

此文件在 2021年 8月 9日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

- 9 AUG 2021

This document is received on _____
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

A/YL-TYST/1111

APPLICATION FOR PERMISSION

UNDER SECTION 16 OF

THE TOWN PLANNING ORDINANCE

(CAP.131)

STP/YLW1

A7P/YLW1

TPG1

STP/YLW1

SSO/YLW2

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的
臨時用途/發展或該等臨時用途/發展的許可續期的建議***

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / 41-745T / 1111
	Date Received 收到日期	- 9 AUG 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Cheung Kam Kwong
張錦光

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 322 S.A (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2445.7 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 302.9 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group A) 3 ("R(A)3"), Open Space ("O") and Village Type Development ("V")
(f) Current use(s) 現時用途	Temporary Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office) <i>(Ancillary office)</i> (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
_____ 03/08/2021 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ 03/08/2021 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> 		

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-TYST</u> / <u>919</u>
(b) Date of approval 獲批給許可的日期	<u>05/10/2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>05/10/2021</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office) for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

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）。

Please refer to Appendix 1

8. Declaration 聲明

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

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

Signature
簽署



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

FRANCIS LAU

Planning Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師

Others 其他

MRTPI, FRICS, RPS(GP)

on behalf of
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

4.8.2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 322 S.A (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories
Site area 地盤面積	2,445.7 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13
Zoning 地帶	Residential (Group A) 3 ("R(A)3"), Open Space ("O") and Village Type Development ("V")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	302.9 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5.2 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	11.2 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 1

Executive Summary

1. The application site is on Lots 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories.
2. The applied use is the renewal of planning approval for “Temporary Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office) for a Period of 3 Years”.
3. The site falls within “Residential (Group A) 3” (“R(A)3”), “Open Space” (“O”) and “Village Type Development” (“V”) zone.
4. The site area is about 2,445.7m².
5. A total of 5 structures (floor area about 302.9 m²) are proposed.
6. Operation hours are from 7 a.m. to 6 p.m. from Monday to Saturday (no operation on Sundays and public holidays).

行政摘要

1. 申請地點位於新界元朗唐人新村丈量約份第 119 約地段第 322 號 A 分段(部分)、第 323 號(部分)、第 324 號(部分)及第 1421 號(部分)。
2. 申請用途為「臨時露天存放建築材料、機械及廢金屬連附屬場地辦公室(為期 3 年)」的規劃許可續期。
3. 申請地點處於「住宅(甲類)3」、「休憩用地」及「鄉村式發展」用途地帶。
4. 申請面積為大約 2,445.7 平方米。
5. 申請地點擬議提供 5 個構築物(樓面面積約 302.9 平方米)。
6. 營業時間為星期一至六上午七時至下午六時(星期日及公眾假期停止營業)。

Justifications

1. The Applied Use

The applied use is the renewal of planning approval for “Temporary Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office) for a Period of 3 Years”.

2. Location

Lots 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories.

3. Site Area

The subject site area is 2,445.7m² and no government land is involved.

4. Planning Context

The application site falls within an area zoned “Residential (Group A) 3” (“R(A)3”), “Open Space” (“O”) and “Village Type Development” (“V”).

The planning intention of the “R(A)3” zone is primarily for high-density residential developments.

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

The planning intention of the “V” zone is for development of Small Houses by indigenous villagers. However, a local track clearly defines a buffer that the application site will not further encroach on to the “V” zone.

This development is on a temporary basis. Thus, it is considered that approval of the applied use will not frustrate the long term planning intention of the zonings.

5. Reason for Application

The site was involved in 8 planning applications (No. A/YL-TYST/208, 250, 352, 486, 539, 613, 753 and 919). As the current planning permission under application No. A/YL-TYST/919 will expire on 5.10.2021, the applicant would like to seek renewal of planning approval to continue the current use. All approval conditions under the latest application no. A/YL-TYST/919 have been complied with.

