D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	9,600 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 278 sq. m 平方米 ☑ About 約)
Plan 圖則	Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13
Zoning 地帶	'Open Space' ('O'), 'Residential (Group A) 3' ('R(A)3') & 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 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, and Open Storage of Construction Machinery and Material for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	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	1,398 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	12	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3-8	<input type="checkbox"/> m 米 (Not more than 不多於)
		1-2	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	12.14 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 2 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built drainage plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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。

Proposed Temporary Warehouse and Open Storage for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, Open Storage of Construction Machinery and Material for a Period of 3 Years

at

Lot 2712 S.B (Part) in D.D.120 & Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1663 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A & B (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is abutting and serviced by a vehicular access leading from Shan Ha Road (**Figure 2**). Having mentioned that the site is intended for mainly storage use which is static, traffic generated by the proposed development is extremely insignificant.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

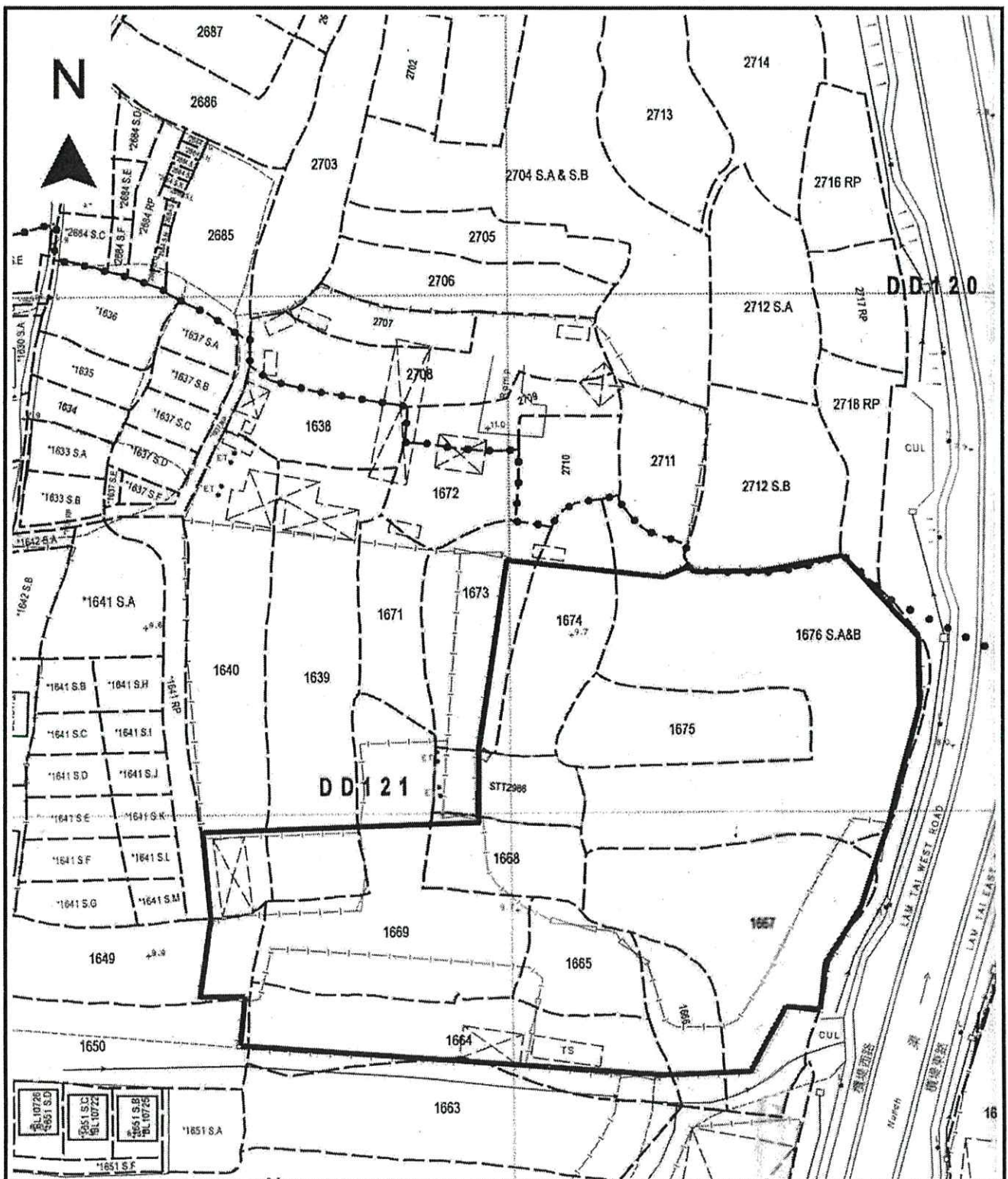
Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Medium goods vehicle	0.66	0.66	4	4

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of medium goods vehicle is taken as 2.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Shan Ha Road.
- 1.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Shan Ha Road and nearby road networks.



Project 項目名稱:

Proposed Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, Open Storage of Construction Machinery and Material for a Period of 3 Years at Lot 2712 S.B (Part) in D.D.120 & Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1663 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1669 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A & B (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

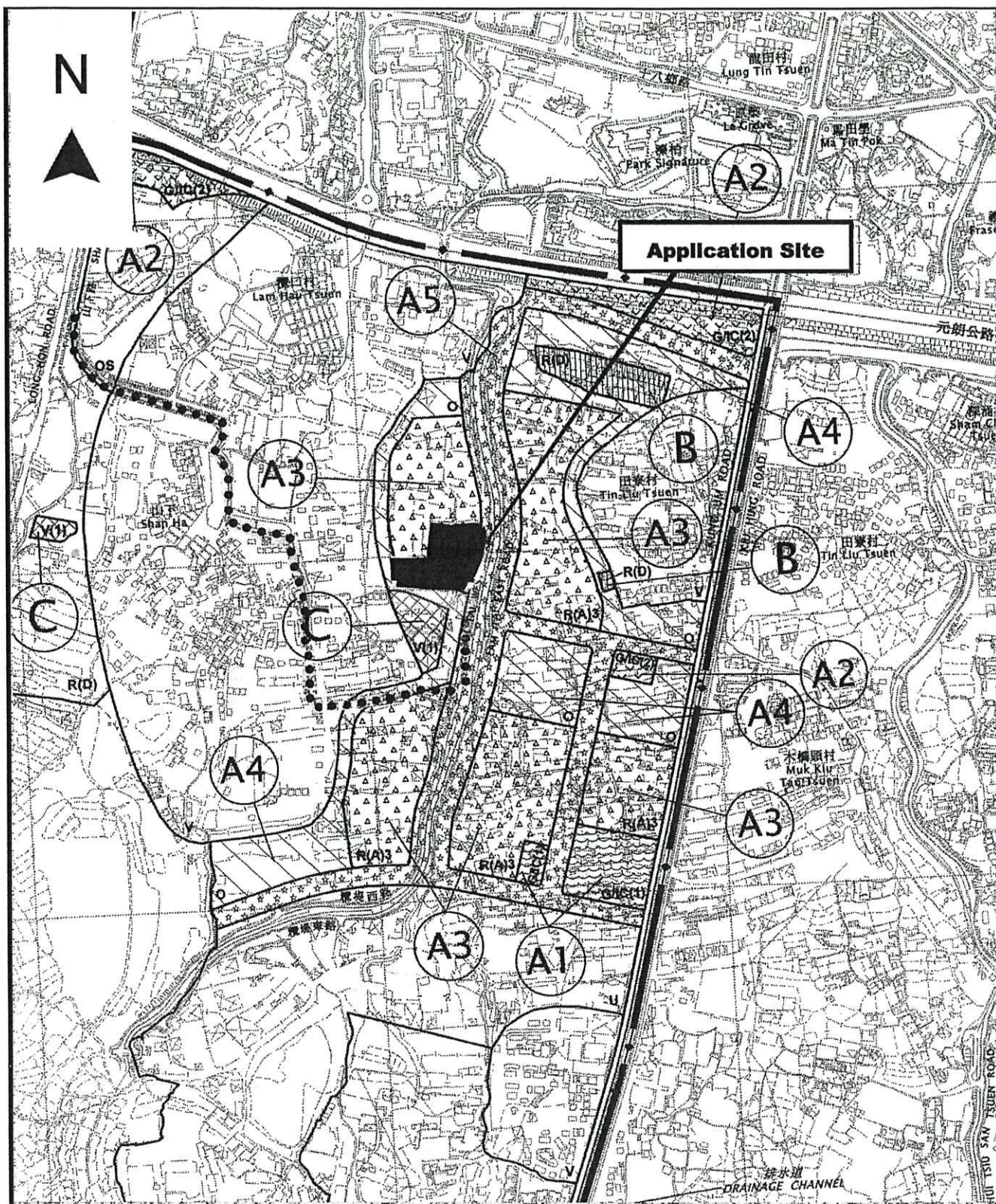
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, Open Storage of Construction Machinery and Material for a Period of 3 Years at Lot 2712 S.B (Part) in D.D.120 & Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1663 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1669 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A & B (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Extract from OZP
No. S/YL-TYST/13

