This document is received on <u>13 JUL 2021</u>. The Town Planning Bound will formally acknowledge the date of receipt of the topheation only upon receipt of all the required information and documents. Appendix I of RNTPC Paper No. A/YL-TYST/1105

> <u>Form No. S16-III</u> 表格第 S16-III 號

APPLICATION FOR PERMISSION A/YL-7YST/1105 UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

(CAP.131)

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

<u>Applicable to Proposal Only Involving Temporary Use/Development of</u> <u>Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal</u> <u>of Permission for such Temporary Use or Development*</u>

<u>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</u> 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) 限的許可續期,應使用表格第 S16-I 號。

Applicant who would like to publish the <u>notice of application</u> 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: <u>https://www.info.gov.hk/tpb/en/plan_application/apply.html</u>

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

<u>General Note and Annotation for the Form</u> <u>填寫表格的一般指引及註解</u>

- "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

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A /41-745T /1105	
	Date Received 收到日期	1 3 JUL 2021	

1. 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。

- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. 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: <u>http://www.inlo.gov.hk/tpb/</u>),亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

Tsui Yat Wah 徐曰華

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)

Ever United Planning and Development Limited 恒滙規劃發展有限公司

	Application Site 申請地點	Lots 369RP (Part), 370RP (Part), 371S.A (Part), 371 S.B (Part), 381RP (Part), 382RP, 383RP, 384, 385, 386, 387, 388, 389RP, 390RP, 201RP (Part), 440 (
(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)	391RP (Part), 439RP (Part), 440 (Part), 444 (Part), 445 (Part), 446, 447, 448, 449, 450S.A, 450S.B, 450S.C, 451, 452, 453, 454, 455, 456, 457, 458 (Part), 459 (Part), 471 (Part), 472, 473, 474, 475S.A (Part), 475S.Ass.1 (Part) & 475S.B (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San 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	☑Site area 地盤面積 21,110 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 8,907 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米 ☑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 No. S/YL-TYST/13 唐人新村分區計劃大綱草圖編號S/YL-TYS				
(e)	Land use zone(s) involved 涉及的土地用途地帶	'Undetermined'("U") 未決定用途				
(f)	Current use(s) 現時用途	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 臨時貨倉存放電子產品及露天存放建築材料/回收物料、建築機器、 舊電器/電子產品和零件連附屬工場用途 (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,並註明田途及總樓面面積)				
4.	"Current Land Owner" of A	pplication Site 申請地點的「現行土地	擁有人」			
The	applicant 申請人 -	-	ensere ensere en			
	is the sole "current land owner"#& (p	lease proceed to Part 6 and attach documentary proof o 請繼續填寫第6部分,並夾附業權證明文件)。	of ownership).			
	is one of the "current land owners" [#] 是其中一名「現行土地擁有人」 ^{#4}	* (please attach documentary proof of ownership). * (請夾附業權證明文件)。	250			
E	Statum o l C					
5.	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					
(b)	(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)					

 $\frac{r_r}{r_s}^2 = \frac{r_s}{r_s}^2$

Parts 3 (Cont'd), 4 and 5 第 3 (續)、第 4 及第 5 部分

Not Applicable 不適用

[已通知						
No Laı Г	. of 'Current nd Owner(s)' 昭会上地坡	Lot num Land Re	nber/address o egistry where i	of premises as notification(s	shown in the r) has/have been 的地段號碼/	ecord of the given	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
	7						5
			Not Ap	plicable	不適用		
				(a) (4)			
(Plea	ise use separate sh	neets if the	e space of any b	oox above is in	sufficient. 如上3	列任何方格的名	L E間不足,請另頁說明)
已採	taken reasonable 印合理步驟以	取得土地	也擁有人的同	意或向該人	發給通知。詳慎	青如下:	·// -/> 111-1 100
Reas	sonable Steps to						
□ 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 on17/6/2021 (DD/MM/YYYY) ^{&} 於17/6/2021 (日/月/年)在指定報章就申請刊登一次通知 ^{&}							YY) ^{&}
\bigtriangledown			inent position _(DD/MM/Y		oplication site/p	oremises on	4
	於17/6/2	2021	(日/月/年)在	三申請地點/	申請處所或附	近的顯明位置	聞出關於該申請的通
sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual office(s) or rural committee on(DD/MM/YYYY)							l committee(s)/manager
			_(日/月/年)打				委員會/互助委員會或
Oth	ers 其他						
	others (please 其他(請指明	3)					
2							
							+ C
	ert more than one						

□日在多於一個力格內加上一♥」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	n申請類別						
(A) Temporary Use/Develop	oment 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	open storage of building mater with ancillary workshop active						
擬議用途/發展	海附屬工場用途	電子產品及露天存放建築材料和建築機器					
	(Please illustrate the details of the prop	oosal on a layout plan) (請用平面圖說明擬議詳情)					
(b) Effective period of permission applied for	Ø year(s) 年						
申請的許可有效期	□ month(s) 個月						
(c) <u>Development Schedule 發展</u>	細節表						
Proposed uncovered land area	a擬議露天土地面積						
Proposed covered land area #	疑議有上蓋土地面積						
Proposed number of building	s/structures 擬議建築物/構築物數	A 4-1111 - 11 - 12 - 12 - 12 - 12 - 12 -					
Proposed domestic floor area		sq.m ☑About 約					
Proposed non-domestic floor	area 擬議非住用樓面面積						
Proposed gross floor area 擬詞	義總樓面面積						
		if applicable) 建築物/構築物的擬議高度及不同樓層 is insufficient) (如以下空間不足,請另頁說明)					
Please refer to section 2.1.3	3 of the suplementary planning	statement.					
Proposed number of car parking	spaces by types 不同種類停車位的	擬議數目					
Private Car Parking Spaces 私翁	《車車位						
Motorcycle Parking Spaces 電量	星車車位						
Light Goods Vehicle Parking Sp	aces 輕型貨車泊車位						
Medium Goods Vehicle Parking							
Heavy Goods Vehicle Parking S							
Others (Please Specify) 其他()	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 的土車位							
Coach Spaces 旅遊巴車位							
Light Goods Vehicle Spaces 輕	刑貨南市位						
Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位							
Heavy Goods Venicle Spaces 重型頁単単位 Others (Please Specify) 其他 (請列明)							
Land (mar obeaut) Mar (ading Spaces 貨櫃車上落客貨車位						

Proposed operating hours 擬議營運時間 8:00 a.m. to 9:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.						
(d)	 (d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物? 		 ☑ 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)) Kung Um Road □ 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 Developing	ent Proposal	擬議發展計劃的影響			
	(If necessary, please us justifications/reasons f	se separate s for not provi	heets to indicate the proposed measures to minimise possible adverse impacts or give iding 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			
(i) (ii)	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? No 否 Yes 是		 Please provide details 請提供詳情 			
(iii)	(iii) Would the On traffic (iii) Would the On drainage development On slopes proposal cause any Affected b adverse impacts? Landscape 擬議發展計劃會 Tree Felli 否 造 成 不 良 影 Visual Im		upply 對供水 Yes 會□ No 不會 ☑ e 對排水 Yes 會□ No 不會 ☑			

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

ал, С.,

(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	 □ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明) 				
(f) Renewal period sought 要求的續期期間	 year(s) 年 month(s) 個月 				

Part 6 (Cont'd) 第6部分(續)

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)。
As per suplementary planning statement.
······
-
·

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						
CYRUS TANG						
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)						
Professional Qualification(s) 專業資格 HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 / HKIS 香港測量師學會 / □ HKIE 香港工程師學會 / HKILA 香港國境師學會 / □ HKIUD 香港城市設計學會 RPP 註冊專業規劃師 Others 其他						
on behalf of 代表 Ever United Planning and Development Limited 恒滙規劃發展有限公司						
☑ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)						
Date 日期 18/6/2021 (DD/MM/YYYY 日/月/年)						