Application No.	Decision	Decision Date	Use
A/YL-TYST/208	Approved	25.7.2003	Temporary Open Storage of Scrap Metal & plastic materials for a Period of 2 Years
A/YL-TYST/250	Approved	24.9.2004	Temporary Open Storage of Scrap Metal and Construction Materials with Ancillary Office for a Period of 3 Years
A/YL-TYST/352	Approved	11.5.2007	Renewal of Planning Permission for Temporary Open Storage of Scrap Metal and Construction Materials with Ancillary Office for a Period of 3 Years
A/YL-TYST/486	Approved	13.8.2010	Temporary Open Storage of Construction Materials, Scrap Metal and Furniture (with Ancillary Site Office) for a Period of 3 Years
A/YL-TYST/539	Approved	22.7.2011	Temporary Open Storage of Construction Materials, Machinery and Scrap Metal with Ancillary Site Office for a Period of 1 Year
A/YL-TYST/613	Approved	5.10.2012	Temporary Open Storage of Construction Materials, Machinery and Scrap Metal with Ancillary Site Office for a Period of 3 Years
A/YL-TYST/753	Approved	18.9.2015	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery and Scrap Metal with Ancillary Site Office for a Period of 3 Years
A/YL-TYST/919	Approved	5.10.2018	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office) for a Period of 3 Years

6. Development Parameters

Structures	Floor Area (in sq. m.)	Covered Area (in sq. m.)	No. of Storey	Height (in m)
Container Storeroom & Office G/F Office U/F Storeroom	64.8	36.0	2	5.2
Container Storeroom	28.8	28.8	1	2.6
Open Shed 1 (Storage of Scrap Metals)	73.3	73.3	1	4.6
Open Shed 2 (Shelter)	100	100	1	4.6
Open Shed 3 (Storage of Machinery)	36	36	1	4.6
Total	<u>302.9</u>	<u>274.1</u>	--	--

7. Loading/Unloading Area

A loading/unloading area for goods vehicle is at the northern boundary of the site.

8. Operation

The operation hour is from 7:00am to 6:00pm from Monday to Saturday. No operation will be carried out on Sundays and public holidays.

No dismantling, diminishing and other workshop activities are carried out on site.

No used electrical appliance, television, computer monitor, computer/electronic parts or any other electronic waste is allowed to be stored on site.

The vehicle trips are not frequent (about 2 to 4 trips per day).

There is adequate space for vehicular manoeuvring inside the site to avoid reversed vehicular movement outside the site.

No heavy goods vehicle exceeding 24 tonnes, including container trailers and tractors, are allowed to enter the site.

9. No adverse impact to the surrounding area

Compatible with the surroundings

There are several open storage yards around the site. No complaint has been received since the site being operated. Thus, it is considered that the site is compatible with the surroundings.

No adverse landscape impact

The site is landscaped. Existing trees are well maintained.