Drawing No. 圖號:

Figure 2

Remarks 備註:

●●● Vehicular access leading from
Shan Ha Road

Scale 比例:

1:7500

N

Structure 9

Site office
GFA: Not exceeding 120m²
Height: Not exceeding 8m
No. of storey: 2

Structure 7

Open shed for storage use
GFA: Not exceeding 150m²
Height: Not exceeding 4.5m
No. of storey: 1

Structure 6

Warehouse for storage use
GFA: Not exceeding 216m²
Height: Not exceeding 4.5m
No. of storey: 1

Structure 5

Open shed for storage use
GFA: Not exceeding 150m²
Height: Not exceeding 6m
No. of storey: 1

Structure 10

Electricity meter room
GFA: Not exceeding 9m²
Height: Not exceeding 3m
No. of storey: 1

Structure 8

Open shed for storage use
GFA: Not exceeding 168m²
Height: Not exceeding 4.5m
No. of storey: 1

Structure 11

Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Structure 12

Open shed for storage use
GFA: Not exceeding 145m²
Covered land area:
Not exceeding 105m²
Height: Not exceeding 7m
No. of storey: 2

Ingress/Egress
to adjoining site

Open Storage of
Construction
Machinery &
Material

Open Storage of
Recycled Material/
Construction Material

2 loading/
unloading
bays of 11m
x 3.5m for
medium
goods
vehicle

Ingress/Egress
to adjoining land

Ingress/Egress
to
adjoining land

Open storage of
construction machinery &
material

Open storage of
construction machinery &
material

8m Ingress/
Egress

23m diameter
manoeuvring circle

Structure 1

Site office
GFA: Not exceeding 40m²
Height: Not exceeding 8m
No. of storey: 2

Structure 2

Site office
GFA: Not exceeding 75m²
Height: Not exceeding 3m
No. of storey: 1

Structure 3

Changing room
GFA: Not exceeding 80m²
Height: Not exceeding 3m
No. of storey: 1

Structure 4

Site office
GFA: Not exceeding 225m²
Height: Not exceeding 8m
No. of storey: 2

Project 項目名稱:

Proposed Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, Open Storage of Construction Machinery and Material for a Period of 3 Years at Lot 2712 S.B (Part) in D.D.120 & Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1663 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1669 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A & B (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

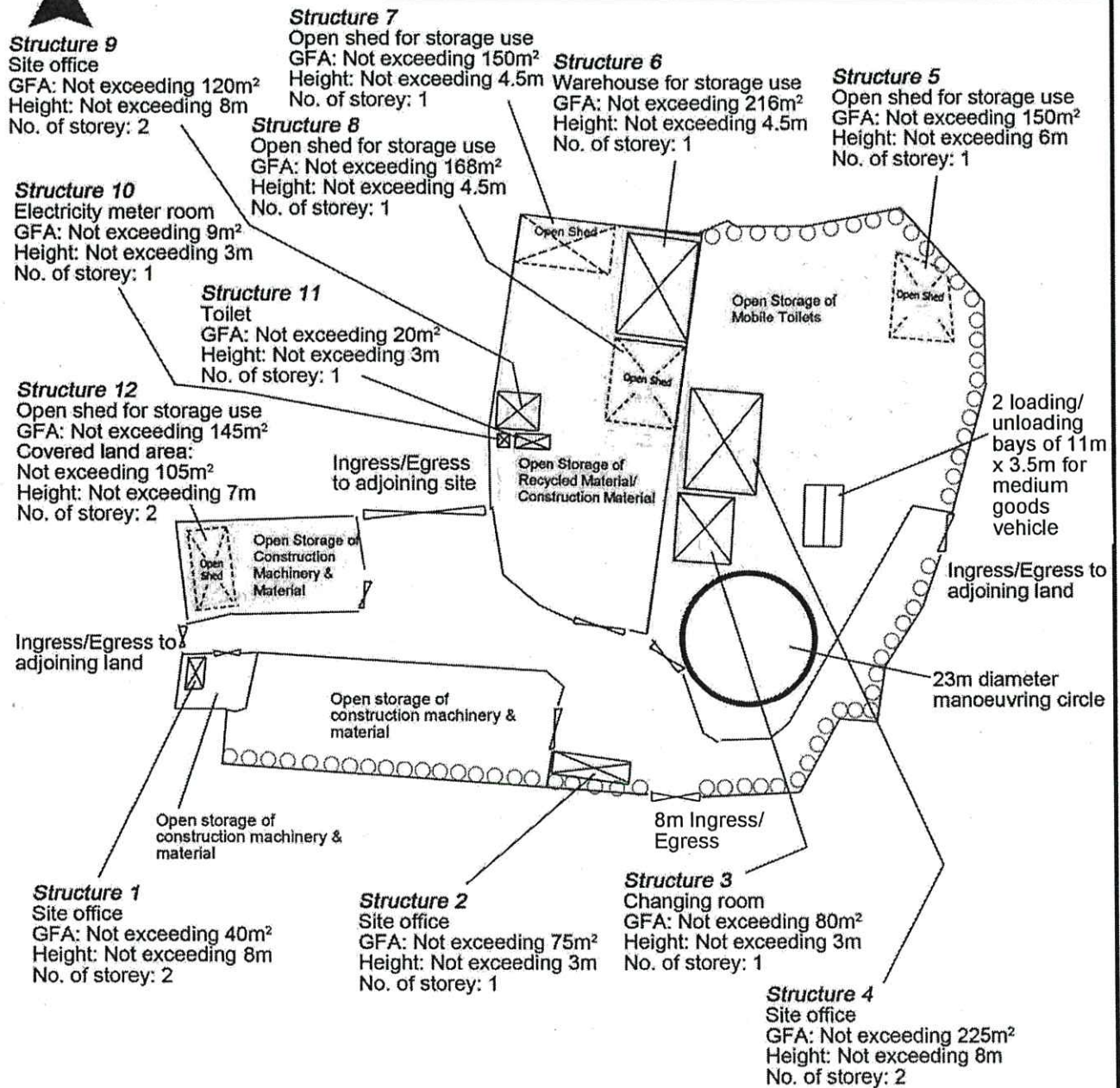
Figure 3

Scale 比例:

1:1000

N

Tree	Approximate Height	Spacing
○ Existing trees to be preserved	4m to 6m	3m to 4m



Project 項目名稱:

Proposed Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, Open Storage of Construction Machinery and Material for a Period of 3 Years at Lot 2712 S.B (Part) in D.D.120 & Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1663 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1669 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A & B (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

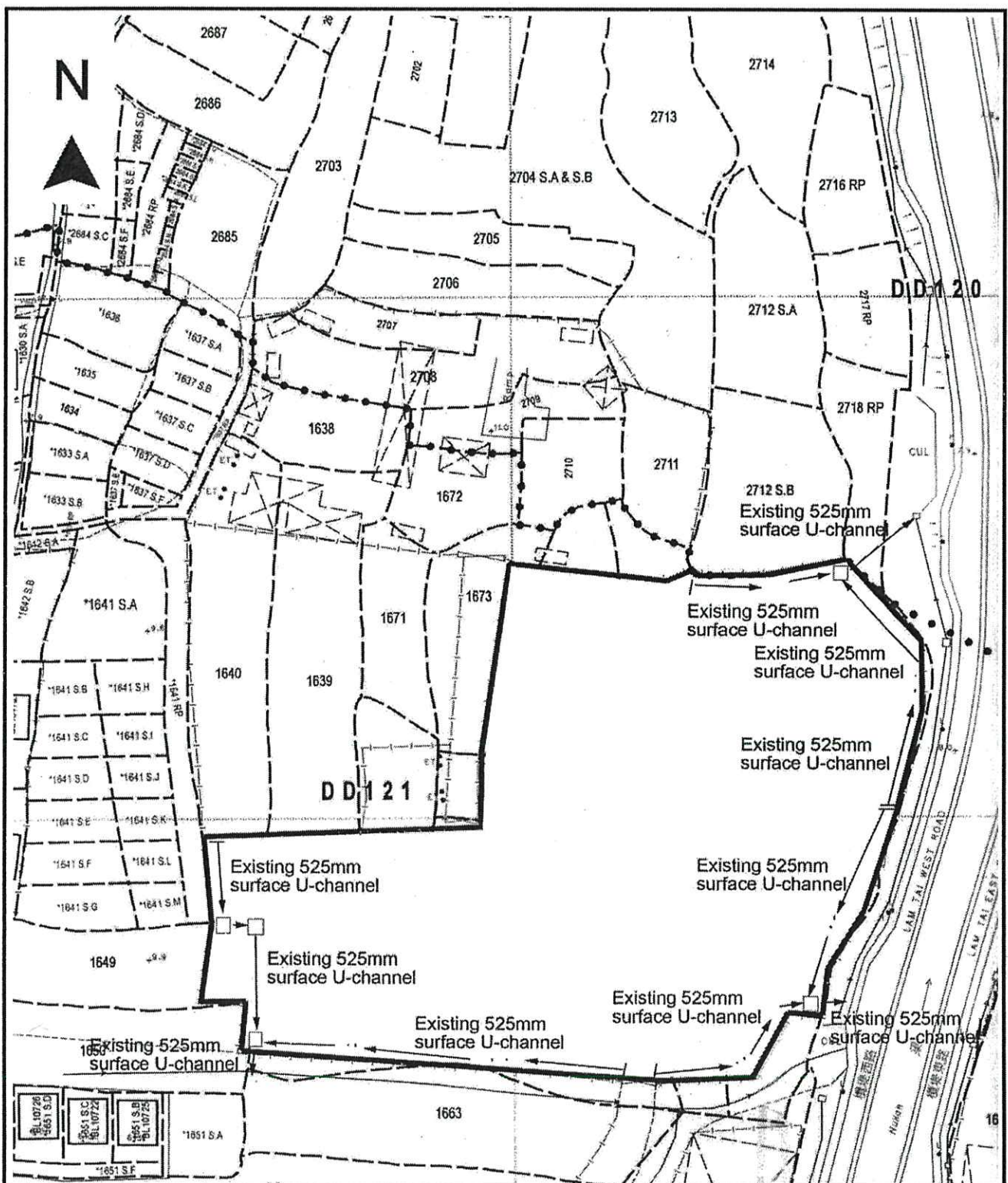
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, Open Storage of Construction Machinery and Material for a Period of 3 Years at Lot 2712 S.B (Part) in D.D.120 & Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1663 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1669 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A & B (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

