

此文件在 2021年 4月 28日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-TYST/1097

This document is received on 28 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

A/YL-TYST/1097

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

STP/YLW1
PA
TPB1
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	A/46-745 T/1097
	Date Received 收到日期	28 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)

Merrily Development and Investment Company Limited (萬利發展投資有限公司)

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 773 (Part), 774 (Part) in D.D. 119 & Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.
(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 4,820 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,362 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) 560 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	'Undetermined' ('U')
(f) Current use(s) 現時用途	Warehouses: (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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
8/4/2021 (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 13/4/2021 (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
 位於鄉村地區土地上及/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))
 (如位於鄉村地區臨時用途發展的規劃許可復期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan). (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3
	<input type="checkbox"/> month(s) 個月	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	2,458	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2,362	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	19	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2,362	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,362	sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Structure 1-3, 6-9, 11-13: Warehouse (Not exceeding 8.5m, 1 storey), Structure 4, 15, 17, 18: Electricity meter room (Not exceeding 3m, 1 storey), Structure 5, 10 & 16: Toilet (Not exceeding 3m, 1 storey), Structure 14 & 19: Site office (Not exceeding 3m, 1 storey)		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	Nil	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	2 spaces of 7m x 3.5m	
Medium Goods Vehicle Spaces 中型貨車車位	Nil	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

Proposed operating hours 擬議營運時間

9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) paved vehicular access leading from Kung Um Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 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 checked="" 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 border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" 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 checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

	<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>
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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/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions. 申請人已履行全部附帶條件 </div> <div> <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: <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div> </div> <div> Reason(s) for non-compliance: 仍未履行的原因: <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div> </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

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 application site including Lots 773 (Part) & 774 (Part) is now being leased to the applicant. As such, a fresh planning application is submitted for the consideration of the Town Planning Board for the applied use.
2. The application site subjects to previous planning permissions since 2015 for warehouse use.
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 'Category 1 Areas'.
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. The structures at the site will be demolished and it will not be occupied by applied use until the decision of the Town Planning Board is available.
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 the applied use is operated outside the sensitive hours and all the goods will be stored within an enclosed structure.
12. Insignificant drainage impact because surface U-channel is provided at the application site.
13. The site is intended for storage of electronic parts including computer and tablets parts and construction materials (including pipes, tiles, sanitary wares and alike). No second hand electronic goods and recyclable materials will be stored at the application site.
14. Only vehicle not exceeding 5.5 tonnes will access/enter the site. No vehicle exceeding 5.5 tonnes will access the site.
15. No workshop activity is proposed at the application site.
16. The warehouses have been erected at the application site and the number of warehouses was reduced to 10 from 11 so that a fresh planning application is submitted.

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.
本人現准許委員會的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 代表 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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

Date 日期

16/4/2021

(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：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 773 (Part), 774 (Part) in D.D. 119 & Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.
Site area 地盤面積	4,820 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 560 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	'Undetermined' ('U')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts 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	Domestic 住用	sq.m 平方米 NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,362 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.49 <input 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	19	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3-8.5 <input type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	49 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 0 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
	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 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 2 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan		
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 for Storage of Electronic Parts,
Construction Materials and Vehicle Parts for a Period of 3 Years
at
Lots 773 (Part), 774 (Part) in D.D. 119 & Adjoining Government Land,
Pak Sha Tsuen, Yuen Long, N.T.**

Annex 1 DRAINAGE PROPOSAL

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site had been paved and almost the entire site is covered by a number of warehouses. The application site occupies an area of about 4,820m².
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by other open storage yards and warehouses to the north, west, south and further east. The eastern site boundary is abutting a vehicular track leading from Kung Um Road.

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

- 1.1.3 It has a gradient sloping from northeast to southwest and southwest to northeast from about +16.0mPD to +14.0mPD. The lowest point at the site is situated at the centre part of the application site which is +14.0mPD. (Figure 4)

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

- 1.1.4 According to Figure 4, it is noted that the land to the northwest is progressively higher than the application site. However, most of the surface runoff from the west is blocked by the existing warehouses to the northwest of the application site. The land to the south of the application site commands a lower level than the application site. The land to the east is separated by an existing open drain. The land to the northeast and southwest is bounded by existing warehouses.
- 1.1.5 As such, an external catchment has been identified to the northwest of the application site.

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

- 1.1.6 As shown in Figure 4, an existing open drain is found to the east of the application site. It flows from the south to north and joins the public drain at Lam Tai East Road.

1.2 Runoff Estimation

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

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

Assuming that:

- i. The application site has been fully paved whereas the external catchment is partly paved. It is assumed that the value of run-off co-efficient (k) is taken as 1 for conservation reason.

	Catchment 1	Catchment 2
Difference in Land Datum	= 21m – 14m = 7m	= 16.1m – 14.0m = 2.1m
L	100m	126m
∴ Average fall	= 7m in 100m or 1m in 14.29m	= 2.1m in 126m or 1m in 60m

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

	Catchment 1	Catchment 2
Time of Concentration (t_c)	= $0.14465 [L / (H^{0.2} \times A^{0.1})]$ = $0.14465 [100 / (7^{0.2} \times 3,340^{0.1})]$ = 4.3 minutes	= $0.14465 [L / (H^{0.2} \times A^{0.1})]$ = $0.14465 [126 / (1.67^{0.2} \times 2,834^{0.1})]$ = 7.43 minutes

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is in the following

By Rational Method,	Catchment 1	Catchment 2
	$Q_1 = 1 \times 285 \times 3,340 / 3,600$ ∴ $Q_1 = 264.42$ l/s l/min = 15,865 = 0.26 m ³ /s	$Q_1 = 1 \times 250 \times 2,834 / 3,600$ ∴ $Q_1 = 196.81$ l/s l/min = 11,808.33 = 0.2 m ³ /s

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:50-1:80 in order to follow the gradient of the application site, 450mm and 525mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 450 and 525mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 4).
- 1.3.2 The collected stormwater will then be discharged to the existing open drain via a proposed 525mm surface U-channel (with iron grating) to the east of the application site.
- 1.3.3 Sand trap is proposed at the terminal catchpit as shown in Figure 4.
- 1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.6 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/Yuen Long and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.7 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.8 The provision of surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) Some holes will be provided at the toe of site hoarding so that the flow of surface runoff from adjacent land would not be interrupted.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is accessible via a vehicular access leading from Kung Um Road. Having mentioned that the site is intended for temporary warehouse only, traffic generated by the proposed development is extremely insignificant
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