<u>Remark 備註</u>

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情況下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途:

 (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

 The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
 申請人就這宗申請提供的個人資料,或亦會向其他人士披露,以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料, 應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

卜載及存放於規劃	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 369RP (Part), 370RP (Part), 371S.A (Part), 371 S.B (Part), 381RP (Part), 382RP, 383RP, 384, 385, 386, 387, 388, 389RP, 390RP, 391RP (Part), 439RP (Part), 440 (Part), 444 (Part), 445 (Part), 446, 447, 448, 449, 450S.A, 450S.B, 450S.C, 451, 452, 453, 454, 455, 456, 457, 458 (Part), 459 (Part), 471 (Part), 472, 473, 474, 475S.A (Part), 475S.Ass.1 (Part) & 475S.B (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.
Site area 地盤面積	
	(includes Government land of 包括政府土地 110 sq. m 平方米 ☑ About 約)
Plan 圖則	Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13 唐人新村分區計劃大綱草圖編號S/YL-TYST/13
Zoning 地帶	'Undetermined'("U") 未決定用途
Type of Application 申請類別	 ☑ 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 ☑ Year(s) 年3 □ Month(s) 月 □ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of
2	位於鄉郊地區臨時用途/發展的規劃許可續期為期
	□ Year(s) 年 □ Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years 擬作為期三年的臨時貨倉存放電子產品及露天存放建築材料和建築機器 連附屬工場用途
9	

(i)	Gross floor area and/or plot ratio		sq.m 平方米	Plot R	atio 地積比率
	總樓面面積及/或 地積比率	Domestic 住用	□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
		Non-domestic 非住用	8,907 ☑ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用			
	.00	Non-domestic 非住用	19	5. ₁₁	
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		🗆 (Not	m 米 more than 不多於)
				🗆 (Not	Storeys(s) 層 more than 不多於)
		Non-domestic 非住用	12	⊠ (Not	m 米 more than 不多於)
			2	🗹 (Not	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積			%	口 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 重型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)			
			ading/Unloading Spaces 貨櫃車上落客貨車位	<u>b</u>	11

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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		\square
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		\square
(i) Site Plan, (ii) Extract from OZP No. S/YL-TYST/13 with indication of Vehicular Access,		
(iii) As-planted Landscape & Tree Preservation Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		\square
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他 (請註明)		
Note: May insert more than one 「 V 」. 註: 可在多於一個方格内加上「 V 」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。

Executive Summary

The application site is situated at Lots 369RP (Part), 370RP (Part), 371S.A (Part), 371 S.B (Part), 381RP (Part), 382RP, 383RP, 384, 385, 386, 387, 388, 389RP, 390RP, 391RP (Part), 439RP (Part), 440 (Part), 444 (Part), 445 (Part), 446, 447, 448, 449, 450S.A, 450S.B, 450S.C, 451, 452, 453, 454, 455, 456, 457, 458 (Part), 459 (Part), 471 (Part), 472, 473, 474, 475S.A (Part), 475S.Ass.1 (Part) & 475S.B (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T. The size of the application site is about 21,110m².

This planning application under S. 16 of the Town Planning Ordinance intended to apply the application site for the use of proposed temporary warehouse for storage of electronic goods and open storage of building materials and construction machinery with ancillary workshop activities for a period of 3 years.

According to the Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13, the application site is currently zoned 'Undetermined' ("U"). The proposed use matches with the planning intention of the "U" zone which is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. Besides, the application site is subject to eight planning permissions for open storage and temporary warehouse for storage purposes since 2003. It is not a new development on green site. The applicant will be due diligence in complying the approval conditions as before.

The use of the latest planning permission No. A/YL-TYST/1059 on the application site is for 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. The proposed use of this application is very similar to the latest planning permission except part of open storage yard is now changed for temporary warehouse for storage purposes as well. However, due to the changes in use and layout of temporary structures in the application site, and there is difference in the fire service installations requirement for warehouse and open storage yard, a fresh planning application is submitted herewith for the consideration of the Town Planning Board.

According to the "Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13F)", the application site is located on "Category 1 Areas" which are considered suitable for open storage and port back-up uses.

Having considered the environment of the area, the adjoining land lots are almost wholly occupied for open storage yards and temporary warehouses for storage purposes and most of these sites are granted with planning permissions by the Town Planning Board on temporary basis. Therefore, the proposed development is not incompatible with the surrounding environment.

The operation hour of the proposed development is 8:00 a.m. to 9:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed. Furthermore, a number of mitigation measures including peripheral planting and drainage facilities have been provided at the application site. The proposed development would not generate significant impact to the surrounding environment.

The applicant hereby sincerely submits this planning application to sought the approval by the Town Planning Board for the use of the application site for proposed temporary warehouse for storage of electronic goods and open storage of building materials and construction machinery with ancillary workshop activities for a period of 3 years.

行政摘要

申請地點位於新界元朗唐人新村丈量約份第 119 約地段第 369 號餘段(部份),第 370 號餘段(部份),第 371 號 A 分段(部份),第 371 號 B 分段(部份),第 381 號餘段(部份),第 382 號餘段,第 383 號餘段,第 384 號,第 385 號,第 386 號,第 387 號,第 388 號,第 389 號餘段,第 390 號餘段,第 391 號餘段(部 份),第 439 號餘段(部份),第 440 號(部份),第 444 號(部份),第 445 號(部份),第 446 號,第 447 號, 第 448 號,第 449 號,第 450 號 A 分段,第 450 號 B 分段,第 450 號 C 分段,第 451 號,第 452 號, 第 453 號,第 454 號,第 455 號,第 456 號,第 457 號,第 458 號(部份),第 459 號(部份),第 471 號(部 份),第 472 號,第 473 號,第 474 號,第 475 號 A 分段(部份),第 475 號 A 分段第 1 小分段(部份)及第 475 號 B 分段(部份)和毗連政府土地。申請地點的面積約為 21,110 平方米。

此申請根據城市規劃條例第16條作出規劃許可申請,把申請地點作為期三年的臨時貨倉存放電子產品及露天存放建築材料和建築機器連附屬工場用途。

根據唐人新村分區計劃大綱草圖編號 S/YL-TYST/13 中所示,申請地點現時被規劃作「未決定用途」。 「未決定用途」地帶旨在應付不斷增加的露天貯物用地需求,貯存不能存於普通倉庫的貨物。因此, 擬議用途符合「未決定用途」地帶的規劃意向。此外,申請地點自 2003 年起已八度獲得規劃許可作露 天存放及貨倉用途,擬議用途並不是在綠地上發展。申請人將如以往一樣盡職盡賣地履行規劃許可之 批准條件。

申請地點上之最新規劃許可編號 A/YL-TYST/1059 是用作為期三年的臨時貨倉存放電子產品及露天存 放建築材料/回收物料、建築機器、舊電器/電子產品和零件連附屬工場用途。此申請的擬議用途與最新 規劃許可非常相似,只是部分露天存放地方現也更改為臨時貨倉用途。然而,因應申請地點的用途及 其臨時構築物的佈局改變,以及消防署對貨倉及露天存放的消防裝置設備的要求亦有所不同,申請人 於是提交新的規劃申請供城市規劃委員會考慮。

根據城市規劃委員會規劃指引編號 13F (擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條 提出的規劃申請)中所述,申請地點位於「第一類地區」。該類用地泛指當局認為適合作露天貯物及港 口後勤用途的地區。

考慮到地區環境,申請地點附近的地段現時大多用作露天存放及臨時貨倉作貯物用途。幾乎所有於申請地點附近的露天存放場地及港口後勤用途都已取得城市規劃委員會的臨時規劃許可。因此本申請用途與周遭環境並非不協調。