This drainage plan was accepted for compliance with planning conditions (g) & (h) for previous planning permission No. A/YL-TYST/416

Scale 比例:

1:1000

Date: 9 April 2021

TPB Ref.: A/YL-TYST/1093

By Email

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

Dear Sir,

Proposed Temporary Warehouse and Open Storage for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, Open Storage of Construction Machinery and Material for a Period of 3 Years at Lot 2712 S.B (Part) in D.D.120 & Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A & B (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

We write to confirm that the captioned site would not encroach onto Lot 1663 (Part) in D.D.121. Please see attached updated Figure 1 to Figure 5, Annex 1 and part 3(a) and gist of application for your further processing of the captioned application.

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

Yours faithfully,



Patrick Tsui

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

YEUNG Lai Wing (楊禮榮)

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 2712 S.B (Part) in D.D. 120, Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1669 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A&B (Part) in D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 9,600 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,398 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	278 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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 2712 S.B (Part) in D.D. 120, Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1669 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A&B (Part) in D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	9,600 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 278 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13
Zoning 地帶	'Open Space' ("O"), 'Residential (Group A) 3' ("R(A)3") & 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 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, and Open Storage of Construction Machinery and Material for a Period of 3 Years

Proposed Temporary Warehouse and Open Storage for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, Open Storage of Construction Machinery and Material for a Period of 3 Years

at

Lot 2712 S.B (Part) in D.D.120 & Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A & B (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is abutting and serviced by a vehicular access leading from Shan Ha Road (**Figure 2**). Having mentioned that the site is intended for mainly storage use which is static, traffic generated by the proposed development is extremely insignificant.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

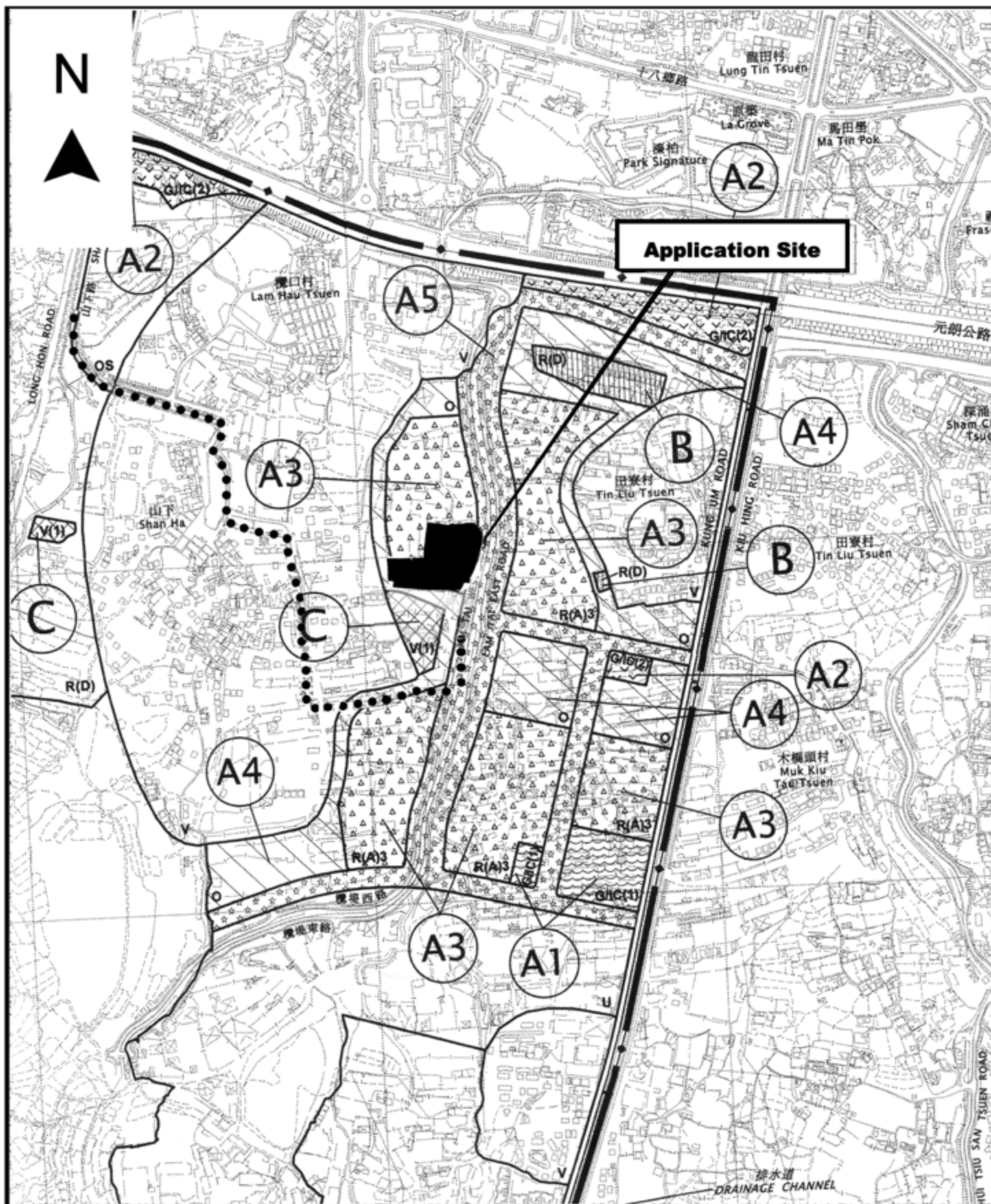
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Medium goods vehicle	0.66	0.66	4	4

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of medium goods vehicle is taken as 2.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Shan Ha Road.
- 1.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Shan Ha Road and nearby road networks.



Project 項目名稱:

Proposed Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, Open Storage of Construction Machinery and Material for a Period of 3 Years at Lot 2712 S.B (Part) in D.D.120 & Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1669 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A & B (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Extract from OZP
No. S/YL-TYST/13

Drawing No. 圖號:

Figure 2

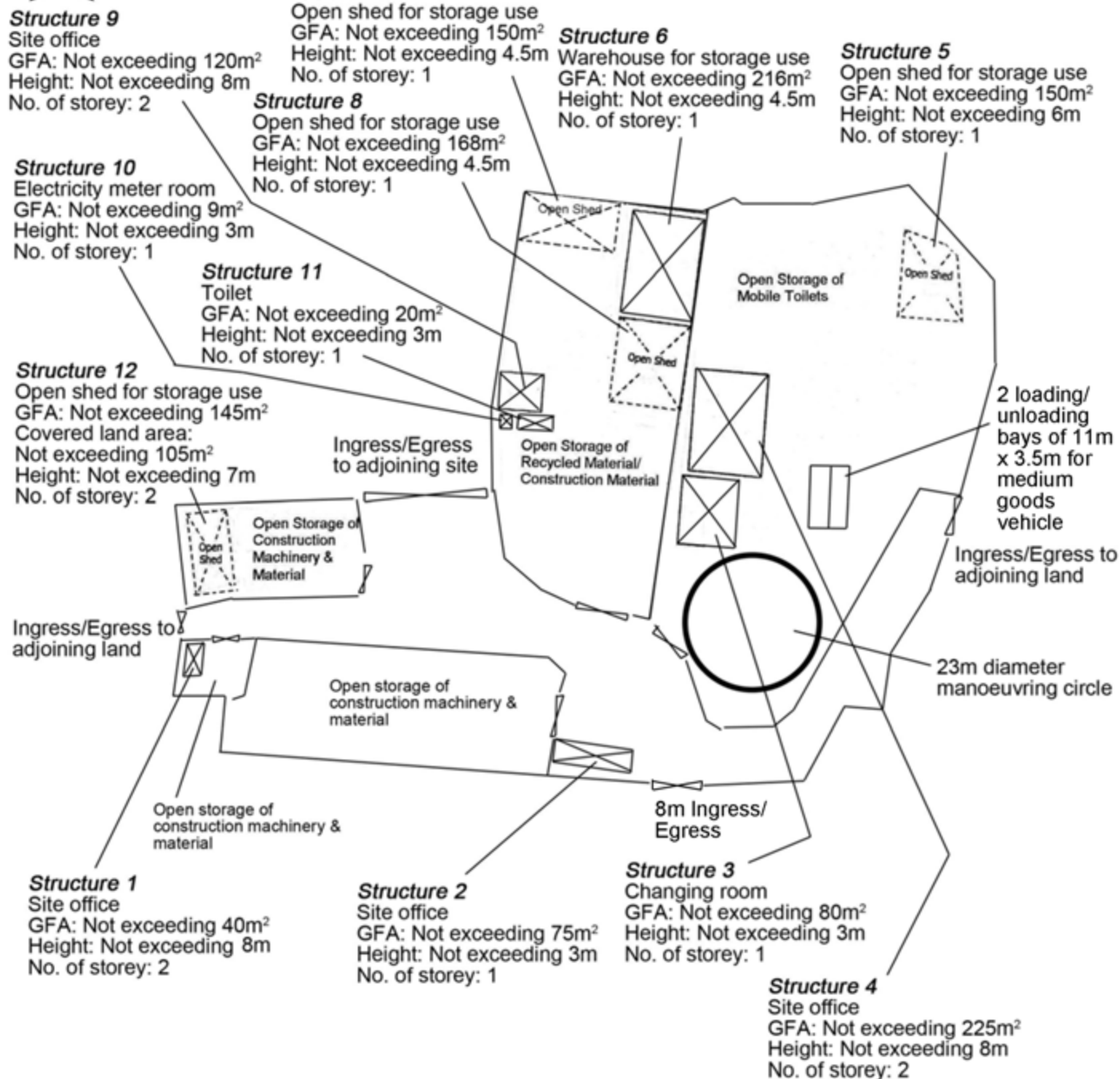
Remarks 備註:

●●● Vehicular access leading from
Shan Ha Road

Scale 比例:

1:7500

N



Project 項目名稱:

Proposed Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, Open Storage of Construction Machinery and Material for a Period of 3 Years at Lot 2712 S.B (Part) in D.D.120 & Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1669 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A & B (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

N



Tree	Approximate Height	Spacing
○ Existing trees to be preserved	4m to 6m	3m to 4m

Structure 9

Site office

GFA: Not exceeding 120m²

Height: Not exceeding 8m

No. of storey: 2

Structure 10

Electricity meter room

GFA: Not exceeding 9m²

Height: Not exceeding 3m

No. of storey: 1

Structure 12

Open shed for storage use

GFA: Not exceeding 145m²

Covered land area:

Not exceeding 105m²

Height: Not exceeding 7m

No. of storey: 2

Ingress/Egress to adjoining land

Structure 1

Site office

GFA: Not exceeding 40m²

Height: Not exceeding 8m

No. of storey: 2

Structure 7

Open shed for storage use

GFA: Not exceeding 150m²

Height: Not exceeding 4.5m

No. of storey: 1

Structure 8

Open shed for storage use

GFA: Not exceeding 168m²

Height: Not exceeding 4.5m

No. of storey: 1

Structure 11

Toilet

GFA: Not exceeding 20m²

Height: Not exceeding 3m

No. of storey: 1

Structure 6

Warehouse for storage use

GFA: Not exceeding 216m²

Height: Not exceeding 4.5m

No. of storey: 1

Structure 5

Open shed for storage use

GFA: Not exceeding 150m²

Height: Not exceeding 6m

No. of storey: 1

Structure 3

Changing room

GFA: Not exceeding 80m²

Height: Not exceeding 3m

No. of storey: 1

Structure 4

Site office

GFA: Not exceeding 225m²

Height: Not exceeding 8m

No. of storey: 2

Structure 2

Site office

GFA: Not exceeding 75m²

Height: Not exceeding 3m

No. of storey: 1

Ingress/Egress to adjoining site

Open Storage of Recycled Material/ Construction Material

Open Storage of Construction Machinery & Material

Open storage of construction machinery & material

Open storage of construction machinery & material

Open Storage of Mobile Toilets

2 loading/unloading bays of 11m x 3.5m for medium goods vehicle

Ingress/Egress to adjoining land

23m diameter manoeuvring circle

8m Ingress/Egress

Project 項目名稱:

Proposed Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, Open Storage of Construction Machinery and Material for a Period of 3 Years at Lot 2712 S.B (Part) in D.D.120 & Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1669 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A & B (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000

Date: 19 April 2021

TPB Ref.: A/YL-TYST/1093

By Email

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

Dear Sir,

Proposed Temporary Warehouse and Open Storage for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, Open Storage of Construction Machinery and Material for a Period of 3 Years at Lot 2712 S.B (Part) in D.D.120 & Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A & B (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

We write to confirm that the layout and the use of the proposed development at the captioned site is the same as the layout and use of the last planning permission No. A/YL-TYST/897.

We are glad to submit the FSI plan and the FS251 certificates herewith for the consideration of the Director of Fire Services (D of FS).

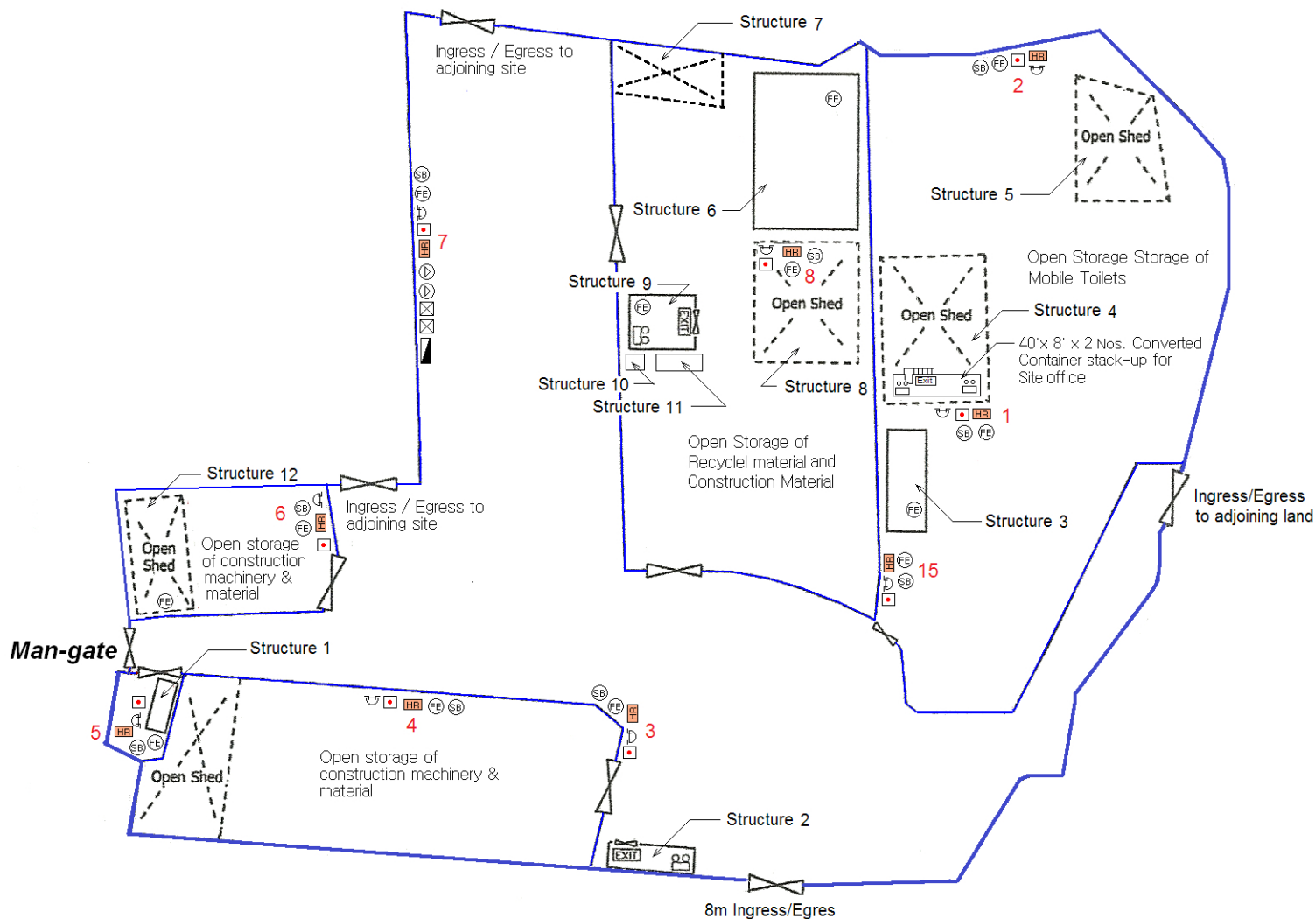
Should you have any enquiries, please feel free to contact our [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