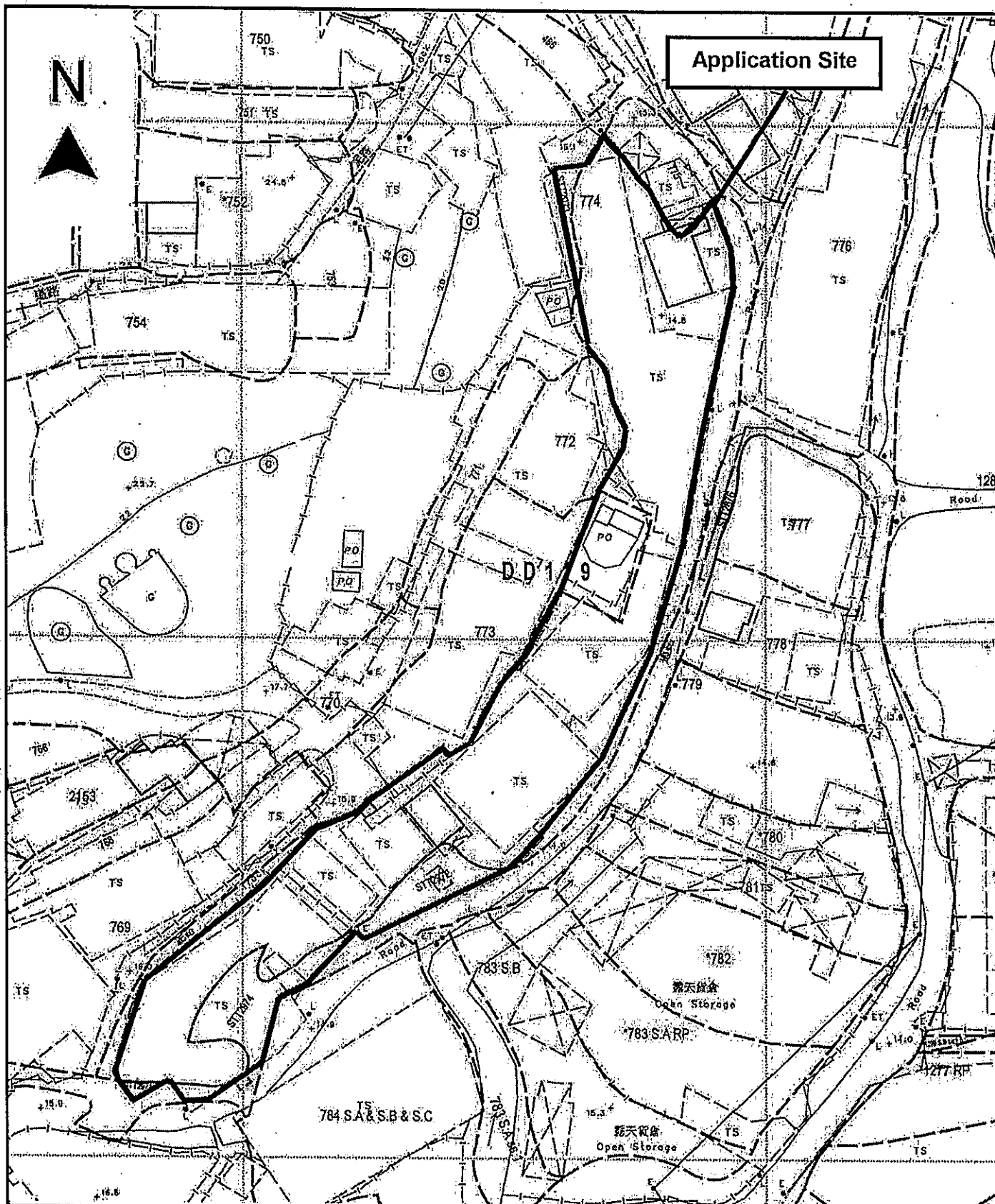
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Light goods vehicle	0.45	0.45	1.5	1.5

Note 1: The opening hour of the proposed development is restricted to 9:00 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 light goods vehicle is taken as 1.5.

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.

- 2.3 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 Kung Um Road.
- 2.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided outside the warehouses 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 Kung Um Road and nearby road networks.



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years at Lots 773 (Part), 774 (Part) in D.D. 119 & Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