擬議用途的營業時間為星期一至星期六上午八時至下午九時,星期日及公眾假期全日休業。此外,多 項緩解措施,包括於申請地點邊緣種植樹木及提供排水設施,已提供於申請地點內。申請用途不會為 周圍的環境帶來重大的影響。

申請人特此誠意提交此規劃申請,以徵求城市規劃委員會批准把申請地點作為期三年的臨時貨倉存放 電子產品及露天存放建築材料和建築機器連附屬工場用途。 Supplementary Planning Statement for Proposed Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Section 1 - Background of the Application Site

1.1 Introduction

i a i a

- 1.1.1 This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Mr. TSUI Yat Wah (徐日華), the occupier of Lots 369RP (Part), 370RP (Part), 371S.A (Part), 371 S.B (Part), 381RP (Part), 382RP, 383RP, 384, 385, 386, 387, 388, 389RP, 390RP, 391RP (Part), 439RP (Part), 440 (Part), 444 (Part), 445 (Part), 446, 447, 448, 449, 450S.A, 450S.B, 450S.C, 451, 452, 453, 454, 455, 456, 457, 458 (Part), 459 (Part), 471 (Part), 472, 473, 474, 475S.A (Part), 475S.Ass.1 (Part) and 475S.B (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T. (Figure 1). The applicant would like to solicit the Board's sympathetic consideration for approving the application site for temporary warehouse for storage of electronic goods and open storage of building materials and construction machinery with ancillary workshop activities for a period of 3 years.
- 1.1.2 The application site is subject to the latest planning permission No. A/YL-TYST/1059 for similar use (i.e. 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. The proposed use of this application is very similar to the latest planning permission except the eastern part of application site, which originally used for open storage of recycling materials, used electrical/electronic appliances and parts with ancillary workshop activities, is now changed for temporary warehouse for storage of electronic goods as well. Due to the changes in use and layout of temporary structures in the application site, a fresh planning application is hereby submitted for the consideration by the Town Planning Board.
- 1.1.3 The applicant intents to demonstrate to the Town Planning Board that the proposed development would not generate undesirable impacts to the vicinity by this planning application. Besides, the applicant is willing to provide a number of mitigation measures as explained in the following paragraphs to ensure that the proposed use would generate no adverse nuisance. The applicant wishes that Town Planning Board could give favourable consideration to this planning application.

1.2 Site Particulars

1.2.1 The application site is irregular in shape and possesses an area of about 21,110m².

- 1.2.2 The application site is accessible by a vehicular track leading from Kung Um Road (Figure 2). The ingress/egress is situated at the southeastern part of the application site. Temporary open storage activities have been operated on the application site with planning permissions since 2003.
- 1.2.3 The entire site boundary has been erected with site fencing. The surface of the application site is hard paved for the proposed use.
- 1.2.4 The application site is generally surrounded by open storage yards and temporary warehouses for storage purposes. It is noteworthy that these activities are either 'existing use' or temporarily permitted land use which is conformed to the prevailing Town Planning Ordinance. Details are further discussed in Section 3.3 and 3.4 below.

1.3 Lease Conditions

- 1.3.1 The application site is located on Old Schedule agriculture lots held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.
- 1.3.2 The Government land in the application site is covered by Short Term Tenancy ("STT") while the private lots in the application site is covered by a number of Short Term Waiver ("STW") in order to complied with the land grant conditions. It shows that the applicant is sincere and due diligence in complying Government's regulations.
- 1.3.3 The applicant will approach to the Lands Department to apply for modification of STT and STW conditions to regularize the use and temporary structures at the application site upon planning approval.

1.4 Planning Context

- 1.4.1 The application site is zoned 'Undetermined' ("U") according to the Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13 (Figure 2). Referring to the OZP, the "U" is intended to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. The proposed use matches with the planning intention of "U" zone.
- 1.4.2 According to the Notes of the aforesaid Outline Zoning Plan, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board. As such, it is the applicant's intention to submit this application to request the Board's favour to this proposed

use with the provision of the following justifications.

1.4.3 *"Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13F)"* is applicable when considering the current planning application. In accordance with the Guideline, the application site is located on "Category 1 Areas" which open storage and port back-up uses are permitted as of right under such zone.

1.5 Previous Planning Permissions

- 1.5.1 The application site is subject to eight previous planning permissions for open storage use since 2003. On 21.3.2003, Town Planning Board approved the application site for temporary open storage of building/recycling materials and construction machinery for a period of 3 years with conditions (TPB Ref.: A/YL-TYST/194).
- 1.5.2 The second and third planning permissions No. A/YL-TYST/309 and A/YL-TYST/427 were approved by Town Planning Board on 7.4.2006 and 8.5.2009 respectively for temporary open storage of building/recycling materials and construction machinery with ancillary packaging activities for a period of 3 years with conditions.
- 1.5.3 The forth to sixth planning permissions were approved by Town Planning Board for temporary open storage of building/recycling materials, construction machinery, used electrical/electronic appliances and parts with ancillary packaging activities for a period of 3 years with conditions on (i) 4.5.2012 (TPB Ref.: A/YL-TYST/587), (ii) 8.5.2015 (TPB Ref.: A/YL-TYST/726) and (ii) 15.6.2018 (TPB Ref.: A/YL-TYST/896) respectively.
- 1.5.4 The seventh planning permission No. A/YL-TYST/1024 for temporary logistics centre 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 was approved on 10.7.2020 with conditions.
- 1.5.5 The latest planning permission No. A/YL-TYST/1059 for 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 was approved on 18.12.2020 with conditions.
- 1.5.5 The above information shows that the application site has been occupied for open storage and port back-up uses for about twenty years. The proposed development is not a development on green site.

- 1.5.6 The applied use of current application has very similar nature to the previous planning approvals except the eastern part of application site, which originally used for open storage of recycling materials, used electrical/electronic appliances and parts with ancillary workshop activities, is now changed for temporary warehouse for storage of electronic goods as well. The applicant would like to change the part for open storage yard to warehouse for storage purposes because of the change of needs of market. Comparing with the previous use, the proposed use is more static and environmental friendly. With the change of use, the size and location of the structures are redesigned and the fire service installations requirement is different for warehouse and open storage yard. As such, the applicant hereby submits a fresh application for the consideration by the Town Planning Board.
- 1.5.7 The applicant will due diligence in providing and maintaining good conditions of facilities (i.e. drainage facilities, fire services installations, landscaping, etc.) in the application site.

Section 2 - Development Proposal

2.1 Site Planning

- 2.1.1 The application site occupies an area of about 21,110m². The application site is hard paved for the proposed use.
- 2.1.2 The site ingress/egress is arranged at the southeastern part of the site and abutting Kung Um Road. (Figure 3)
- 2.1.3 Some temporary structures are proposed to serve the proposed use. The proposed layout is indicated are shown in **Figure 3** while the details of these structures are described in the following table:

Structure No. of		Dimension	Covered Area	Total Floor Area	Use
	Storey	(L x W x H) (m)	(about) (m ²)	(about) (m ²)	
1	1	6.1 x 2.5 x 2.5	15.25	15.25	Toilet
2	1	6.1 x 2.5 x 2.5	15.25	15.25	Toilet
3	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
4	2	6.1 x 2.5 x 2.5	15.25	30.5	Office
5	1	10 x 4 x 4	40	40	F.S. Water Tank
6	1	5 x 2.6 x 3	13	13	F.S. Pump Room
7	1	Irregular shape with 12m (H)	6,133 (Warehouse: 5,870 Rain Shelter: 263)	6,133 (Warehouse: 5,870 Rain Shelter: 263)	Warehouse for Storage
8	2	12.2 x 2.5 x 5	30.5	61	Office