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



Structure Number	Description Property	G.F.A. Not exceeding (M ²)	Height Not exceeding (M)	Number of Storey
Structure 1	Site office	40	8	2
Structure 2	Site office	75	3	1
Structure 3	Changing room	80	3	1
Structure 4	Site office & Open shed	225	8	2
Structure 5	Open shed for storage use	150	6	1
Structure 6	Warehouse for storage use	216	4.5	1
Structure 7	Open shed for storage use	150	4.5	1
Structure 8	Open shed for storage use	168	4.5	1
Structure 9	Site office	120	8	2
Structure 10	Electricity meter room	9	3	1
Structure 11	Toilet	20	3	1
Structure 12	Open shed for storage use	145	7	2

FS Notes:

- All dimension are millimeter.
- Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266:Part 1 and BS EN 1838.
- Sufficient directional and exit sign shall be provided in accordance with BS 5266:Part 1 and FSD Circular Letter 5/2008.
- Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2002+A2:2008 & FSD Circular Letter 1/2009. One actuating point and audio warning Device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio warning device initiation.
- Hose reel system supplied by 2m³FS water tank shall be provided. There shall be sufficient hose reel should be provided to ensure That every part of the open storage can be reached by a length of not more than 30m of hose reel tubing.
- Portable hand-operated approved appliances shall be provided as required by occupancy.

Legend:

Application Address: Lot 2712 S.B(Part) in D.D.120 & lots 1639(part),1640(part), 1649(part), 1650(part),1663(part),1664(part),1665, 1666(part),1667(part),1668(part),1669(part), 1673(part),1674 (part),1675, 1676 S.A & B(part) in D.D.121 and Adjoining Government Land, Sha Ha Tsuen, Yuen long, N.T.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

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 8742449

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

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Yuen Long

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 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) 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 contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (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	Fire Extinguisher 5 Kg CO2 Gas x 13		Conforms with FSD Requirements	13/04/2021	12/04/2022
25	Sand Bucket x 9				
Lot 2712 SB(Part) in DD120 & Lots 1639(Part) 1640(Part) 1649(Part) 1650(Part) 1664(Part) 1665 1666(Part) 1667(Part) 1668(Part) 1673(Part) 1674(Part) 1675 1676 SA & B(Part) In DD121 & Adjoining Government Land, Shan Ha Tsuen, Yuen Long					

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

Code 編碼 (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)

Part 3 第三部 Defects 損壞事項

Code 編碼 (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

I/We hereby certify that the above installations/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.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長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 at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署

Name:
姓名

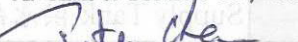
FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

A. Chan & Brothers Co., Ltd.



CHAN KWOK WAI Manager

RC3/352

宏利消防工程有限公司

13 APR 2021

For FSD
use only:

Inspected

Key-in

Verified

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

FSD Ref.: _____
消防處檔號

A 7954532

Name of Client : Lots 2712 S.B(Part) in D.D.120 & Lots 1639(Part),1640(Part),1649(Part),1650(Part),1664(Part),1665,1666(Part),
顧客姓名 1667(Part),1668(Part),1673(Part),1674(Part),1675,1676 S.A & B(Part) in D.D.121 Shan Ha Tsuen, Yuen Long, N.T.Name of Building :
樓宇名稱Street No./Town Lot :
門牌號數/市地段Street/Road/Estate Name :
街道/屋苑名稱

Shung Shan San Tsuen,

Block :
座District :
分區

Yuen Long, N.T

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持牌處所 ☐ Institutional社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) 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 contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (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)
13	Fire Alarm System (MFA)	G/F Existing Installed	Conforms with FSD Requirement	13 April 2021	12 April 2022
23	Hose Reel				
30	Supply Tank				
11	Emergency Lighting				
12	Exit Sign				

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

Code 編碼 (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)

Part 3 第三部 Defects 損壞事項

Code 編碼 (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

I/We hereby certify that the above installations/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.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之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 at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.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

Site Contact

CHONG YAU TAK
RC 1/103 RC 2/237
WAI LEE FIRE ENG. CO.
威利消防工程公司For FSD
use only:

Inspected

Key-in

Verified

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/YL-TYST/1093

20/05/2021 16:58

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

History: This message has been forwarded.

Dear Hilary,

We write to confirm that the applicant will comply with the following conditions:

(a) no dismantling, cutting, compacting, cleansing or other workshop activities will be allowed on the application site; and

(b) no storage or handling (including loading and unloading) of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste will be allowed on the application site.

Best regards,

Patrick Tsui

[REDACTED]

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

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

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/282*	Temporary open storage of construction materials and recycled materials including metal, paper and plastic goods for a period of 3 years	13.1.2006	(1), (2), (3), (5), (7), (9), (11), (12)
2	A/YL-TYST/416*	Temporary open storage of construction materials, mobile toilets and recycled materials including metal, paper and plastic goods for a period of 3 years	27.2.2009	(1), (2), (3), (4), (6), (8), (10), (11), (12)
3	A/YL-TYST/588*	Temporary open storage of construction materials, scrap vehicles, vehicle parts, mobile toilets and recyclable materials (including metal, paper and plastic goods) with ancillary workshop for a period of 3 years	18.5.2012	(1), (2), (5), (9), (10), (11), (12), (13), (14), (15), (16)
4	A/YL-TYST/731*	Temporary open storage of construction machinery and materials, scrap vehicles, vehicle parts, mobile toilets and recyclable materials (including metal, paper and plastic goods) with ancillary workshop for a period of 3 years	22.5.2015	(1), (2), (9), (10), (11), (13), (14), (15), (16), (17), (18)
5	A/YL-TYST/897*	Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, and Open Storage of Construction Machinery and Material for a Period of 3 Years	15.6.2018	(1), (3), (4), (9), (10), (11), (15), (16), (20), (18), (21)

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

Approval Condition(s):

- (1) No night time operation during specific time limit and no operation on Sundays or public holidays.
- (2) No heavy goods vehicle or container vehicle (including container tractor/trailer) is allowed for the operation of the site.
- (3) No workshop/washing/cleaning/dismantling/repairing/paint-spraying/cutting/grinding/polishing are allowed to be carried out on the site.
- (4) Maintenance/provision of the boundary fence on the site.
- (5) Submission and/or implementation of landscape and/or tree preservation proposal.
- (6) Implementation of replacement planting for all the dead and missing trees on the site.
- (7) Submission of drainage impact assessment and provision of flood mitigation measures and drainage facilities.
- (8) Submission and/or implementation of drainage proposal.
- (9) Provision of fire extinguisher.
- (10) Submission and implementation of fire service installations proposal.

- (11) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (12) Reinstatement of the application site upon expiry of planning permission.
- (13) No open storage within 20m from the northern and western boundaries of the application site adjoining the "Village Type Development" ("V") zone/dismantling/repairing/cleansing/other workshop activities (except ancillary sorting and packaging activities) shall be carried out on the site.
- (14) No storage or handling (including loading and unloading) of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste is allowed on the site.
- (15) Maintenance of (implemented /existing) drainage facilities and/or natural streamcourse on the site.
- (16) Submission of record of drainage facilities on the site.
- (17) No vehicle is allowed to queue back to or reverse onto/from public road.
- (18) Maintenance of all existing trees and landscape plantings.
- (19) No workshop activities, except classification and packaging of recyclable materials, are allowed on the site.
- (20) No medium 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.
- (21) No parking / vehicle queuing and no reverse movement of vehicles on public road(s) is allowed.

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/146*	Temporary Storage of Building Materials for a Period of 3 Years	7.9.2001	(1), (2), (3)

* Zoned "Undetermined" at the time of consideration by RNTPC.

Rejection Reason(s):

- (1) Insufficient information in the submission to demonstrate that the development would not generate adverse environmental impact.
- (2) Insufficient information in the submission to demonstrate that the development would not generate adverse drainage impact and increase the flood susceptibility to the surrounding areas.
- (3) Insufficient information in the submission to indicate clearly the vehicular access arrangement.