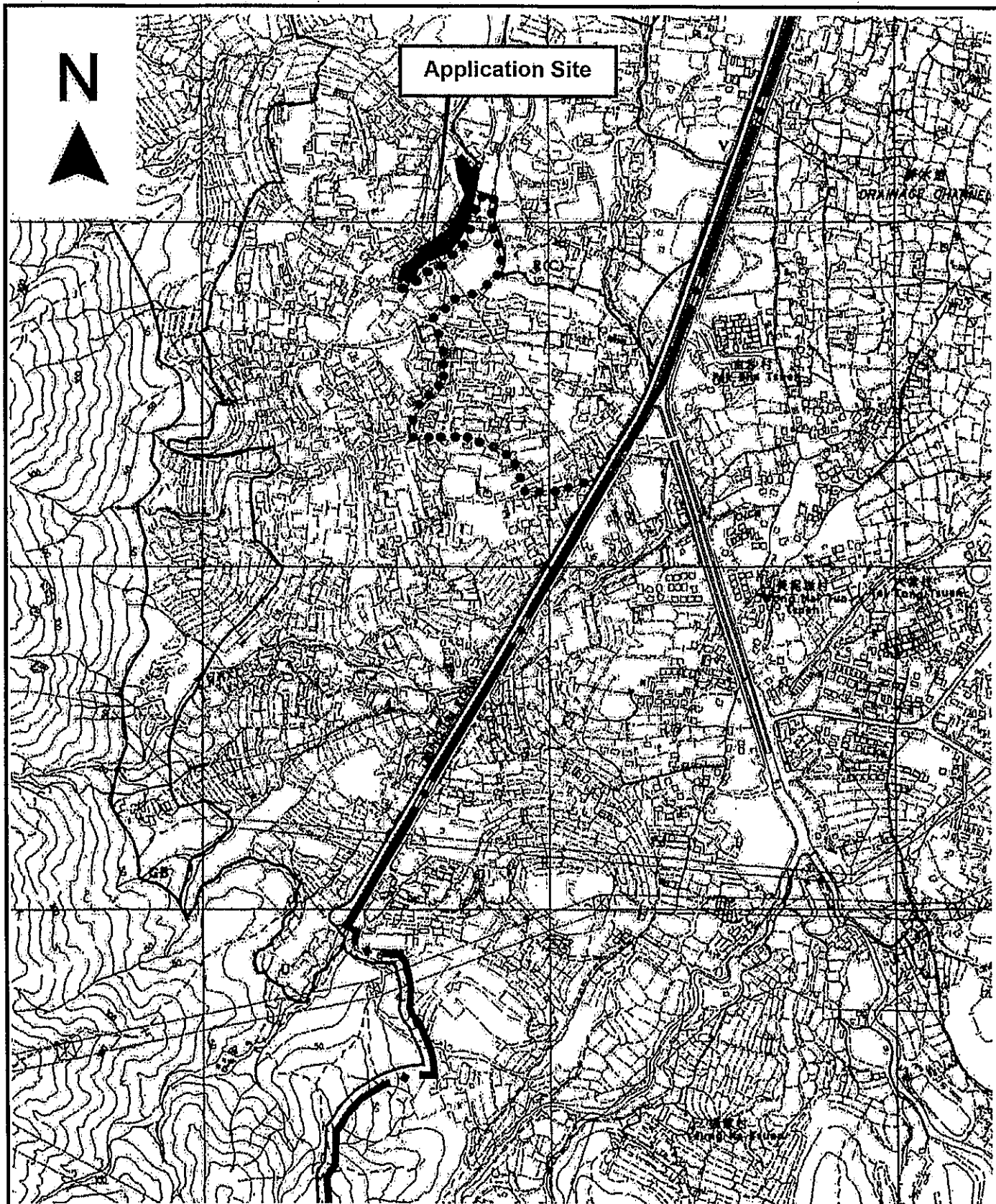
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years at Lots 773 (Part), 774 (Part) in D.D. 119 & Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

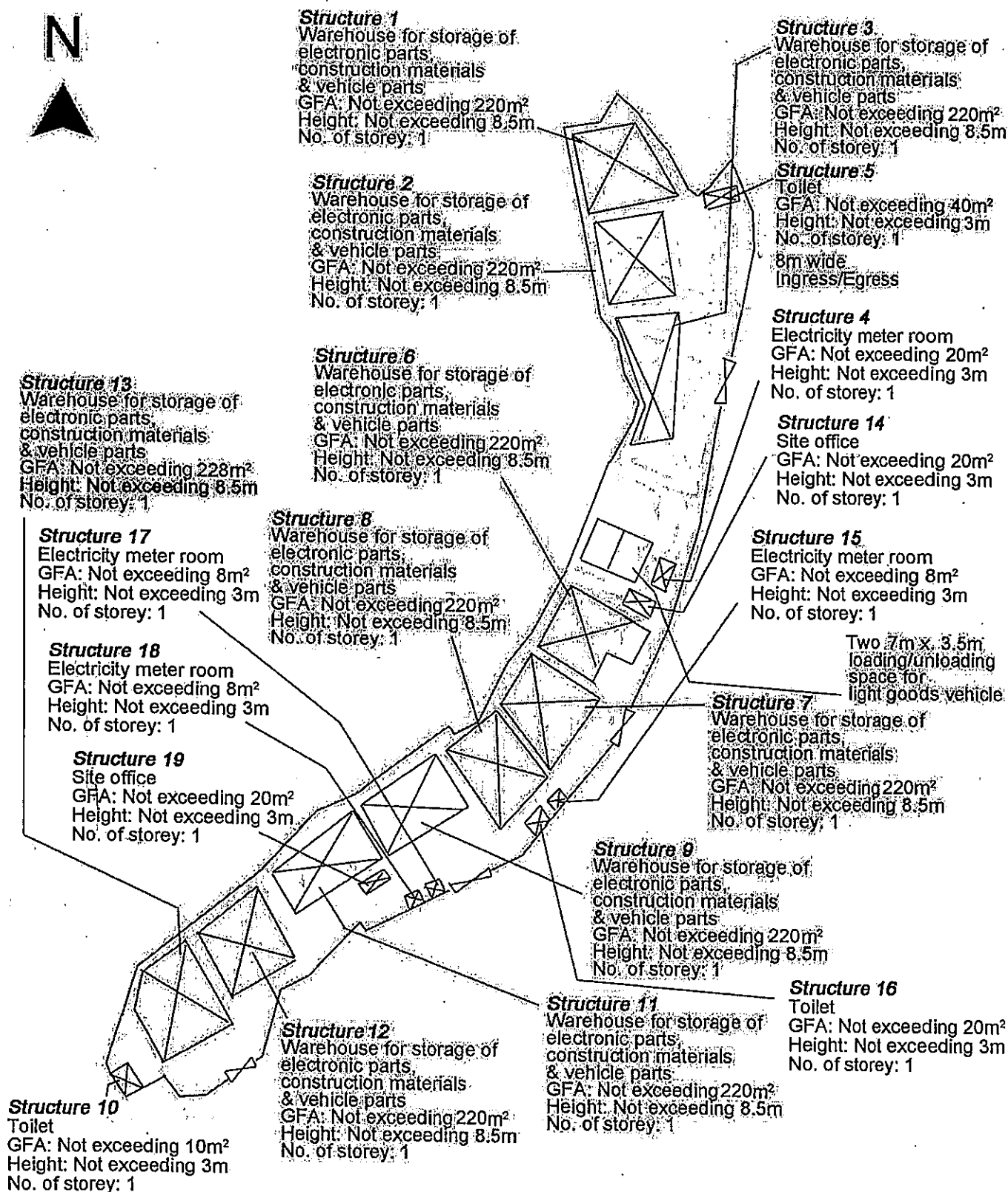
Figure 2

Remarks 備註:

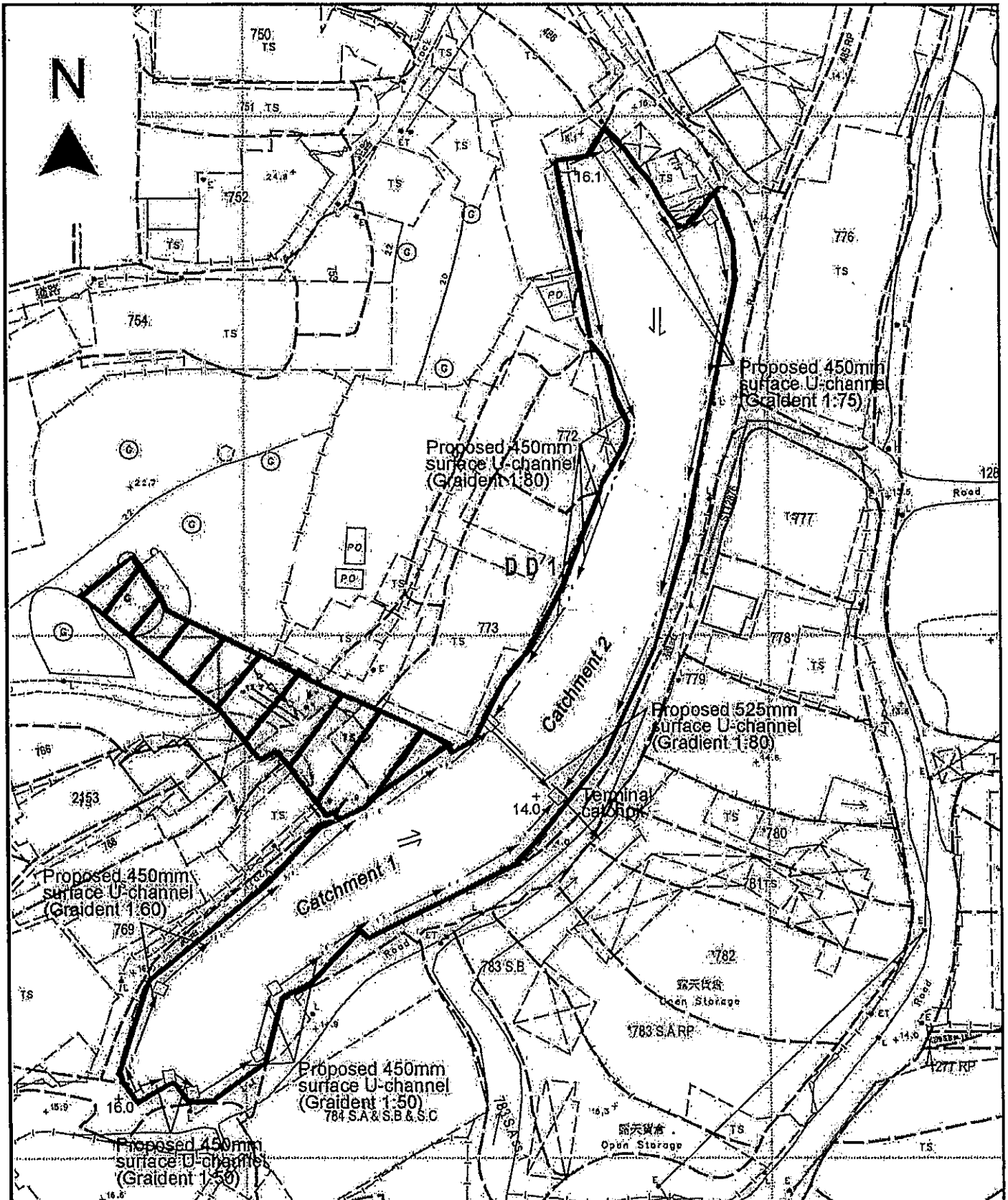
●●● Vehicular access leading from Kung Um Road

Scale 比例:

1:7500



<p>Project 項目名稱:</p> <p>Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years at Lots 773 (Part), 774 (Part) in D.D. 119 & Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Proposed Layout Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 3</p>	<p>Remarks 備註:</p> <p>8m Ingress/Egress</p> <p>Scale 比例:</p> <p>1:1000</p>
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Project 項目名稱:

Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years at Lots 773 (Part), 774 (Part) in D.D. 119 & Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+14.0 Level (in mPD)

External catchment

Flow of surface runoff

Proposed catchpit

Scale 比例:

1:1000

Total: 1 page

Date: 2 June 2021

TPB Ref.: A/YL-TYST/1097

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years at Lots 773 (Part), 774 (Part) in D.D. 119 & Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

The operation hours of the proposed development will be 9:00a.m. to 5:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

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: Miss Hilary WONG) – By Email

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/715	Temporary Warehouse for Storage of Adblue for a Period of 3 Years	27.2.2015 [revoked on 27.8.2016]	(3), (5), (6), (8), (10), (11), (13), (20), (33)
2	A/YL-TYST/718	Temporary Warehouse for Storage of Construction Material and Used Electrical Appliance for a Period of 3 years	27.3.2015	(1), (3), (5), (6), (8), (10), (11), (13), (14), (19), (28), (33),
3	A/YL-TYST/722	Temporary Warehouse for Storage of Construction Material for a Period of 3 years	17.4.2015 [revoked on 17.10.2016]	(1), (3), (5), (6), (8), (10), (11), (13), (20), (33)
4	A/YL-TYST/735	Temporary Warehouse for Storage of Construction Material and Scrap Metal for a Period of 3Years	3.7.2015 [revoked on 3.7.2016]	(1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20), (28)
5	A/YL-TYST/843	Temporary Warehouse for Storage of Construction Material and Scrap Metal for a Period of 3 Years	14.7.2017	(1), (3), (4), (5), (6), (8), (10), (11), (13), (19), (20), (27)
6	A/YL-TYST/876	Renewal of Planning Approval for Temporary “Warehouse for Storage of Construction Material and Used Electrical Appliance” for a Period of 3 Years	2.3.2018	(4), (5), (6), (8), (11), (12), (13), (14), (16), (19), (20), (27)
7	A/YL-TYST/909	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	7.9.2018 [revoked on 7.12.2020]	(1), (3), (4), (5), (6), (9), (11), (13), (15), (20)
8	A/YL-TYST/910	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	7.9.2018 [revoked on 7.12.2020]	(3), (4), (5), (6), (8), (11), (13), (15), (20)
9	A/YL-TYST/1060	Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	18.12.2020	(3), (5), (8), (11), (13), (19), (20), (33)

Approval Conditions

- (1) Submission and/or implementation of (accepted) landscape and/or tree preservation proposals.
- (2) Paving and/or fencing of the application site.
- (3) Submission of (revised) drainage proposals and/or provision/implementation of (accepted) drainage facilities/proposal.
- (4) Submission and/or implementation of (accepted) water supplies for firefighting/fire service installations/emergency vehicular access proposal(s)/provision of a 9-litre water type/3kg dry powder fire extinguisher/ fire extinguisher(s) with valid fire certificate (FS 251).