9	1	15 x 15 x 5	225	225	Work Shelter ¹
10	2	12 x 6 x 6	72	. 144	Office
11	1	19 x 12 x 4	228	228	Work Shelter ¹
12	1	24 x 8.5 x 5	204	204	Work Shelter ¹
13	1 to 2	18.5 x 8 x 6	148	230	Office
14	1	4 x 4 x 3	16	16	Work Shelter ¹
15	1	4 x 4 x 4	16	16	Pump Room
16	1	4 x 4 x 4	16	16	Electric Meter Room
17	1	Irregular shape with 12m (H)	1,477 (Warehouse: 1,420 Rain Shelter: 57)	1,477 (Warchouse: 1,420 Rain Shelter: 57)	Warehouse for Storage
18	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
19	Í	5 x 2.5 x 2.5	12.5	12.5	Toilet
		Total	8,707.25m ²	8,907m ²	

¹ Work Shelter for storage and ancillary workshop activities purposes

- 2.1.4 To serve the proposed development, 11 unloading/unloading spaces for container vehicle of 16m x 3.5m are proposed (Figure 3).
- 2.1.5 The opening time of the proposed development is 8:00 a.m. to 9:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.
- 2.1.6 Building materials being open stored is mainly *metal bars*. Besides, examples of construction machinery include *tower crane parts and excavators*.
- 2.1.7 Ancillary workshop activities include *dismantling*, *sorting*, *packaging and repairing of building materials and construction machinery*. All ancillary workshop activities are carried out at Structure Nos. 7, 8, 9, 10, 11 and 12 and are under shelters and on concrete-paved area within structures at the application site.
- 2.1.8 It is confirmed that there will be no ancillary workshop activities involving used electrical/electronic appliances and parts. It is also confirmed that no storage/handling (including loading and unloading) of cathode-ray tubes and any other types of electronic waste within the application site.
- 2.1.9 Sufficient manoeuvring space will be provided within the site boundary to allow turning of vehicle within the application site.

- 2.1.10 2.5m high site hoarding has been erected along the site periphery to differentiate the site from adjacent land lots.
- 2.1.11 A few graves located at the southeast of the application site can be access through an existing footpath within the application site. Such existing footpath is open for public access at all times.
- 2.1.12 The proposed layout of the proposed development is illustrated in Figure 3.

2.2 Vehicular Access Arrangement

2.2.1 The proposed development is serviced by a vehicular track leading from Kung Um Road. Site ingress/egress is arranged at the southeastern part of the application site.

2.2.2 As shown in the estimated traffic flow for the applied use at Section 3.5, it is remarkably that the proposed development would generate an insignificant increase in traffic flow. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of the vicinity.

2.3 Environmental Considerations and Commitments

2.3.1 Being aware of the Government's ambition to upgrade the environmental condition of the area, the applicant would like to propose the following additional ameliorative measures in accordance with the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' (August 2005) to seek the Environmental Protection Department's consent:

<u>Air</u>

The surface of the application site and access road are hard paved to avoid any fugitive dust impact due to vehicle movements.

Storage materials at the application site are clean and tidy which will not generate dust to the environment.

Noise

The application site is surrounding by numerous open storage yards and temporary warehouses for storage purposes. No noise sensitive receivers are found in the vicinity.

No operation will be held in-situ during sensitive hours from 9:00 p.m. to 8:00 a.m. next morning. No operation will be held on Sunday and public holidays.

Sewage

No effluent and sewage will be generated because of the operation of the proposed development.

2.4 Visual Considerations and Commitments

- 2.4.1 The application site is situated to the west of Kung Um Road. In brief, the application site is surrounded by considerable amount of open storage yards and port back-up uses in all directions.
- 2.4.2 The existing 2.5m high periphery fencing has effectively screened the proposed development.
- 2.4.3 Dense peripheral planting is found along the site periphery for screening purpose. All the existing trees will be preserved.
- 2.4.4 The following measures will be carried out to maintain the existing trees within the site boundary in good condition:
 - No open storage will be carried out within the 1m diameter of all the trees within the site boundary;
 - (ii) Remove climbers and weeds regularly;
 - (iii) Regular inspection of the trees for pest and disease with remedial actions as necessary;
 - (iv) Irrigate the trees at regular interval; &
 - (v) Replace dead tree, if any.
- 2.4.5 The as-planted landscape and tree preservation plan is illustrated in Figure 4.

2.5 Drainage Considerations and Commitments

- 2.5.1 The drainage proposal and its implementation are accepted by the Planning Department in the previous planning applications on the subject site. In according to the accepted drainage proposal, adequate surface U-channel are found along the site periphery and within the subject site. The surface runoff will be intercepted by the drainage facilities connecting to the public drain.
- 2.5.2 The implemented drainage facilities would be maintained and cleaned regularly at the applicant's own expense to ensure no adverse drainage impacts to the surrounding areas.

Section 3 – Planning Justifications

- 3.1 Conformity to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13F)
- 3.1.1 With reference to the "*Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses*" (*TPB PG-NO. 13F*)", the proposed development is conformed to the guidelines to a larger extent as follows:

- (i) <u>The application site is situated within the "Category 1 Areas" in accordance with the plan (Plan 1) attached to the abovementioned guideline.</u> It is stated that Category 1 areas are considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions (Section 2.1 of the Guideline). <u>The application site subject to eight previous planning permissions since 2003 for open storage use.</u>
- (ii) The applicant had provided landscape and tree preservation proposal and drainage proposal at the application site in support of his application. The preliminary traffic generation and environmental mitigation measures are provided to demonstrate that the proposed development would not generate adverse impacts to the surrounding areas (Section 2.1 of Guideline).
- (iii) The proposed development would not generate queueing of traffic outside the ingress/egress and along the routing leading to the site (Section 2.4(d) of the Guideline).
- (iv) No excessive or on-going operative noise will be emitted from proposed development (Section 2.5(d) of the Guideline).
- 3.1.2 After giving full consideration to the Town Planning Board Guideline, the proposed development has fulfilled the guidelines laid down by the Board for the application of open storage and port back-up uses to a large extent. Besides, the application has committed to provide a series of mitigation measures to maintain the surrounding environment. The Board could therefore give favourable consideration of the application.
- 3.2 The Proposed Development Fulfills the Planning Intention of "U" Zone
- 3.2.1 The application site is zoned 'Undetermined' ("U") according to the Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/ YL-TYST/13. The "U" zone is intended to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises.
- 3.2.2 The proposed development matches with the planning intention of "U" zone. According to the Notes of the aforesaid OZP, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board.
- 3.2.3 Furthermore, the proposed development is temporary warehouse for storage purposes and open storage yards which the traffic generation is limited. And the application site has been operated for about 20 years which demonstrated that the existing vehicular track leading to the proposed development is capable to serve the

proposed purpose. Therefore, the proposed development is in line with the planning intention and the approval of the application would ease the mounting demand for land for open storage use.

3.2.4 In addition, there is a shortage of and for open storage use in Tong Yan San Tsuen sustained because the "Open Storage" zone in the latest Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/ YL-TYST/13 is almost fully occupied. There is a strong demand for open storage and logistics facilities. In view of the planning intention of "U" zone of Tong Yan San Tsuen where the application site falls within is intended to cater for the continuing demand for open storage which cannot be accommodated in conventional godown premises, it is the applicant's intention to solicit the Board to sympathetically approved this application on a temporary basis.