**Similar Applications within/straddling the Subject “R(A)3” and “O” Zones
on the Tong Yan San Tsuen OZP**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/728*	Temporary Open Storage of Construction Materials and Recyclable Materials (including Metal, Paper and Plastic Goods) for a Period of 3 Years	22.5.2015 [revoked on 22.5.2016]	(4), (5), (6), (7), (9), (10), (13), (14), (16), (17), (19), (20) (28)
2	A/YL-TYST/748*	Renewal of Planning Approval for Temporary “Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities” for a Period of 3 Years	7.8.2015	(1), (4), (5), (6), (9), (14), (20), (23), (25), (28), (42)
3	A/YL-TYST/753*	Renewal of Planning Approval for Temporary "Open Storage of Construction Materials, Machinery and Scrap Metal with Ancillary Site Office" for a Period of 3 Years	18.9.2015	(4), (5), (6), (9), (10), (13), (14), (16), (17), (20), (28)
4	A/YL-TYST/768#	Temporary Open Storage of Construction Machinery and Construction Materials with Ancillary Workshop and Office for a Period of 3 Years	18.12.2015	(1), (2), (4), (5), (6), (9), (16), (17), (28), (43)
5	A/YL-TYST/769*	Temporary Open Storage of Construction Materials and Machinery, Vehicle Spare Parts and Recyclable Materials (including Plastic Goods, Paper and Metal) with Ancillary Workshop and Office for a Period of 3 Years	18.12.2015	(1), (4), (5), (6), (9), (14), (16), (17), (20), (28), (34), (44)
6	A/YL-TYST/795*	Temporary Open Storage of Construction Materials and Recyclable Materials (including Metal, Paper and Plastic Goods) for a Period of 3 Years	15.7.2016	(1), (4), (5), (6), (7), (9), (10), (14), (16), (17), (19), (28)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
7	A/YL-TYST/810#	Renewal of Planning Approval for Temporary “Open Storage of Construction Equipment and Materials (Metal Scaffolding) and Container Site Office Units with Ancillary Maintenance Workshop” for a Period of 3 Years	14.10.2016	(1), (5), (6), (9), (14), (20), (23), (28)
8	A/YL-TYST/817#	Temporary Open Storage of Construction Materials and Recyclable Materials (Including Metal, Paper and Plastic Goods) for a Period of 3 Years	9.12.2016	(4), (5), (6), (8), (10), (13), (14), (16), (17), (20), (26), (28), (34)
9	A/YL-TYST/826#	Temporary Open Storage of Vehicle Parts for a Period of 3 Years	17.2.2017	(1), (2), (4), (5), (6), (7), (9), (10), (14), (17), (28)
10	A/YL-TYST/835*	Renewal of Planning Approval for Temporary “Open Storage of Containers Keeping Sundries” for a Period of 3 Years	28.4.2017	(1), (4), (5), (6), (9), (10), (14), (17), (20), (28),
11	A/YL-TYST/838#	Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years	26.5.2017	(1), (4), (5), (6), (9), (10), (14), (17), (20), (28),
12	A/YL-TYST/842#	Temporary Open Storage of Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	23.6.2017	(1), (5), (6), (9), (11), (17), (20), (23), (28), (34)
13	A/YL-TYST/845*	Temporary Open Storage of Scrap Metal for Recycling, Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	11.8.2017	(4), (5), (6), (9), (10), (11), (13), (14), (16), (20), (28)
14	A/YL-TYST/846#	Temporary Open Storage of Recycled Goods (Used Electronic Appliances) with Ancillary Workshop and Site Office for a Period of 3 Years	11.8.2017 [revoked on 11.1.2020]	(1), (4), (5), (6), (9), (10), (14), (17), (20), (25), (28), (34)
15	A/YL-TYST/853#	Renewal of Planning Approval for Temporary “Open Storage of Construction Machinery and Material” for a Period of 3 Years	22.9.2017	(4), (5), (6), (9), (10), (13), (14), (16), (17), (20), (28)
16	A/YL-TYST/895#	Temporary Warehouse and Open Storage for Storage of Recyclable Materials (Plastic and Metal) with Ancillary Workshop for a Period of 3 Years	5.10.2018 [revoked on 26.6.2020]	(4), (6), (9), (13), (17) (20), (25), (52), (53)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
17	A/YL-TYST/906*	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	17.8.2018 [revoked on 17.2.2019]	(4), (5), (6), (9), (13), (14), (20), (23), (25), (28), (42)
18	A/YL-TYST/919*	Renewal of Planning Approval for Temporary "Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office)" for a Period of 3 Years	5.10.2018	(4), (5), (6), (9), (10), (13), (14), (17), (20), (25), (28)
19	A/YL-TYST/931*	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a period of 3 years	21.12.2018	(4), (6), (9), (13), (14), (20), (25), (28), (42), (49)
20	A/YL-TYST/935#	Temporary Open Storage of Construction Machinery and Materials with Ancillary Workshop & Office for a Period of 3 Years	18.1.2019	(4), (6), (9), (13), (14), (16), (17), (20), (28), (33), (34), (43)
21	A/YL-TYST/937*	Temporary Open Storage of Construction Materials and Machinery, Vehicle Spare Parts and Recyclable Materials (including Plastic Goods, Paper and Metal) with Ancillary Workshop and Office for a Period of 3 Years	18.1.2019	(4), (6), (9), (13), (14), (16), (17), (19), (20), (28), (33), (34), (48)
22	A/YL-TYST/942#	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	1.2.2019	(2), (4), (6), (9), (14), (17), (28), (34), (50)
23	A/YL-TYST/946*	Temporary Open Storage of Recycled Goods (Used Electronic Appliances) with Ancillary Workshop and Site Office for a Period of 3 Years	8.3.2019 [revoked on 8.3.2020]	(4), (6), (7), (9), (10), (14), (17), (20), (28),
24	A/YL-TYST/980*	Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	18.10.2019	(4), (6), (9), (10), (13), (14), (17), (20), (28), (34)
25	A/YL-TYST/993#	Proposed Temporary Open Storage of Construction Materials and Vehicle Spare Parts for a Period of 3 Years	29.11.2019	(2), (4), (6), (9), (10), (14), (17), (28), (34)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
26	A/YL-TYST/994#	Temporary Open Storage of Construction Materials and Recycled Materials (Metal) for a Period of 3 Years	13.12.2019	(4), (6), (9), (10), (14), (17), (20), (28), (34)
27	A/YL-TYST/995#	Temporary Open Storage of Vehicle Parts for a Period of 3 Years	13.12.2019	(4), (6), (9), (10), (14), (17), (20), (28), (34)
28	A/YL-TYST/1014#	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years	15.5.2020	(4), (6), (9), (10), (14), (17), (20), (28), (51)
29	A/YL-TYST/1001*	Temporary Open Storage of Construction Machinery and Materials with Ancillary Workshop and Office for a Period of 3 Years	26.5.2020	(2), (4), (6), (9), (10), (14), (17), (20), (28), (34)
30	A/YL-TYST/1017^	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	15.9.2020	(2), (4), (6), (9), (10), (14), (17), (20), (28), (34)
31	A/YL-TYST/1036@	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Material for a Period of 3 Years	1.9.2020	(2), (4), (9), (10), (14), (17), (26), (28), (34), (51)
32	A/YL-TYST/1039^	Renewal of Planning Approval for Temporary Open Storage of Scrap Metal for Recycling, Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	15.9.2020	(2), (4), (6), (9), (10), (14), (17), (20), (28), (34)

Remarks:

- # Zoned “Undetermined” at the time of consideration by RNTPC.
 * Zoned “Undetermined” and “Village Type Development” at the time of consideration by RNTPC.
 ^ Zoned “Open Space” and “Village Type Development” at the time of consideration by RNTPC.
 @ Zoned “Open Space” and “Residential (Group A) 3” 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 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 or heavy goods vehicle 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/ 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 Compartment 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 open storage is allowed on the site.
- (47) No material is allowed to be stored/dumped within 1m of any tree on the site.
- (48) No dismantling or other workshop activities of used electrical/electronic appliances and parts is allowed on the site.
- (49) No dismantling, sorting, packaging or other workshop activities is allowed outside the concrete-paved covered structures 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) Maintenance of the existing drainage facilities on the site.
- (53) No vehicle is allowed to queue back to or reverse onto/from public road.
- (54) No workshop activities, except classification and packaging of recyclable materials, are allowed on the site.

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/1058	Temporary Warehouse and Open Storage for Storage of Recyclable Materials (Plastic and Metal) with Ancillary Workshop for a Period of 3 Years	18.12.2020	(1), (2)

Rejection Reason(s):

- (1) No strong justification is given in the submission for a departure from the planning intention of the “Residential (Group A) 3” zone, even on a temporary basis.
- (2) The application did not comply with the then/prevaling Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No.13) in that the applicant could not demonstrate that the continued operation of the applied use would not generate adverse environmental impact on the surrounding areas.