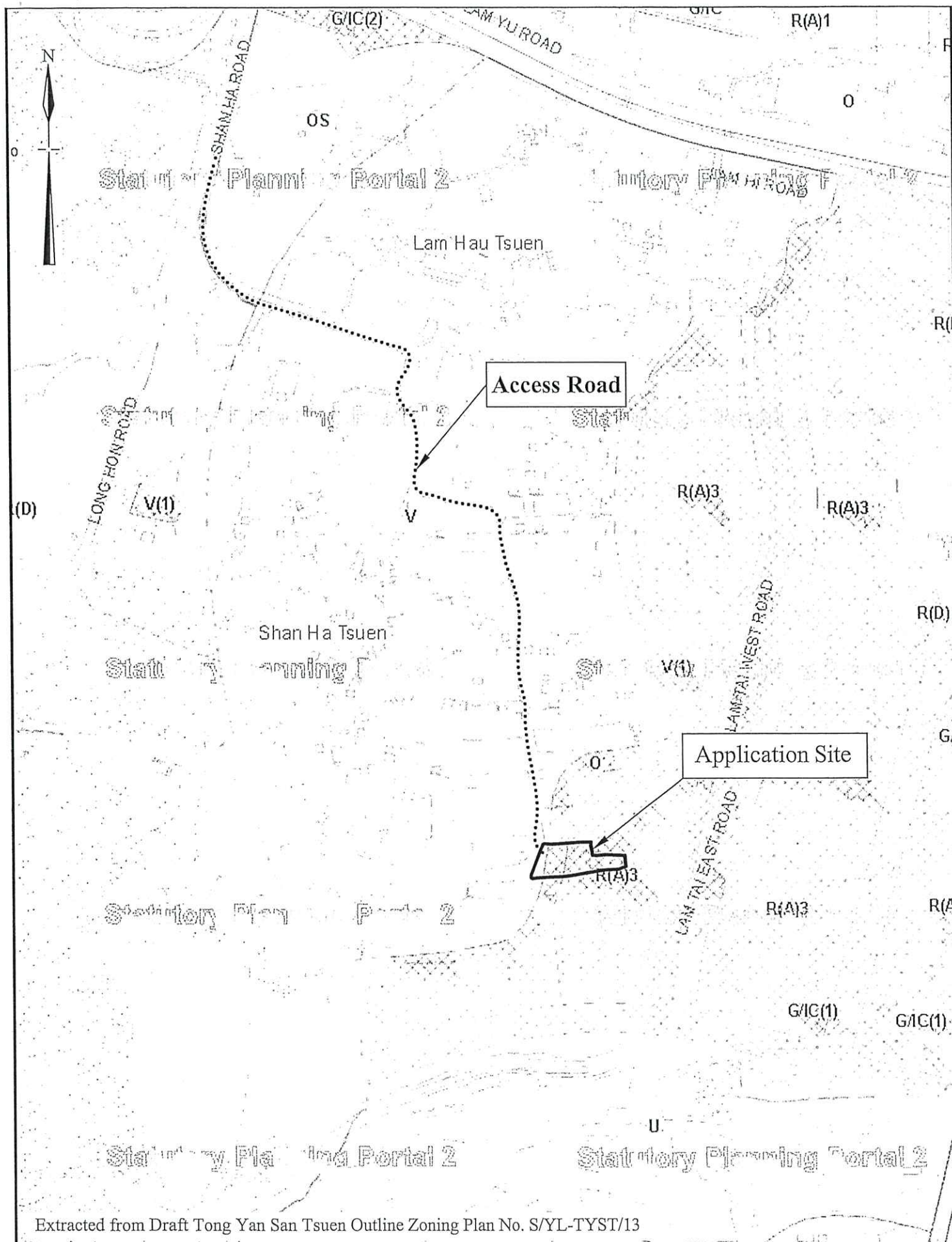
No adverse noise impact

The site is for open storage use. It is well fenced. The use will not generate significant noise impact to the surrounding area.

No adverse drainage impact

There are existing drainage facilities provided on site. These facilities are well maintained.