3.3 The Planning Circumstance Remains Unchanged since the Latest Planning Approval and Planning Applications in Close Proximity to the Application Site were Approved under the Same Planning Circumstance

- 3.3.1 According to the "Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses" (TPB PG-NO. 13F)", the application site is regarded as "Category 1 Areas" in accordance with the plan (Plan 1) attached to the abovementioned guideline. As such, preferential treatment should be given to the current application.
- 3.3.2 The application site is subject to the latest planning permission for <u>temporary</u> 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 approved on 18.12.2020 (<u>TPB Ref.: A/YL-TYST/1059</u>). However, due to the change of economic needs, the applicant would like to change the eastern part of application site, which originally used for open storage of recycling materials, used electrical/electronic appliances and parts with ancillary workshop activities, to temporary warehouse for storage of electronic goods as well. With the change of use, the position and size of the structure is redesigned as well. However, it should be emphasized that the use of current proposed development is very similar to that of the previous planning permission. Besides, comparing with the previous use, the proposed use is more static and environmental friendly.
- 3.3.2 Nevertheless, the current planning application is not the first of its kind. The vicinity of the application site is currently mainly filled with open storage yards and temporary warehouses for storage purposes. It is noteworthy that significant number of them were granted with temporary planning approval by Town Planning Board such as <u>TPB Ref.: A/YL-TYST/923, A/YL-TYST/953, A/YL-TYST/987, A/YL-TYST/1001, A/YL-TYST/1003, A/YL-TYST/1009, A/YL-TYST/1017, A/YL-TYST/1030, A/YL-TYST/1039, A/YL-TYST/1042, A/YL-TYST/1054, A/YL-TYST/1060 & A/YL-TYST/1081.
 </u>

- 3.3.3 On the grounds that no major residential development is found in the vicinity of the application site and the actual impacts of the proposed developments are limited, the proposed development would generate no significant impact to its surrounding.
- 3.3.4 The applicant would like to emphasize that this proposed development is similar to those open storage yards and temporary warehouses previously approved by the Town Planning Board in the vicinity. Also, the environment surrounding the application site has no significant change.
- 3.3.5 Though the applicant aware and also supports the Board's viewpoint that the Board would assess the individual merits of each application, the various assessments undertaken for the evaluation of the potential impact of the proposed development concluded that it would generate no significant adverse impact to the surroundings. Town Planning Board is therefore sincerely requested to deliver similar treatment to the current application.
- 3.3.6 In light of the above, the applicant seeks the preferential treatment from the Town Planning Board given the current application is not the first of its kind and the impact could be mitigated by imposing appropriate planning conditions.
- 3.4 The Proposed Development is Compatible with the Surrounding Environment
- 3.4.1 The 'Undetermined' ("U") zone where the application site falls within is currently mainly filled with a good number of open storage yards and temporary warehouses for storage purpose. It is noteworthy that significantly numbers of them are either 'existing use' or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance.
- 3.4.2 A Town Planning Board's approved temporary open storage of construction machinery and materials, recycling materials and used electrical appliances with ancillary workshop for a period of 3 years is found to the immediate east of the application site (TPB Ref.: A/YL-TYST/1003). It is also noted that there is a number of planning approvals for temporary warehouse for storage purposes located at the east of the application site (TPB Ref.: A/YL-TYST/1030, A/YL-TYST/1054 & A/YL-TYST/1081).
- 3.4.3 To the immediate southwest of the application site, <u>temporary open storage of</u> <u>building materials</u>, <u>construction machinery</u>, <u>recycling materials</u> (<u>metal</u>, <u>plastic and</u> <u>paper</u>) and <u>used electrical/electronic appliances and parts with ancillary workshop</u> <u>activities (TPB Ref.: A/YL-TYST/1042</u>) is approval by the Board for a period of 3 years. Again, a number of planning approvals for <u>temporary warehouse for storage</u> <u>purposes</u> located at the south and southwest of the application site (<u>TPB Ref.: A/YL-TYST/1009 & A/YL-TYST/1060</u>).
- 3.4.4 It is also found that, to the immediate north of the application site, temporary open

storage of construction materials, equipment and machinery and container site offices with ancillary repair activities (TPB Ref.: A/YL-TYST/1017) is approval by the Board for a period of 3 years. There is a number of planning approvals for open storage purposes located at the north of the application site (TPB Ref.: A/YL-TYST/1001 & A/YL-TYST/1039).

- 3.4.5 It shows that the vicinity of application site is fully occupied by a number of sites with almost the same use as the proposed development. As such, the current application is compatible with the surrounding environment.
- 3.4.6 The proposed development would generate no significant impact to its surrounding. With regards to the adjoining similar uses particular most of them were either 'existing use' or Town Planning Board's approved use on temporary basis, the proposed development is compatible with the surrounding environment. Therefore, the proposed development should receive sympathetic consideration by the Board.

3.5 Insignificant Traffic Impact

- 3.5.1 The application site is serving by a vehicular track leading from Kung Um Road. Site ingress/egress is arranged at the southeastern part of the application site. The application site is occupied for open storage uses since 2003.
- 3.5.2 The proposed development is intended for temporary warehouse and open storage yard for storage purposes so no significant traffic generation will be involved. The estimated average 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)	
Private car/ Light goods vehicle	0.31	0.31	
Medium/heavy goods vehicle	0.62	0.62	
Container Trailer/Tractor	1.15	1.15	

Note 1: The opening hour of the proposed development is restricted to 8:00 a.m. to 9:00 p.m from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car/light goods vehicle, medium/heavy goods vehicle and container trailer/tractor are taken as 1, 2 and 3 respectively.

Note 3: As the traffic generation and attraction of the application site is minimal, no distinction between peak hour and non-peak hours is identified.

- 3.5.3 As shown in above estimation, the average traffic generation and attraction rate are not significant. It would not affect the traffic condition of Kung Um Road.
- 3.5.4 It should be emphasized that, comparing with the latest planning permission No. A/YL-TYST/1059, the eastern part of application site is changed from open storage yard to warehouse for storage purposes. This change of uses is more static and environmental friendly than before.
- 3.5.5 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site. Adequate vehicle parking spaces are also provided within the application site as shown in **Figure 3** so that no queueing up of vehicle would be occurred outside the application site.

3.6 Insignificant Environmental Impact

- 3.6.1 The proposed development is intended for temporary warehouse for storage of electronic goods and open storage of building materials and construction machinery with ancillary workshop activities for a period of 3 years. It would generate neither significant environment nor noise disturbance to both the environment and residents in the area. The application site has been approved by Town Planning Board for the open storage use since 2003.
- 3.6.2 The proposed use would not generate excessive noise because the proposed development is a static use. Related noise generation activities such as loading and unloading of electrical goods, building materials, construction machinery and associated traffic are not frequent and they are short-lived. Further, the temporary warehouse and work shelter would shield the noise generated at the application site to a large extent. Similar open storage yards and temporary warehouses for storage purposes were found in the vicinity. The proposed development is not incompatible with the surrounding environment.
- 3.6.3 Further, the applicant proposed a number of preventive and mitigation measures hereunder to avoid degradation of surrounding environment:
- (i) No operation between sensitive hours from 9:00 p.m. to 8:00 a.m. next morning;
- (ii) No operation on Sundays and public holidays; &
- (iii) All the ancillary workshop activities are carried out under shelters and on concretepaved area within structures at the application site. There will be no ancillary workshop activities carried out outside the concrete-paved covered structures on the application site.
- 3.6.4 According to Town Planning Board's planning permission record, the land in close proximity to the application site is almost all being occupied for open storage uses and temporary warehouse for storage purposes. In view of that the application site and the above-mentioned site is basically pertaining to the same environmental setting and they are similar in size, the current application should receive the same

sympathetic consideration accordingly.