RECEIVED

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- 4 MAY 2021

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TYST/1093

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- 申請的整辦商守法意識甚差，過去曾發生被投訴噪音，亦被環境保護署成功檢控二次(最少)；環保署接獲投訴往調查，可是被投訴者不予合作。
 - 晚上七時後沒有停止運作，甚至直到翌日。而凌晨亦啟動熔膠工序致使塑膠味漂入居民家中而被弄醒，查塑膠味含致癌物質二噁英。
 - 偶有將附屬工場內生產過程產生的污水排入明渠，嚴重影響下游的薩姆爾公約的米埔生態保護區威脅生態生存。
- 為致我不贊成給予申請人續牌。

「提意見人」姓名/名稱 Name of person/company making this comment

Cheng Wing Lam

簽署 Signature

張偉傑

日期 Date

4.5.2021

RECEIVED

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- 4 MAY 2021

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TYST/1093

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

申請營辦的申請人過往的守規矩的意識極之差，行為態度亦不為人接受。例如城市規劃委員會要求公眾假期及星期日休息可是營辦者不守此條件，並與警方及投訴者駁下，就此問題投訴者不下八次要求警方介入，可向規劃署投訴，可是經營者仍置之不理。此外，該營辦者於去年 26.6.2020 曾被撤銷發展牌照，但依然繼續運作直至 7.2.2021 年。可是在 17.3.2021 及 19.3.2021 和 22.3.2021 也恢復運作(期間是該營辦者是申請續發牌照。由此可見其守法意識極差，故我反對

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____

日期 Date 3-5-2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角濱華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

RECEIVED

- 4 MAY 2021

Town Planning
Board

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/YL-TYST/1093

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

從申請的諮詢文件得悉，申請人祇用作該文件所提的地段作露天倉貯存塑膠回收的物料，金屬物品，建築機械及流動廁所用途，與上次的申請 A/YL-TYST/ 有附屬工場不同

經與營辦者溝通後得悉，附屬工場仍會繼續存在，祇是沒有熔塑膠物料的工序，但保留機械碎膠等程序，換言之仍保留早上七時至晚上七時的運作。機械聲的噪音整天12小時住在附近的居民村民，各飽受12小時的噪音，對鄉村環境(寧靜)破壞，也是與鄉村環境極之不配合，故此我反對其續牌申請。

「提意見人」姓名/名稱 Name of person/company making this comment 文國芳

簽署 Signature

文國芳

日期 Date

(4.5.2021)

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

RECEIVED

- 4 MAY 2021

Town Planning
Board

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TYST/1093

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

申請所在之地曾發生大火(2017)，從那時至今附近一帶的
公共防火措施無任何改善，若祇賴此選選者負責任，我不
大可以信賴

塑料貯存，尤其大量加上有碎塑料過程，可能有機會發生
火警，若一旦再次發生火警相信一定會產生帶有二噁英的
氣味隨風飄入附近或更遠民居，2017年的大火就是一次很
好的證明。其實在鄉村咁自然的环境下設置此回收場實
極之不配合，吾等三得規劃署審批其申請時在18/12/2020都以

「提意見人」姓名/名稱 Name of person/company making this comment Alan Ka Chi

其在鄉村地方設置此類型發展實是不配合，故我甚表贊同，故反表
其續牌申請。

簽署 Signature

日期 Date

3. 5. 2021

RECEIVED

207

- 4 MAY 2021

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角濟華道 333 號北角政府台署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates
A/YL-TYST/1093

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

從 營辦者的經營回收物料的地點得知，該場目前已經
貯存有二層樓高的塑料，加上地方之大量之多實在令人吃驚，
一旦發生火警，相信比 2017 年更嚴重。

在沒有完備的公共防火設施，若火警發生，城規會諸位委
員及主席可以想像情況會怎樣？

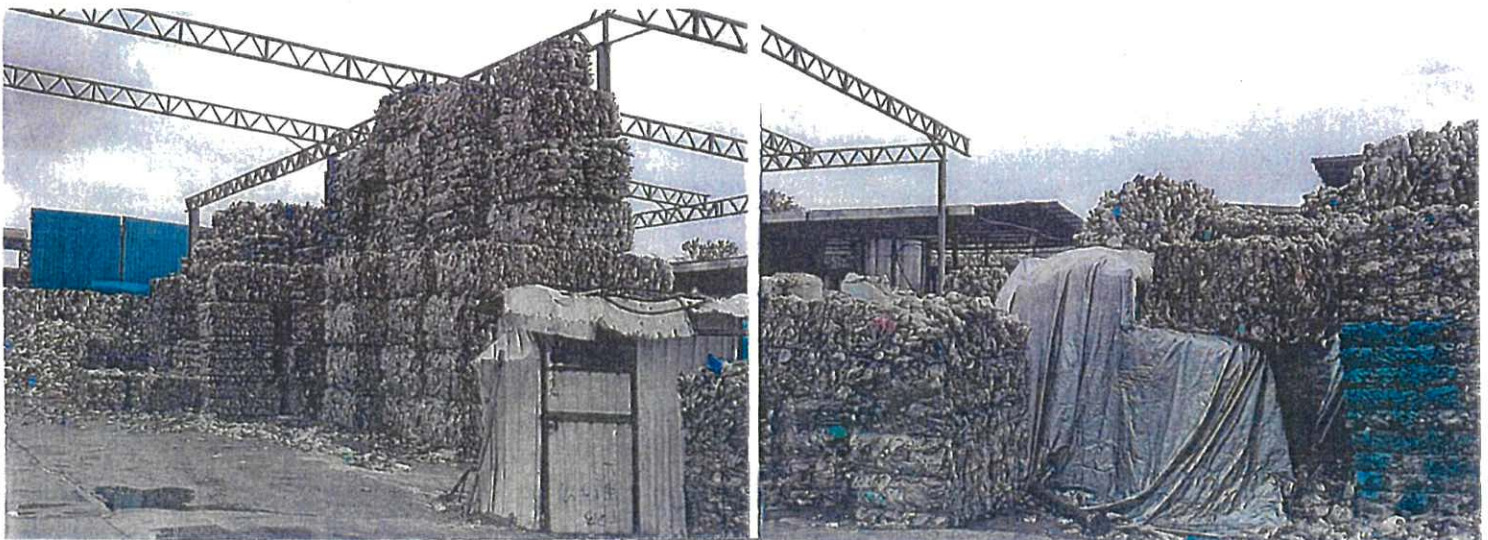
再加上營運者以往極差的守法意識，其場的存在對村是一大大隱患。
故我反對！

「提意見人」姓名/名稱 Name of person/company making this comment SHUM CHUNG YIN

簽署 Signature



日期 Date 4-5-2021



5-12

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

參考編號

Reference Number:

210503-202106-44523

提交限期

Deadline for submission:

04/05/2021

提交日期及時間

Date and time of submission:

03/05/2021 20:21:06

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1093

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheung Yankid

意見詳情

Details of the Comment :

The processing facility continues its operations after 19:00, sometimes even all throughout the night. This causes odor and noise nuisances for the entire neighborhood. On top of that, the toxic waste also contaminates the water and the nearby environment.

寄件日期: 2021年05月03日星期一 22:10
收件者: tpbpd@pland.gov.hk
主旨: Objection a/YL-TYST/1093

5-9

Dear Secretary of Town Planning Board,

Sustainable life is the future, considerations for the environment and health are vital and absolutely a priority. Life in the village should be peaceful but with the many industrial companies already in the village, the harmony and daily life is heavily affected, often coupled with noise nuisance and chemical odours as a result of those industrial practises.

As an inhabitant of Shan Ha Village, planning to establish my family here whilst taking care of the elderly who are in need of a peaceful and clean environment, I therefore urge the withdrawal of the licencing of the plastic factory and I hope for your considerations for any future applications as such.

Best regards,

Yinor Cheung
Shan Ha Tsuen Inhabitant

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

RECEIVED

18

- 4 MAY 2021

Town Planning
Board

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TYST/1093

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

由於今次營運者的申請與以往有不同(正面改變不設火磨膠工序)
所以我認為可先作了解實況，就是透過參觀其廠再決定此意見。
好高興在 3/4/2021 得其答應安排我入廠參觀，時間為 10:30。3/5/2021
在當天我們仍恐其有變因此在早上 9:51 分與他再溝通，他給
予我答案仍然是按協定進行。

因此我們一行十多人按時抵達其營運工場，出乎意料之外
營運商說他仍在流浮山，眾人駭了氣憤之下，一齊離去。

這樣情況我們作報導又是再一證明，此營運商沒有誠信。
也是同樣證明在有協議下亦不遵守。我們恐怕城規會批准其經營後
「提意見人」姓名/名稱 Name of person/company making this comment CHEUNG CHI KA

簽署 Signature

日期 Date

4.5.2021

不守條件，此些情況以往已經出現不下十多二十次，所以引致
投訴不絕，而當有關當局作調查時更不予合作，拒絕開戶，態
度惡劣，可以總結說一句，日後若批准其營運，類似情況
極有可能發生，到時有關執法部門疲於奔命也徒勞無功，官
民怨氣更大，故此我反對城市規劃委員會拒絕其申請。

- 2 -

批准

J-1

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

參考編號

Reference Number:

210426-154229-49155

提交限期

Deadline for submission:

04/05/2021

提交日期及時間

Date and time of submission:

26/04/2021 15:42:29

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1093

「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，鄉郊設臨時貨倉及露天存放回收物料（包括塑膠和金屬物品）、露天存放流動廁所及露天存放建築機械及材料必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

5-2

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

參考編號

Reference Number:

210503-110943-34157

提交限期

Deadline for submission:

04/05/2021

提交日期及時間

Date and time of submission:

03/05/2021 11:09:43

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1093

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cheung

意見詳情

Details of the Comment :

以上地段非常接近民居，上述回收工場存在多時，以往的火災已構成雖未致人命傷亡，但已構成對村民生命、財產及生活質素受到威脅。經營者的消防設施的不足及對有關部門（如城規會要求公眾假期及星期日停止運作；消防署要求加強防火設備）提出的意見及規格亦不被重視，莫說守法。以上種種問題未能解決下經營者仍然繼續運作業務，村民每天還要繼續生活於不能接受的被嚴重污染的鄉村環境裡。

本人及大部份村民的最大的疑問是：(1) 貴署於上述的申請期間必定收到不少反對書及有力的反對論點，而 貴署基於甚麼理據讓經營者繼續營運呢？(2) 貴署會考慮本村村民的利益嗎？本人相信除了既得利益者會提出贊成外，還有誰會贊成呢？

請 貴署謹慎考慮本人以上反對理據。

耑此 敬祝

夏安

5-3

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

參考編號

Reference Number:

210503-114623-97049

提交限期

Deadline for submission:

04/05/2021

提交日期及時間

Date and time of submission:

03/05/2021 11:46:23

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1093

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Leung

意見詳情

Details of the Comment :

I would object the renewal of planning approval to the operator of the above temporary open storage and warehouse for another 3 Years. Villagers and I can't standing any more for the air and sound-pollution caused by it in the past.