- (5) Revocation of planning approval for non-compliance with conditions by a specified date/at any time during the approval period.
- (6) Reinstatement of the application site upon expiry of planning permission.
- (7) No open storage is allowed on the site.
- (8) No (night-time) operation during specific time limit is allowed on the site.
- (9) Submission and implementation of run-in/out proposal.
- (10) No car beauty/car washing/ repairing/ dismantling/ breaking/ fixing/ maintenance/ cleansing/ paint-spraying/ recycling/ packaging workshop activities are allowed on the site.
- (11) No operation is allowed on Sundays and public holidays.
- (12) The existing landscape planting and/or trees should be maintained at all times.
- (13) No medium goods vehicles over 5.5 tonnes/heavy goods vehicles (i.e. over 24 tonnes)/container tractor/trailer/other vehicle are allowed to be used, parked/stored or enter/exit on the site.
- (14) No plastic waste/electronic waste/used batteries/used electrical appliances/televisions/computer monitors/computer parts/electronic parts are allowed to be stored/processed on the site.
- (15) No dismantling/repairing/cleansing/workshop activities are allowed on the site.
- (16) No dismantling/repairing/cleansing/workshop activities are allowed in the open area of the site.
- (17) No grinding/polishing/cutting/repairing/dismantling/workshop activities are allowed in the open area or outside the specified structure of the site.
- (18) Posting of a notice at a prominent location of the site to indicate that no medium or heavy goods vehicle including container trailer/tractor is allowed to be parked/stored on the site.
- (19) Maintenance of existing/implemented drainage facilities and/or submission of a record of the existing drainage facilities.
- (20) No parking/queuing/reverse movement of vehicles on public road.
- (21) No repairing/dismantling/cleansing/cleaning/spraying/paint-spraying/recycling/assembling/other workshop activities, except those proposed to be exempted by the applicant, are allowed on the site.
- (22) Provision/maintenance of (existing) boundary fence within the application site.
- (23) Submission of record photos of existing trees.
- (24) No storage of battery on area areas.
- (25) No ancillary maintenance work to be carried out in open area.
- (26) The stacking height of materials stored within the site should not exceed the height of the boundary fence.
- (27) No storage or handling of (used) electrical appliances/electronic appliances/components, including cathode-ray tubes (CRT), CRT computer monitors/television sets and CRT equipment is allowed outside the concrete-paved covered structures on the site.
- (28) No handling/storage/loading/unloading of used electrical/electronic appliances/construction material/scrap metal is allowed outside the concrete-paved covered structure(s)/shall be carried out within enclosed structure(s) on site.
- (29) No storage or handling of metal products and packed cement is allowed outside the concrete-paved covered structures on the site.
- (30) No storage or handling of sand and gravel is allowed on the site.
- (31) No open storage activities and handling of scrap metal, repairing, dismantling or other workshop activities, except cutting of metal within the warehouse, are allowed on the site.
- (32) No handling (including loading and unloading) of (used) electrical appliances/electronic appliances/components, electronic waste and cathode-ray tubes, are allowed on the site.
- (33) Submission and/or implementation of accepted fire service installations proposal.