- 3.6.5 The application site is located on 'Category 1 Areas' according to TPB PG-NO. 13F. It is adjacent to a good number of open storage yards and temporary warehouses and almost all of them were approved by Town Planning Board on temporary basis. It is noteworthy that significant numbers of them were granted with temporary planning permission by Town Planning Board such as <u>TPB Ref.: A/YL-TYST/923</u>, <u>953, 987, 1001, 1003, 1009, 1017, 1030, 1039, 1042, 1054, 1060 and 1081</u> which were abutting or in close proximity to the application site.
- 3.6.6 The applicant will comply with the measures laid down in the 'Code of Practice of Handling Environmental Aspects of Temporary Uses and Open Storage Sites' (August 2005). As such, the applicant's sincerity and conscientious in maintaining the surrounding environmental condition should be appreciated and taken as a merit in assessing the application.

3.7 No Adverse Drainage Impact

- 3.7.1 Adequate drainage facilities have been provided within the application site and are accepted by the Planning Department in the previous planning applications. With the provision of drainage facilities, all the accrued runoff would be intercepted and transported to the public drain. As such, the proposed development has not generated adverse drainage impact to the surrounding areas.
- 3.7.2 All the drainage facilities will be maintained by the applicant at his own expense. Also, surface channel will be cleaned at regular interval to ensure unhindered flow of surface runoff along the channel.

Section 4 – Conclusion

- 4.1 The application site is subject to eight previous planning permissions for open storage use since 2003. Town Planning Board approved the application site for 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 in the latest planning approval. The use of the proposed development is very similar to that of the latest planning approval and it is not a development on green site.
- 4.2 The application site is currently zoned 'Undetermined' ("U") according to the Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13. The proposed development matches with the planning intention of "U" zone which is intended to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises.
- 4.3 In accordance with the "Town Planning Board Guidelines for application of open

storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO, 13F)", the application site falls within "Category 1 Areas" which are considered suitable for open storage and port back-up uses.

- 4.4 The vicinity is almost wholly occupied for open storage yards and temporary warehouses for storage purposes which make the proposed development compatible with the surrounding landscape.
- 4.5 The planning circumstance pertaining to the application site remain unchanged since the latest planning approval by Town Planning Board.
- 4.6 The applicant hereby sincerely submits this planning application to sought the approval by the Town Planning Board for the use of Lots 369RP (Part), 370RP (Part), 371S.A (Part), 371 S.B (Part), 381RP (Part), 382RP, 383RP, 384, 385, 386, 387, 388, 389RP, 390RP, 391RP (Part), 439RP (Part), 440 (Part), 444 (Part), 445 (Part), 446, 447, 448, 449, 450S.A, 450S.B, 450S.C, 451, 452, 453, 454, 455, 456, 457, 458 (Part), 459 (Part), 471 (Part), 472, 473, 474, 475S.A (Part), 475S.Ass.1 (Part) and 475S.B (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T. for temporary warehouse for storage of electronic goods and open storage of building materials and construction machinery with ancillary workshop activities for a period of 3 years.









Access Road

4) V

Appendix Ia of RNTPC Paper No. A/YL-TYST/1105

Total: 3 pages

Date: 16th August, 2021

TPB Ref.: A/YL-TYST/1105

By Email

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

Dear Sir/Madam,

S.16 Application for Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Referring to captioned application, please kindly find our response to the comments received from Transport Department (TD) as below:

(a) <u>TD's comments: Since Kung Um Road is very busy during peak hours, any traffic</u> <u>flow induced on Kung Um Road during peak hours are undesirable</u>

Noted. In order to prevent inducing any burden of traffic flow of Kung Um Road during peak hours, the applicant will arrange the operation of the application site to avoid any traffic generation or attraction to the site during peak hours. Please kindly refer to the table shown in point (b) below. The applicant would due diligence in managing the traffic issues of the site. The application site is occupied for open storage and port back-up uses since 2003. Comparing with the traffic survey record submitted for the previously planning application No. A/YL-TYST/1059 approved on 18.12.2020, the traffic generation and attraction rate of the current planning application are the same as before. It is because the use of application site is almost the same, except a part of site used for open storage is now changed to warehouses for storage purposes. Besides, it is confirmed that the applicant will uphold proper management and traffic control to ensure no parking, queuing and reverse movement of vehicles on public road are allowed.

(b) <u>TD's comments: The applicant should provide hourly trip generation and trip</u> <u>attraction of the proposed development</u>

Referring to the operation by applicant, the breakdown of the estimated traffic flow are as follows:

Time slot	3 operating hours (08:00-21:00) Traffic Generation			Traffic Attraction		
	Private Car /Light goods vehicle	Medium /Heavy goods vehicle	Container Trailer /Tractor	Private car /Light goods vehicle	Medium /Heavy goods vehicle	Container Trailer /Tractor
08:00-09:00	0	0	0	2	0	0
09:00-10:00	0	1	2	0	0	0
10:00-11:00	1	1	2	0	0	0
11:00-12:00	0	1	1	0	0	0
12:00-13:00	0	0	0	0	0	0
13:00-14:00	0	0	0	0	0	0
14:00-15:00	1	1	0	0	0	0
15:00-16:00	0	0	0	0	1	2
16:00-17:00	0	0	0	1	2	2
17:00-18:00	0	0	0	0	0	0
18:00-19:00	0	0	0	0	0	0
19:00-20:00	0	0	0	1	1	1
20:00-21:00	2	0	0	0	0	0
Average Traffic Generation /Attraction Rate	0.31	0.62	1.15	0.31	0.62	1.15
(pcu/hr) over 13 operating hours						

Note: The pcu of private car/light goods vehicle, medium/heavy goods vehicle and container trailer/tractor are taken as 1, 2 and 3 respectively.

As the traffic generation and attraction rate of the current planning application is very negligent and the applicant will arrange the operation of the application site to avoid any traffic generation or attraction to the site during peak hours, it will not induce adverse traffic impact on Kung Um Road during peak hours.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to

seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any enquiries, please feel free to contact the undersigned at at your convenience.

Yours faithfully,

For and on behalf of Ever United Planning and Development Limited 恒 滙 規 劃 發 展 有 限 公 司 Authorized Signature(s)

Cyrus TANG

C.C. Tuen Mun and Yuen Long West District Planning Office 14/F, Sha Tin Government Offices
1 Sheung Wo Che Road Sha Tin, N.T. (Attn.: Mr. MOK Pak Hei, Arthur)

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

- 1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - Category 4 areas: applications would normally be rejected except under exceptional (d) circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.
- 2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) the use of sites of less than 1,000 m² each for open storage uses and 2,000 m² each for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimizing sprawl over countryside areas and reducing travel trips;
 - (b) port back-up sites and those types of open storage uses generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

Previous Applications covering the Application Site

Approved Applications

	Application No.	<u>Proposed Use(s)</u>	Date of Consideration (RNTPC)	<u>Approval</u> <u>Condition(s)</u>
1	A/YL-TYST/27	Open Storage of Construction Materials for a Period 3 Years	6.3.1998 approved for 2 years	(5), (19)
2	A/YL-TYST/194	Temporary Open Storage of Building/Recycling Materials and Construction Machinery for a Period of 3 years	21.3.2003	(1), (2), (4), (5), (11), (12)
3	A/YL-TYST/309	Temporary Open Storage of Building/Recycling Materials and Construction Machinery with Ancillary Packaging Activities for a Period of 3 years	7.4.2006	(1), (2), (7), (9), (10), (11), (12)
4	A/YL-TYST/427	Temporary Open Storage of Building/Recycling Materials and Construction Machinery with Ancillary Packaging Activities for a Period of 3 years	8.5.2009	(1), (2), (3), (4), (6), (8), (11), (12)
5	A/YL-TYST/556	Proposed Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	2.12.2011	(1), (4), (6), (7), (8), (11), (12), (13), (14), (15), (17)
6	A/YL-TYST/587	Temporary Open Storage of Building/Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	4.5.2012	(1), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17)
7	A/YL-TYST/726	Temporary Open Storage of Building/Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	8.5.2015	(1), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (18)
8	A/YL-TYST/802	Proposed Temporary Rural Workshop and Open Storage of Building Materials for a Period of 3 Years	26.8.2016 [revoked on 26.2.2017]	(1), (2), (3), (4), (7), (8), (10), (11), (12), (13), (14), (16), (18)