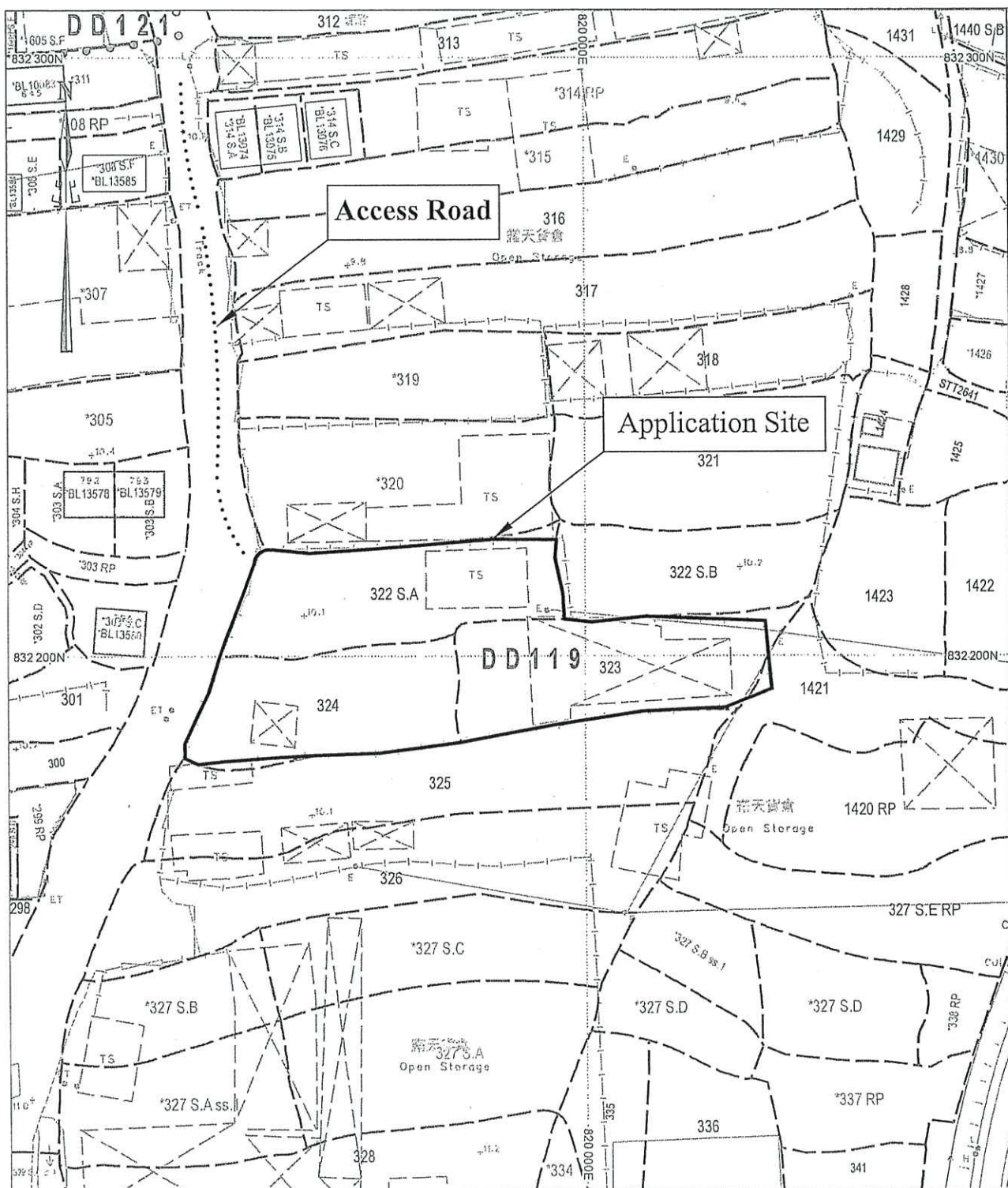
End



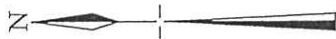
Extracted from Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13

Not to Scale For Identification Purpose Only	Location Plan and Outline Zoning Plan	Goldrich Planners & Surveyors Ltd.
August 2021		Plan 1 (P 4072)