**Similar Applications within/straddling the “U” Zone
on the Tong Yan San Tsuen OZP since 2015**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/707	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	16.1.2015	(1), (2), (3), (8), (9) (11), (13), (15), (20)
2	A/YL-TYST/719	Temporary Warehouse for Storage of Construction Material, Exhibition Material and Furniture for a Period of 3 Years	27.3.2015 [revoked on 27.9.2016]	(1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20)
3	A/YL-TYST/741	Temporary Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office for a Period of 3 Years	3.7.2015	(4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (29)
4	A/YL-TYST/742	Temporary Warehouse for Storage of Clothes and Household Products and Logistics Centre for a Period of 3 Years	17.7.2015 [revoked on 17.10.2015]	(1), (4), (5), (6), (8), (9), (10), (11), (13), (14), (19), (20), (24)
5	A/YL-TYST/743	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	17.7.2015 [revoked on 17.1.2017]	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (20)
6	A/YL-TYST/749	Renewal of Planning Approval for Temporary "Warehouse for Storage of Furniture" for a Period of 3 Years	21.8.2015	(1), (3), (5), (6), (7), (8), (11), (13), (15), (19), (20), (23)
7	A/YL-TYST/751	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	4.9.2015	(4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20), (23)
8	A/YL-TYST/754	Renewal of Planning Approval for Temporary “Storage of Advertisement Material with Ancillary Workshop” for a Period of 3 Years	18.9.2015	(1), (4), (5), (6), (7), (8), (9), (11), (19), (20)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
9	A/YL-TYST/759	Temporary Warehouse for Storage of Exhibition Materials, Furniture, Wooden Products, Construction Materials and Vehicle Parts for a Period of 3 Years	23.10.2015 [revoked on 23.7.2016]	(3), (4), (5), (6), (7), (8), (10), (11), (12), (13), (19), (20)
10	A/YL-TYST/765	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	4.12.2015	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (14), (20)
11	A/YL-TYST/773	Temporary Warehouse for Storage of Construction Materials, Food Provisions and Electronic Products for a Period of 3 Years	18.12.2015	(1), (4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (30)
12	A/YL-TYST/752	Temporary Warehouse for Storage of Non-Staple Food for a Period of 3 Years	8.1.2016	(4), (5), (6), (8), (9), (11), (13), (19), (20)
13	A/YL-TYST/779	Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	19.2.2016	(1), (4), (5), (6), (8), (9), (10), (11), (13), (19), (20), (22)
14	A/YL-TYST/781	Temporary Warehouse and Open Storage of Homeware for a Period of 3 Years	18.3.2016	(1), (4), (5), (6), (8), (10), (11), (13), (14), (19), (20), (22)
15	A/YL-TYST/796	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	15.7.2016	(2), (3), (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20)
16	A/YL-TYST/797	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	15.7.2016 [revoked on 15.10.2018]	(2), (3), (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20)
17	A/YL-TYST/798	Temporary Warehouse for Storage of Construction Material and Furniture for a Period of 3 Years	29.7.2016 [revoked on 29.12.2018]	(2), (3), (4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20)
18	A/YL-TYST/801	Proposed Temporary Warehouse for Storage of Furniture for a Period of 3 Years	26.8.2016	(1), (3), (4), (5), (6), (8), (10), (11), (13), (20), (24)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
19	A/YL-TYST/803	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	26.8.2016 [revoked on 7.2.2019]	(4), (5), (6), (7), (8), (9), (11), (12), (14), (15), (16), (19), (20), (24)
20	A/YL-TYST/806	Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	14.9.2016	(4), (5), (6), (7), (8), (10), (11), (12), (13), (19), (20), (24)
21	A/YL-TYST/812	Proposed Temporary Warehouse for Storage of Construction Materials, Private Car and Aquarium Fish for a Period of 3 Years	14.10.2016 [revoked on 14.1.2018]	(4), (5), (6), (8), (11), (12), (13), (14), (19), (20), (24), (33)
22	A/YL-TYST/816	Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years	9.12.2016	(4), (5), (6), (8), (10), (11), (19), (20), (34)
23	A/YL-TYST/822	Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	3.2.2017	(3), (4), (5), (6), (8), (10), (11), (13), (19), (20)
24	A/YL-TYST/823	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	3.2.2017 [revoked on 3.5.2017]	(3), (4), (5), (6), (8), (10), (11), (13), (19), (20)
25	A/YL-TYST/829	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	17.3.2017 [revoked on 17.6.2018]	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (24),
26	A/YL-TYST/833	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	28.4.2017	(1), (4), (5), (6), (8), (10), (11), (13), (19), (20), (22), (28)
27	A/YL-TYST/831	Temporary Warehouse for Storage of Construction Material and Electronic Goods for a Period of 3 Years	12.5.2017 [revoked on 12.6.2019]	(3), (5), (6), (7), (8), (10), (11), (13), (14), (19), (20), (23), (24)
28	A/YL-TYST/836	Temporary Warehouse for Storage of Home Appliance and Furniture and Ancillary Site Office for a Period of 3 Years	12.5.2017 [revoked on 12.8.2019]	(1), (3), (5), (6), (7), (8), (10), (11), (14), (19), (20), (23), (24), (30)
29	A/YL-TYST/856	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2017	(4), (5), (6), (7), (8), (10), (11), (12), (13), (19), (20)
30	A/YL-TYST/857	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2017 [revoked on 13.3.2020]	(3), (5), (6), (7), (8), (10), (11), (12), (19), (20), (22), (23)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
31	A/YL-TYST/861	Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	24.11.2017	(3), (5), (6), (8), (11), (12), (13), (15), (20), (23)
32	A/YL-TYST/851	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	22.12.2017 [revoked on 22.3.2018]	(3), (4), (5), (6), (8), (10), (11), (13), (19), (20)
33	A/YL-TYST/867	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	22.12.2017	(4), (5), (6), (8), (10), (11), (13), (19), (20), (22), (23), (29)
34	A/YL-TYST/868	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	22.12.2017 [revoked on 22.05.2020]	(3), (5), (6), (8), (10), (11), (19), (20), (23)
35	A/YL-TYST/879	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	16.3.2018 [revoked on 16.2.2020]	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (24)
36	A/YL-TYST/889	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	20.4.2018	(3), (4), (5), (6), (7), (8), (10), (11), (13), (19), (20), (23), (24)
37	A/YL-TYST/871	Temporary Warehouse for Storage of Clothes and Shoes for a Period of 3 Years	4.5.2018 [revoked on 4.8.2019]	(4), (5), (6), (7), (8), (10), (11), (12), (13), (14), (19), (20), (24)
38	A/YL-TYST/891	Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	4.5.2018	(5), (6), (7), (8), (10), (12), (11), (13), (19), (20), (23), (24)
39	A/YL-TYST/893	Renewal of Planning Approval for Temporary "Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office" for a Period of 3 Years	1.6.2018 [revoked on 4.10.2020]	(4), (5), (6), (8), (10), (11), (12), (13), (19), (20)
40	A/YL-TYST/904	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/ Machinery and Household Detergent for a Period of 3 Years	3.8.2018 [revoked on 3.7.2020]	(1), (2), (3), (7), (8), (9), (10), (11), (12), (13), (14), (15)
41	A/YL-TYST/907	Proposed Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal for a Period of 3 Years	17.8.2018 [revoked on 17.1.2021]	(1), (3), (5), (6), (8), (10), (11), (13), (19), (20), (22), (23)
42	A/YL-TYST/916	Renewal of Planning Approval for Temporary "Storage of Advertisement Material with Ancillary Workshop" for a Period of 3 Years	21.9.2018	(4), (5), (6), (7), (8), (12), (13), (15), (19), (20)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
43	A/YL-TYST/917	Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years	21.9.2018	(4), (5), (6), (8), (12), (13), (15), (19), (20)
44	A/YL-TYST/920	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	19.10.2018 [revoked on 19.3.2021]	(3), (4), (5), (6), (8), (11), (13), (15), (20)
45	A/YL-TYST/923	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	2.11.2018	(3), (5), (7), (8), (11), (12), (13), (15), (19), (20), (23)
46	A/YL-TYST/927	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	7.12.2018 [revoked on 7.5.2021]	(3), (4), (5), (6), (7), (8), (11), (13), (15), (20)
47	A/YL-TYST/928	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	7.12.2018	(4), (5), (6), (7), (8), (11), (12), (13), (15), (19), (20), (27)
48	A/YL-TYST/932	Renewal of Planning Approval for Temporary “Warehouse for Storage of Non-Staple Food” for a Period of 3 Years	4.1.2019	(4), (5), (8), (11), (13), (19), (20)
49	A/YL-TYST/941	Temporary Warehouse for Storage of Construction Materials, Food Provisions and Electronic Products for a Period of 3 Years	1.2.2019 [revoked on 1.2.2021]	(4), (5), (7), (8), (11), (12), (13), (15), (19), (20), (27)
50	A/YL-TYST/945	Temporary Warehouse and Open Storage of Homeware for a Period of 3 Years	8.3.2019	(4), (5), (8), (10), (11), (13), (19), (20), (22)
51	A/YL-TYST/947	Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	22.3.2019	(4), (5), (7), (9), (10), (12), (16), (17), (18), (25)
52	A/YL-TYST/971	Temporary Warehouse for Storage of Paper Products and Electronic Goods for a Period of 3 Years	2.8.2019	(3), (4), (5), (8), (9), (11), (12), (15), (19), (20), (34)
53	A/YL-TYST/972	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	2.8.2019	(4), (5), (8), (11), (12), (13), (15), (19), (20), (34)
54	A/YL-TYST/960	Temporary Warehouse for Storage of General Goods for a Period of 3 Years	16.8.2019	(3), (4), (5), (7), (8), (11), (13), (19), (20), (22)
55	A/YL-TYST/966	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	6.9.2019	(4), (5), (8), (11), (12), (19), (20), (35)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
56	A/YL-TYST/982	Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	18.10.2019	(4), (5), (8), (11), (12), (13), (19), (20), (22), (35)
57	A/YL-TYST/987	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	15.11.2019	(4), (5), (8), (10), (11), (12), (13), (19), (20)
58	A/YL-TYST/992	Renewal of Planning Approval for Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years	29.11.2019	(4), (5), (8), (10), (11), (13), (19), (20)
59	A/YL-TYST/983	Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	3.1.2020	(5), (7), (8), (10), (11), (12), (19), (20), (21), (34)
60	A/YL-TYST/1007	Proposed Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	24.4.2020	(4), (5), (7), (8), (10), (11), (12), (13), (19), (20), (21)
61	A/YL-TYST/1012	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	24.4.2020	(5), (8), (10), (11), (12), (13), (19), (20), (22), (34)
62	A/YL-TYST/1004	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	26.5.2020	(3), (4), (5), (7), (8), (10), (11), (12), (13), (19), (20)
63	A/YL-TYST/1009	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	26.6.2020	(3), (5), (8), (10), (11), (13), (19), (20), (23)
64	A/YL-TYST/1021	Temporary Warehouse for Storage of Furniture for a Period of 3 Year	26.6.2020	(3), (4), (5), (8), (11), (13), (19), (20), (21)
65	A/YL-TYST/1022	Temporary Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years	26.6.2020	(3), (4), (5), (8), (11), (13), (19), (20), (21)
66	A/YL-TYST/1030	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	1.9.2020	(4), (5), (8), (10), (11), (12), (19), (20), (21), (22), (30)
67	A/YL-TYST/1025	Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years	23.10.2020 [revoked on 23.4.2021]	(4), (5), (8), (10), (11), (12), (19), (20), (21), (22)
68	A/YL-TYST/1000	Temporary Warehouse for Storage of Construction Materials and Household Materials with Ancillary Office for a Period of 3 Years	20.11.2020	(3), (4), (5), (8), (11), (12), (13), (19), (20), (34)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
69	A/YL-TYST/1019	Temporary Warehouse for Storage of Construction Materials and Exhibition Materials for a Period of 3 Years	20.11.2020	(3), (4), (5), (8), (11), (12), (13), (19), (20), (34)
70	A/YL-TYST/1053	Temporary Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office for a Period of 3 Years	20.11.2020	(4), (5), (8), (11), (12), (13), (19), (20), (34)
71	A/YL-TYST/1054	Renewal of Planning Approval for Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	20.11.2020	(5), (8), (11), (12), (19), (20), (34)
72	A/YL-TYST/1057	Temporary Storage of Construction Materials for a Period of 3 Years	4.12.2020	(3), (4), (5), (8), (10), (11), (13), (19), (20)
73	A/YL-TYST/1059	Proposed Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building/Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	18.12.2020	(4), (5), (8), (11), (12), (19), (20), (21), (22), (33), (35)
74	A/YL-TYST/1038	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	22.1.2021	(11), (19), (20), (22), (29), (8), (37), (38)
75	A/YL-TYST/1070	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.2.2021	(5), (8), (10), (11), (13), (19), (20), (24), (34)
76	A/YL-TYST/1079	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.3.2021	(4), (5), (8), (11), (13), (19), (20), (22), (29), (38)
77	A/YL-TYST/1088	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	30.4.2021	(5), (7), (8), (10), (11), (13), (19), (20), (22), (29), (34)
78	A/YL-TYST/1081	Temporary Warehouse for Storage of Construction Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts and Scrap Metal for a Period of 3 Years	14.5.2021	(5), (8), (11), (14), (19), (20), (22), (29), (37), (38)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
79	A/YL-TYST/1089	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	14.5.2021	(3), (5), (8), (11), (13), (19), (20), (24), (38)
80	A/YL-TYST/1094	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.6.2021	(3), (5), (8), (11), (12), (19), (20), (38)