Villagers of Shan Ha Tsuen are suffering from the air-pollution during the illegal burning of plastic waste. The operator even didn't improve their fire safety requirements after the previous huge fire accidents. It absolutely threatened the life and living environments and properties of villagers. We knew that the smoke arouse from burning waste/plastic/electric materials are toxic to humans.

We are sincerely hope that the above application be rejected.

Thank you.

寄件日期: 2021年05月03日星期一 0:50
收件者: tpbpd@pland.gov.hk
主旨: A/YL-TYST/1093

J-4

敬啟者：

在上述地址設立廢料工場實屬令人不能接受的，理由如下：

1) 該工場在2017年曾發生大火，當時發出大量濃煙，灰燼，及排出的二噁英氣味，有些長期病患者，哮喘病者，長者感到不適，影響附近居民的健康，

2) 上次火災之後，附近的消防設備並沒有改善，上次可幸沒有造成人命傷亡，但是政府能保證以後不會發生嗎？

希望貴處作出慎重考慮發牌的決定，
我等一於反對到底。

Met Vriendelijke Groeten,
Yours sincerely.,
Kitty Lam

寄件日期: 2021年05月03日星期一 1:02
收件者: tpbpd@pland.gov.hk
主旨: A/YL-TYST/1093

5-5

敬啟者：

關於上述申請廢料工場回收，我是山下村原居民，該工場設廠在民居附近實屬不宜：

-該工場曾於2017發生大火，幸好沒有人命傷亡，實屬大幸，但是後遺症仍然存在。

-附近的消防設備不足，如果再有同類事件發生，可能沒有上次那麼幸運了。

-該工場作息時間不按法規，有時直至深夜仍然操作，發出噪音，雖曾多次被投訴，警方亦有介入事件，但該工場並沒有半點改善。擾民程度實在令人無法忍受，影響情緒，甚至影響小朋友無法按時入睡。

-亦有見該工場作業時的污水排出明渠造成附近環境污染，

這亦影響我村後代子孫的生活素質，及我村的環境生態，

希望貴處審慎考慮不予發牌經營。

Met Vriendelijke Groeten,
Yours sincerely,
Kam Yuk Cheung

寄件日期: 2021年05月03日星期一 21:06
收件者: tpbpd@pland.gov.hk
主旨: 致城市規劃委員秘書

5 f

有關的規劃申請編號:
A/YL - TYST/1093

意見詳情: 回收場每天生產塑膠傳出陣陣塑膠臭味, 令人感到不適, 塑膠亦會治癌, 對我們身體傷害很大而且生產音量很大, 令人十分煩厭, 嚴重影響我們生活。
故此我強烈反對! 謝謝!

5-6

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年05月03日星期一 3:35
收件者: tpbpd
主旨: A/YL-TYST/1093 DD 121 Shan Ha Tsuen OS

A/YL-TYST/1093

Lot 2712 S.B (Part) in D.D. 120, Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1669 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A&B (Part) in D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long
Site area : About 9,600sq.m Includes Government Land of about 278sq.m
Zoning: "Open Space", "Res (Group A) 3" and "Road"
Applied use : Warehouse and Open Storage Recyclable Materials / 2.Vehicle Parking

Dear TPB Members,

In view of the pressure on the government to accelerate development plans, uses that are not compatible or appropriate with the planning intention under the amended OZP should not be encouraged.

Re rejection of 1058 :The Chairman remarked that the application was not in line with TPB PG-No. 13F in that although the application site fell within the Yuen Long South Development Area and previous planning approvals for the same/similar storage uses had been given under the previous Outline Zoning Plans, the same applicant failed to comply with the approval condition on operation hours of the previous approval which was subsequently revoked. **There were also substantiated environmental complaints concerning the application site in the past three years.**

Applying for a larger site with variation in the lots will not make these issues go away.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, February 15, 2021 4:29:01 AM
Subject: A/YL-TYST/1076 DD 121 Shan Ha Tsuen OS

Dear TPB Members,

In view of the planned developments and the strong objections from the community there is no justification to approve the resubmitted plan.

the same applicant failed to comply with the approval condition on operation hours of the previous approval which was subsequently revoked. There were also substantiated environmental complaints concerning the application site in the past three years.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, November 17, 2020 3:34:51 AM
Subject: A/YL-TYST/1058 DD 121 Shan Ha Tsuen

AYL-TYST/1058

Lots 2704 S.A & S.B (Part), 2707, 2708, 2709, 2710 and 2711 in D.D. 120, Lots 1638, 1639 (Part), 1640 (Part), 1668 (Part), 1669 (Part), 1671, 1672, 1673 (Part), 1674 (Part) and 1676 S.A & B (Part) in D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long

Site area : About 7,428sq.m Includes Government Land of about 95sq.m

Zoning: "Res (Group A) 3" and "Open Space"

Applied use : Warehouse and Open Storage Recyclable Materials / 1 Vehicle Parking

Dear TPB Members,

These lots previously zoned 'Undetermined' are part of the Tong Yan OZP amendments currently undergoing consultation. Operating hour condition not met.

Every effort should be made to encourage these brownfield operations to relocate so that the planned public housing estates and supporting community facilities can be realized ASAP.

Approval only prolongs the process and encourages procrastination on the part of government departments.

Mary Mulvihill

5-16

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

參考編號

Reference Number:

210504-171714-38533

提交限期

Deadline for submission:

04/05/2021

提交日期及時間

Date and time of submission:

04/05/2021 17:17:14

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1093

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. OR KA WING

意見詳情

Details of the Comment :

Site generates a lot of noise pollution, unacceptable as it's very close to this quiet village, and suspiciously operate without a proper license/permit.

寄件日期: 2021年05月03日星期一 20:56
收件者: tpbpd@pland.gov.hk
主旨: 致城市規劃委員秘書:

5-7

有關的規劃申請編號

A/YL-TYST/1093

意見詳情：這回收場每天產生很多塑膠臭味，令人感到不適，對我們身體傷害十分嚴重，故此我強烈反對申請

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 GL and 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. No permission is given for occupation of GL included in the Site except Short Term Tenancy (STT) No. 2986. Any occupation of GL without Government's prior approval is not allowed. Within the Site, Lots 1666 & 1667, 1639, 1664, 1673, 1674, 1675 and 1676 S.A&B in D.D. 121 are covered by Short Term Waivers (STWs) No. 4548, 4552, 4554, 4558, 4559, 4560 and 4561 respectively, whereas portion of GL therein is covered by STT No. 2986 to permit structures erected thereon for the purposes of "Temporary Open Storage of Construction Machinery and Materials, Scrap Vehicles, Vehicle Parts, Mobile Toilets and Recyclable Materials (including Metal, Paper and Plastic Goods) with Ancillary Workshop". The STW/STT holder(s) will need to apply to her office for modification of the STW/STT conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. Furthermore, either the GL portion should be excluded from the Site or a formal approval should be applied for prior to the actual occupation of the GL portion without STT. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (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 Shan Ha Road should be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track should be clarified and consulted with the relevant management and maintenance authorities accordingly. Sufficient space should be provided within the Site for manoeuvring of vehicles. No parking of vehicles on public road is 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 Shan Ha 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" and The Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" should be followed to minimise any potential environmental nuisances on the surrounding areas. All relevant ordinances in

Hong Kong should be complied with;

- (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 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 Regulation 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 a very small portion in southwestern part of 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 at this portion of the Site is planned to commence in mid 2022 subject to Executive Council's (ExCo's) authorisation on land resumption and Finance Committee's (FC'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. The majority of the Site falls within the boundary of YLS Development - Stage 2 Phase 2. The land resumption and clearance programme of the project is subject to ExCo's authorisation on land resumption and FC's funding approval of the project. Land clearance operation at this portion of the Site is tentatively targeted to commence in 2024. Extension of the planning permission may not be supported in future in view of the planned YLS Development – Stage 2 Phase 2. No substantial works shall be carried out in view of the planned YLS Development – Stage 1 and Stage 2 Phase 2.