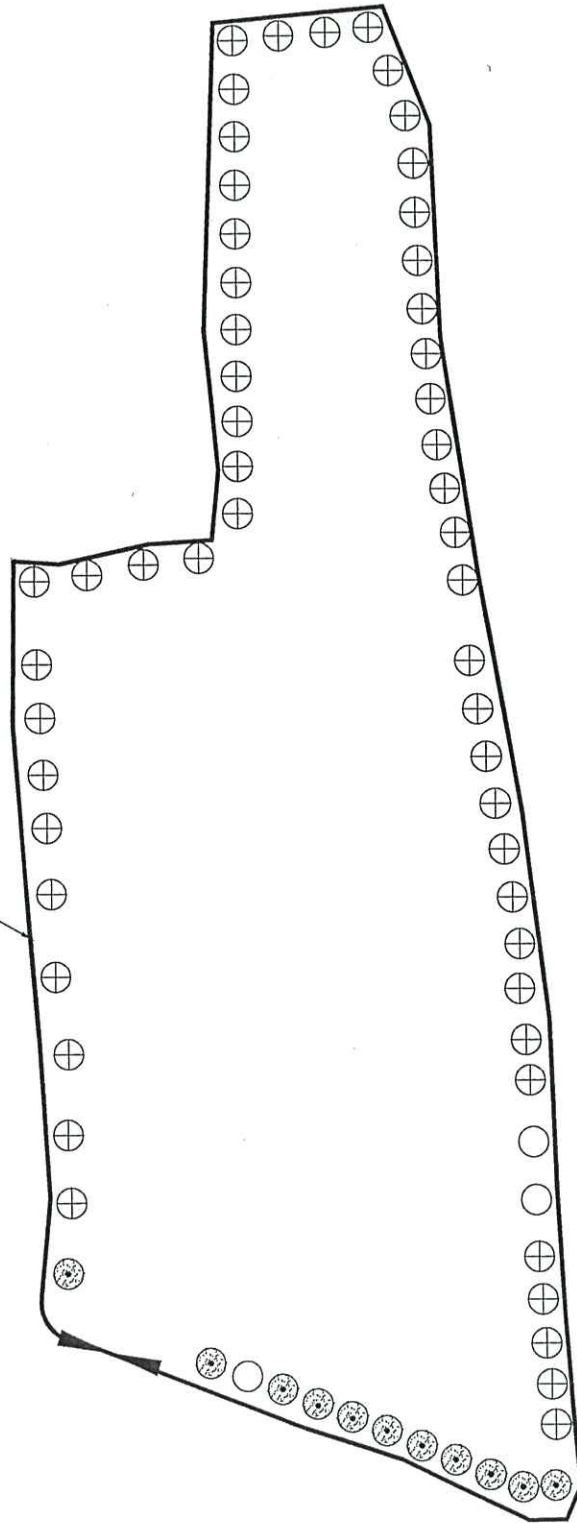
Lot 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part)
in D.D. 119, Tong Yan San Tsuen, Yuen Long
New Territories



Plan 2
(P 4072)



Application Site



Tree Schedule	Species	Size	Quantity
Existing	⊗ Ficus Microcarpa (細葉榕)	2.75m (H)	11
Existing	⊕ Bauhinia Blakeana (洋紫荊)	2.75m (H)	54
Existing	○ Others	2.75m (H)	3

1 : 500

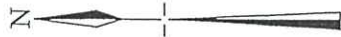
August 2021

Tree Preservation and Landscape Plan

Lots 322 S.A (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D.119,
Tong Yan San Tsuen, Yuen Long, New Territories

Goldrich Planners & Surveyors Ltd.

Plan 4
(P 4072)



Application Site

+10.2

Existing 400 mm
U-Channel

Fall ↘

Fall ↘

Fall ↘

+10.1

Existing 400 mm
U-Channel

Existing 475 mm U-Channel
connects to Via Village Drain

Existing 400 mm
U-Channel

+10.1

NOTE:

1. A space of about 75mm is provided at the bottom part of the hoarding along the site boundary to provide free existing passage for surface water during heavy rainstorm
2. All drainage work will be carried out within the Application Site.

Legend

- ☒ Catchpit
- Existing U-Channel
- C.I. Cover U-Channel

1 : 500

August 2021

Drainage Proposal

Lots 322 S.A (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D.119,
Tong Yan San Tsuen, Yuen Long, New Territories

Goldrich Planners & Surveyors Ltd.