Approval Condition(s):

- (1) Submission and/or implementation of (accepted) landscape and/or tree preservation proposals.
- (2) Paving of the site and provision of boundary fencing on the application site.
- (3) Submission of (a revised) drainage proposals and/or implementation of (accepted) drainage facilities.
- (4) Submission and/or implementation of (accepted) water supplies for firefighting/fire service installations/emergency vehicular access proposal(s)/provision of a (9-litre water type/3kg dry powder) fire extinguisher/ fire extinguisher(s) with valid fire certificate (FS 251).
- (5) Revocation of planning approval for non-compliance with conditions by a specified date/at any time during the approval period.
- (6) Reinstatement of the application site upon expiry of planning permission.
- (7) No open storage is allowed on the site.
- (8) No night-time operation during specific time limit is allowed on the site.
- (9) Submission and/or implementation of run-in/out proposal.
- (10) No repairing/dismantling/breaking/fixing/maintenance/cleansing/paint-spraying/packaging/workshop activities are allowed on the site.
- (11) No operation is allowed on Sundays and public holidays.
- (12) The existing landscape planting and/or trees on the site shall be maintained at all times.
- (13) No medium goods vehicles over 5.5 tonnes/heavy goods vehicles (i.e. over 24 tonnes)/container tractor/trailer are allowed to be used, parked/stored on the site.
- (14) No plastic waste/electronic waste/used batteries/used electrical appliances/televisions/computer monitors/computer parts/electronic parts (including cathode-ray tubes) are allowed to be stored/processed on the site.
- (15) No dismantling/repairing/cleansing/workshop activities, except cutting of materials as proposed by the applicant, are allowed on the site.
- (16) No dismantling/repairing/cleansing/workshop activities are allowed in the open area of the site.
- (17) No grinding/polishing/cutting/repairing/dismantling/workshop activities are allowed in the open area or outside the specified structure of the site.
- (18) Posting of a notice at a prominent location of the site to indicate that no medium or heavy goods vehicle including container trailer/tractor is allowed to be parked/stored on the site.
- (19) Maintenance of existing/implemented drainage facilities/submission of a record of the existing drainage facilities.
- (20) No parking/queuing/queue back/reverse movement of vehicles on public road.
- (21) No repairing/dismantling/cleansing/paint-spraying/workshop activities, except sorting/packaging activities, are allowed on the site.
- (22) Maintenance of existing boundary fence within the application site.
- (23) Implementation of accepted fire service installations proposal.
- (24) Provision of boundary fence.
- (25) Submission of record photos of existing trees.
- (26) No storage of battery on open areas.
- (27) No ancillary maintenance work to be carried out in open area.
- (28) The stacking height of materials stored within the site should not exceed the height of the boundary fence.
- (29) Maintenance of all existing trees on site.