	Application No.	<u>Proposed Use(s)</u>	Date of Consideration (RNTPC)	<u>Approval</u> <u>Condition(s)</u>
9	A/YL-TYST/896	Proposed Temporary Open Storage of Building/Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	15.6.2018	(1), (7), (8), (9), (10), (11), (12), (13), (16), (18), (20), (21)
10	A/YL-TYST/1024	Proposed Temporary Logistics Centre 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	10.7.2020 [revoked on 10.4.2021]	(1), (3), (7), (8), (9), (10), (11), (13), (16), (18), (20), (21), (22)
11	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	(1), (3), (7), (8), (9), (10), (11), (13), (16), (18), (21), (22)

Approval Condition(s)

- (1) No night-time operation within specified timeframe.
- (2) No cleansing and melting of plastic waste and/or workshop activities are allowed to be carried out on the site (except within specific structures).
- (3) Provision/maintenance of boundary fence.
- (4) Submission and implementation of landscape and tree preservation proposal or maintenance of existing trees and landscape plantings.
- (5) Submission of drainage impact assessment and implementation of flood mitigation measures and drainage facilities.
- (6) Submission and implementation of drainage proposal.
- (7) Provision of fire extinguisher and/or a street fire hydrant in the site office.
- (8) Submission and implementation of fire service installations proposal.
- (9) Maintenance of landscaping plantings/trees on the site.
- (10) Maintenance of drainage facilities on the site.
- (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 operation on Sundays and public holidays is allowed on the application 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 outside the concrete-paved covered structures on the application site.
- (15) No dismantling, repairing, cleansing or other workshop activities, except ancillary packaging activities as proposed by the applicant, shall be carried out on the application site.
- (16) Submission of a record of the existing drainage facilities on the site.
- (17) Submission and implementation of run-in/out proposal.

- (18) No vehicle queuing is allowed back to the public road and no vehicle reversing onto/from the public road is allowed at any time.
- (19) Design and provision of the proposed vehicular access and its junction with Kung Um Road.
- (20) No dismantling/sorting/packaging/other (specified) workshop activities are allowed outside the concretepaved covered structures on the site.
- (21) 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 outside the concrete-paved covered structures on the site, as proposed by the applicant, at any time during the planning approval period.
- (22) Free public access to the existing footpath within the site.

Rejected Application

	Application No.	<u>Proposed Use</u>	<u>Date of Consideration</u> (RNTPC)	<u>Reasons</u>
1	A/YL-TYST/297	Temporary Open Storage of Building/Recycling Materials (Except Electronic Waste) and Construction Machinery for a Period of 3 Years	29.7.2005	(1), (2)

Rejection Reason(s)

- (1) The development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that no previous approval had been granted at the site, it was considered not compatible with the residential structures along the access road to the site and there were adverse departmental comments on the application.
- (2) There was insufficient information in the submission to demonstrate that the development would not generate adverse environmental and drainage impacts on the surrounding areas.

Appendix IV of RNTPC Paper No. A/YL-TYST/1105

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

Approved Applications

	Application No.	<u>Proposed</u> Use(s)/Development(s)	<u>Date of Consideration</u> <u>(RNTPC)</u>	<u>Approval</u> <u>Condition(s)</u>
1	A/YL-TYST/707	Proposed Temporary Warehouse for Storage of Construction Material	16.1.2015	(1), (3), (4), (5), (6), (8), (9), (10), (11), (13), (19), (20), (24)
2	A/YL-TYST/708	Temporary Open Storage of Building Materials and Construction Machinery for a Period of 3 Years	6.2.2015	(1), (2), (3), (5), (6), (8), (10), (14), (19), (20), (22)
3	A/YL-TYST/715	Temporary Warehouse for Storage of Adblue for a Period of 3 Years	27.2.2015 [revoked on 27.8.2016]	(2), (4), (5), (6), (9), (10), (14), (17), (28)
4	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), (4), (5), (6), (8), (10), (11), (13), (14), (20), (30)
5	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)
6	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), (2), (4), (5), (6), (9), (10), (14), (17), (28)
7	A/YL-TYST/727	Temporary Open Storage of Construction Machinery and Material for a Period of 3 Years	22.5.2015 [revoked on 22.2.2016]	(1), (2), (3), (5), (6), (8), (9), (13), (20), (22)
8	A/YL-TYST/735	Temporary Warehouse for Storage of Construction Material and Scrap Metal for a Period of 3 Years	3.7.2015 [revoked on 3.7.2016]	(1), (3), (4), (5), (6), (8), (10), (11), (13), (14), (20), (30)
9	A/YL-TYST/739	Temporary Open Storage and Storage of Used Private Vehicles for a Period of 3 Years	3.7.2015	(1), (3), (5), (6), (8), (9), (13), (15), (20), (22)
10	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)

	Application No.	Proposed	Date of Consideration	Approval
		<u>Use(s)/Development(s)</u>	<u>(RNTPC)</u>	Condition(s)
11	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)
12	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)
13	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)
14	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)
15	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)
16	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)
17	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)
18	A/YL-TYST/766	Temporary Open Storage of Construction Materials with Ancillary Facilities (including Site Office, Staff Restroom and Workshop) for a Period of 3 Years	4.12.2015 [revoked on 4.11.2017]	(1), (2), (3), (4), (5), (6), (8), (9), (11), (17), (20)
19	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)
20	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)
21	A/YL-TYST/777	Renewal of Planning Approval for Temporary "Open Storage of Construction Machinery" for a Period of 3 Years	5.2.2016 (up to 1.3.2019)	(1), (4), (5), (6), (8), (10), (11), (19), (20)

	Application No.	Proposed	Date of Consideration	Approval
		<u>Use(s)/Development(s)</u>	(RNTPC)	Condition(s)
22	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)
23	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)
24	A/YL-TYST/783	Temporary Open Storage of Construction Materials, Equipment and Machinery for a Period of 3 Years	18.3.2016	(1), (2), (3), (5), (6), (8), (10), (13), (19), (20), (22)
25	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)
26	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)
27	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)
28	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)
29	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)
30	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)
31	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), (32)
32	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), (26)
33	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)

	Application No.	<u>Proposed</u> Use(s)/Development(s)	Date of Consideration (RNTPC)	<u>Approval</u> Condition(s)
			<i></i>	<u> </u>
34	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)
35	A/YL-TYST/827	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years	17.2.2017	(3), (5), (6), (8), (8), (10), (14), (19), (20), (21), (22), (29)
36	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),
37	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)
38	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)
39	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)
40	A/YL-TYST/825	Temporary Open Storage of Construction Material with Ancillary Office for a Period of 3 Years	9.6.2017 [revoked on 21.7.2017]	(1), (3), (4), (5), (6), (8), (11), (19), (20), (24), (32)
41	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), (3), (6), (8), (10), (13), (20), (21), (22), (25)
42	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), (14), (19), (20)
43	A/YL-TYST/847	Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	11.8.2017	(3), (5), (6), (8), (10), (19), (20), (21), (22), (25)

	Application No.	<u>Proposed</u> <u>Use(s)/Development(s)</u>	<u>Date of Consideration</u> (RNTPC)	<u>Approval</u> <u>Condition(s)</u>
44	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)
45	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)
46	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)
47	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)
48	A/YL-TYST/867	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	22.12.2017	$\begin{array}{c} (4), (5), (6), (8), \\ (10), (11), (13), \\ (19), (20), (22), \\ (23), (29) \end{array}$
49	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)
50	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), (10), (11), (12), (13), (14), (19), (20), (30)
51	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)
52	A/YL-TYST/889	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	20.4.2018	$\begin{array}{c} (3), (4), (5), (6), \\ (7), (8), (10), \\ (11), (13), (19), \\ (20), (24) \end{array}$
53	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)
54	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)
55	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)

	Application No.	<u>Proposed</u> Use(s)/Development(s)	Date of Consideration (RNTPC)	<u>Approval</u> Condition(s)
		<u></u>	<u>(14-11-0)</u>	<u>contribution(s)</u>
56	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]	(4), (5), (6), (8), (10), (11), (12), (13), (14), (19), (20),
57	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)
58	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)
59	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)
60	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)
61	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)
62	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)
63	A/YL-TYST/923	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	2.11.2018	$\begin{array}{c} (3), (5), (7), (8), \\ (11), (12), (13), \\ (15), (19), (20), \\ (23) \end{array}$
64	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)
65	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)
66	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)
67	A/YL-TYST/898	Temporary Open Storage of Construction Material with Ancillary Office for a Period of 3 Years	18.1.2019	(1), (3), (4), (5), (7), (10), (12), (16), (17)

	Application No.	<u>Proposed</u> <u>Use(s)/Development(s)</u>	Date of Consideration (RNTPC)	<u>Approval</u> <u>Condition(s)</u>
68	A/YL-TYST/936	Temporary Open Storage of Recycling Materials with Ancillary Workshop for a Period of 3 Years	18.1.2019 [revoked on 18.2.2021]	(3), (4), (5), (8), (10), (11), (13), (14), (20)
69	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 1.5.2021]	(4), (5), (7), (8), (11), (12), (13), (15), (19), (20), (27)
70	A/YL-TYST/944	Renewal of Planning Approval for Temporary "Open Storage of Construction Machinery" for a Period of 3 Years	22.2.2019	(5), (8), (10), (11), (13), (19), (20), (22)
71	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)
72	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)
73	A/YL-TYST/953	Temporary Open Storage of Construction Materials, Equipment and Machinery for a Period of 3 Years	12.4.2019	(3), (5), (8), (13), (19), (20), (21), (22), (26), (29)
74	A/YL-TYST/955	Temporary Open Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	12.4.2019	(4), (5), (7), (9), (10), (12), (13), (16), (17), (20), (25)
75	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), (26)
76	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), (26)
77	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)
78	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), (31)
79	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), (31)
80	A/YL-TYST/987	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	15.11.2019	$\begin{array}{c} (4), (5), (8), \\ (10), (11), (12), \\ (13), (19), (20) \end{array}$

	Application No.	<u>Proposed</u> <u>Use(s)/Development(s)</u>	Date of Consideration (RNTPC)	<u>Approval</u> <u>Condition(s)</u>
81	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)
82	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), (26)
83	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)
84	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), (26)
85	A/YL-TYST/1003	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years	26.05.2020	(3), (5), (8), (9), (13), (14), (19), (20), (21), (22), (25)
86	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)
87	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)
88	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)
89	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)
90	A/YL-TYST/1042	Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	21.8.2020	(4), (5), (8), (10), (11), (12), (19), (20), (21), (22), (30)
91	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)

	Application No.	<u>Proposed</u> <u>Use(s)/Development(s)</u>	Date of Consideration (RNTPC)	<u>Approval</u> <u>Condition(s)</u>
92	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	(4), (5), (8), (10), (11), (12), (19), (20), (21), (22), (30)
93	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)
94	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), (26)
95	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), (26)
96	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), (26)
97	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), (26)
98	A/YL-TYST/1057	Temporary Storage of Construction Materials for a Period of 3 Years	4.12.2020	(3), (4), (5), (8) (11), (13), (19), (20)
99	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), (32)
100	A/YL-TYST/1062	Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years	8.1.2021	(2), (3), (4), (5), (8), (10), (11), (13), (19), (20), (22), (23)
101	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	(8), (11), (13), (19), (20), (22), (23) (29)

	Application No.	<u>Proposed</u> Use(s)/Development(s)	Date of Consideration (RNTPC)	<u>Approval</u> <u>Condition(s)</u>
102	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), (26)
103	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), (23) (29)
104	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), (26), (29)
105	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), (13), (14), (19), (20), (22), (23), (29)
106	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), (23), (24)
107	A/YL-TYST/1094	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.6.2021	$\begin{array}{c} (3), (5), (8), \\ (11), (12), (19), \\ (20), (23) \end{array}$
108	A/YL-TYST/1097	Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	25.6.2021	(3), (5), (8), (11), (13), (19), (20), (23)
109	A/YL-TYST/1100	Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years	9.7.2021	(3), (5), (8), (11), (13), (19), (20), (23)

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) Submission/implementation of accepted fire service installations proposal.
- (24) Provision of boundary fence.
- (25) Submission of record photos of existing trees.
- (26) Maintenance of existing fire service installations.
- (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 workshop activities, except within enclosed structures No. 1 and 2, are allowed on the site.
- (32) No vehicle is allowed to enter/exit the site during specific time limit.

	Application No.	<u>Proposed Use(s)/Development(s)</u>	Date of Consideration (RNTPC)	Rejection <u>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)
4	A/YL-TYST/1082	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	23.7.2021	(1)

Rejected Applications

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.

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)		Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage / recycling site.

Appendix VI of RNTPC Paper No. A/YL-TYST/1105

PEMS Comment Submission		Page 1 of 1			
•	<u> </u>	7 - 1			
就規劃申請/覆核提出意見 Making Comment on Planning Application / Review					
参考編號 Reference Number:	210720-161151-48953				
提交限期 Deadline for submission:	10/08/2021				
提交日期及時間 Date and time of submission:	20/07/2021 16:11:51				
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-TYST/1105				
「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 :		<u></u>			
反對,鄉郊設倉庫及工場必會增加附近車輛出入流量,引至附近交通阻塞、環境污染, 增加引發火警危機,影響村民安全及生活質數。					

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review				
参考編號				
Reference Number:	210809-155741-14958			
提交限期 Deadline for submission:	10/08/2021			
提交日期及時間 Date and time of submission:	09/08/2021 15:57:41			
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-TYST/1105			
「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產品及露天存放建築材料和建築機械連附屬工場必會增加附近車輛出入流量,引至附近交通阻塞、環境污染,增加引發火警危機,影響村民安				
全及生活質數。				

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;
- to note the comments of the District Lands Officer/Yuen Long, Lands Department that the (c) 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 Tenancy (STT) No. 3003, while Lots 391RP, 383RP, 384&445, 385&451, 386, 387, 388, 389RP&390RP, 446, 447, 450 S.A, 450 S.B&450 S.C, 452, 457, 458, 474, 475 S.A and 475 S.A ss.1 in D.D. 119 are currently covered by Short Term Waivers (STWs) No. 4611 to 4626 respectively to permit structures erected thereon for the purpose of "Temporary Open Storage of Building/Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities". Lots 370RP&381RP, 369RP, 371 S.A and 371 S.B in D.D 119 are currently covered by STWs No. 4188 to 4191 respectively to permit structures erected thereon for the purpose of "Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities". Lots 440 and 475 S.B in D.D 119 are currently covered by STWs No. 4347 and 4350 respectively to permit structures erected thereon for the purpose of "Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities". 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. Besides, given the applied 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 Kung Um Road shall 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 within the Site should be provided for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads and drains. His department shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road;
- (f) to note the comments of the Director of Environmental Protection that the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department should be followed to minimise any potential environmental nuisances on the

surrounding areas;

- (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. The good practice guidelines for open storage (Appendix V of this RNTPC Paper) should be adhered to. 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 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 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 Site falls 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.