- (30) No handling/storage/loading/unloading of used electrical appliances/construction material/scrap metal is allowed on site/outside the concrete-paved covered structure(s)/shall be carried out within enclosed structure(s) on site.
- (31) No storage or handling of metal products and packed cement is allowed outside the concrete-paved covered structures on the site.
- (32) No storage or handling of sand and gravel is allowed on the site.
- (33) No vehicle is allowed to enter/exit the site during specific time limit.
- (34) Maintenance of existing fire service installations.
- (35) No workshop activities, except within enclosed structures No. 1 and 2, are allowed on the site.
- (36) Free access to the footpath within the site.
- (37) No container tractor/trailer, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the site.
- (38) Submission/ implementation of a fire service installations proposal.

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason</u>
1	A/YL-TYST/922	Temporary Warehouse for Storage of Exhibition Materials, Furniture, Wooden Products, Construction Materials, and Vehicle and Electronic Parts for a Period of 3 Years	2.11.2018	(1)
2	A/YL-TYST/926	Temporary Warehouse for Storage of Construction Materials and Furniture for a Period of 3 Years	7.12.2018	(1)
3	A/YL-TYST/943	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	1.2.2019	(1)

Rejection Reason:

- (1) The application involves previously revoked planning permissions due to non-compliance with the approval conditions. Approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, nullifying statutory planning control.

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

參考編號

Reference Number:

210524-164354-86633

提交限期

Deadline for submission:

28/05/2021

提交日期及時間

Date and time of submission:

24/05/2021 16:43:54

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1097

「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，鄉郊設臨時貨倉存放電子零件、建築材料及汽車零件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。

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

參考編號

Reference Number:

210525-130000-84588

提交限期

Deadline for submission:

28/05/2021

提交日期及時間

Date and time of submission:

25/05/2021 13:00:00

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1097

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. chan

意見詳情

Details of the Comment :

填泥倒石屎地台升至一米高，將原有政府道路(已打石屎)旁的一條河道收窄，再將原有雞棚重申搭建為很高的貨倉(將構築物延伸在政府路旁 用盡所有地方)，希望貴處不接納他的申請，這地方只得一條單程路根本不可容納太多車，每天返工的時候經常嚴重塞車，經常人車爭路造成交通擠塞(已報警多次)，申請人仲要做臨時貨倉放電子零件汽車用途造成嚴重污染，政府以人為本要保障小市民，請見諒

寄件日期: 2021年05月28日星期五 3:20
收件者: tpbpd
主旨: A/YL-TYST/1097 DD 119 Pak Sha Tsuen

5-3

A/YL-TYST/1097

Lots 773 (Part), 774 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long

Site area :About 4,820sq.m Includes Government Land of about 560 sq.m

Zoning : "Undetermined"

Applied use : Warehouse for Storage of Electronic Parts, Construction Materials / 2 Vehicle Parking

Dear TPB Members,

While the zoning is 'Undetermined', the location is close to lots designated for extensive housing and community facilities and existing residential blocks.

Previous applications were revoked and 2018 application 910 was withdrawn after SIX extensions of time.

Members must make inquiries into the issues concerned as operations that impact the environment, safety and security, etc, cannot be tolerated in a district designated for extensive housing.

Mary Mulvihill

Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises government land (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. Within the Site, the GL is currently covered by Short Term Tenancies (STTs) No. 2972, 2973 and 2974, while Lot 774 in D.D. 119 is currently covered by Short Term Waiver (STW) No. 4507 to permit structures erected thereon for the purposes of “Temporary Warehouse for Storage of Construction Material and Scrap Metal”, “Temporary Warehouse for Storage of Construction Material”, “Temporary Warehouse for Storage of Construction Material and Used Electrical Appliances” and “Temporary Warehouse (excluding dangerous goods godown)” respectively. 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 the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (c) to note the comments of the Commissioner for Transport that the land status of the road/path/track leading to the Site from Kung Um Road shall be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track shall be clarified 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 are allowed;
- (d) 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 the nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road;
- (e) 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 Storages Sites” issued by the Environmental Protection Department should be followed to minimise any potential environmental nuisances on the surrounding areas;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department on the submitted drainage proposal that cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas and proposed drainage facilities shall be given. The existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The owner of the existing drainage facilities to which the proposed connection will be made should be identified and

consent from the owner should be sought prior to commencement of the proposed works. In the case that it is a local village drains, District Officer (Yuen Long), Home Affairs Department should be consulted. The proposed development would neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas. DLO/YL, LandsD should be consulted and consent from the relevant lot owners should be sought for any works to be carried out outside your lot boundary before commencement of the drainage works;

- (g) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should also be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) 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 Building Authority (BA), they are unauthorised building works (UBW) under the 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 BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (i) to note the comments of the Project Manager (West), Civil Engineering and Development Department that based on the preliminary project boundary of the proposed Yuen Long South (YLS) Development, the southern part of the Site and the proposed vehicular access fall within the boundary of the proposed YLS Development – Stage 3. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS Development – Stage 3 is being formulated.