Plan 5
(P 4072)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TYST/1111

Our Ref.: P4072/TL21325

3 September 2021

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

Dear Sir,

Submission of Further Information

**S.16 Application for
Renewal of Planning Approval for “Temporary Open Storage of Construction
Materials, Machinery and Scrap Metals (with Ancillary Site Office)”
for a Period of 3 Years
on Lots 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119,
Tong Yan San Tsuen, Yuen Long, New Territories**

We would like to submit the compliance letters and approval letters of approval condition (j), (k) and (l) of the previously approved planning application A/YL-TYST/919.

We clarify that there is no change in the layout / proposed use compared with the previous application no.: A/YL-TYST/919.

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

Francis Lau



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/YL-TYST/919

Our Ref.: P4072/TL18611

21 December 2018

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

Dear Sir,

Compliance of approval condition (j)

“Renewal of Temporary Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office) (A/YL-TYST/753)” for a Period of 3 Years on Lots 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories (Application No.: A/YL-TYST/919)

We would like to submit three FS251 certificates for compliance of approval condition (j) regarding the provision of fire extinguisher(s) with valid fire certificate for the captioned s.16 application. Thank you.

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

LAU Tak, Francis
FRICS FHKIS RPS(GP) MRTPI MHKIP RPP

c.c. DPO/TMYLW (Attn: Mr. Canon WONG by email: [REDACTED])

[REDACTED]

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處編號

A 802521

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

D.D. 119 Lot 322 Street/Road/Estate Name:

323(P), 324(P) & 142(P) 街/路/屋苑名稱

Tong Yan San Tsuen

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK☐ K☒ NT☐☐☐

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ InstitutionalPart 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 2(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第2(b)條, 任何在處所內安裝的消防裝置或設備, 其擁有人須每隔12個月最少一次

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	5x5 kg Dry Powder F.E.	Lot area	Conforms with FSD requirements	7/12/2018	6/12/2019
25	six sand bucket				

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	6x5 kg CO2 gas F.E.	Lot area	new supply	Conforms with FSD requirements	7/12/18

Part 3 第三部 Defects 損壞事項

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

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

本人/我們此處證明以上之消防裝置及設備經測試, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備安裝及維修守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:

受權人簽署

Name:

姓名

FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期For FSD
ins only

Inspected

Key-in

Verified

7 Dec. 2018

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

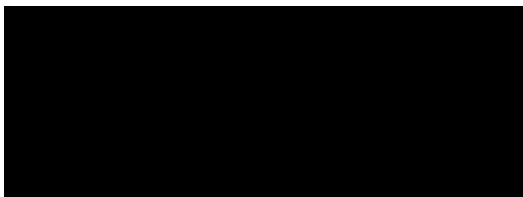


By Fax (2762 1783) & Post
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TYST/919
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

14 January 2019



Dear Sir/Madam,

Compliance with Approval Condition (j)

Planning Application No. A/YL-TYST/919

I refer to your submission dated 21.12.2018 for compliance with the captioned approval condition on the provision of fire extinguisher(s) with a valid fire certificate (FS 251). The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

You are reminded that the fire extinguishers shall be properly maintained during the planning approval period. Should you have any queries on the departmental comments, please contact Mr. CHAN Ming-chung (Tel: 2733 7737) of Fire Services Department for any further information.

Yours faithfully,

(Ms. Floria TSANG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/YL-TYST/919

Our Ref.: P4072/TL19090

14 March 2019

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

Dear Sir,

Compliance of approval condition (k)


“Renewal of Temporary Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office) (A/YL-TYST/753)” for a Period of 3 Years on Lots 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories (Application No.: A/YL-TYST/919)

In response to the letter from you dated 14.1.2019, we would like to state that the captioned site will not be used for open storage of combustibles. It will only be used for open storage of construction materials, machinery and scrap metals. Besides, the applicant will maintain an access for emergency vehicles to reach 30m travel distance from all the structures.

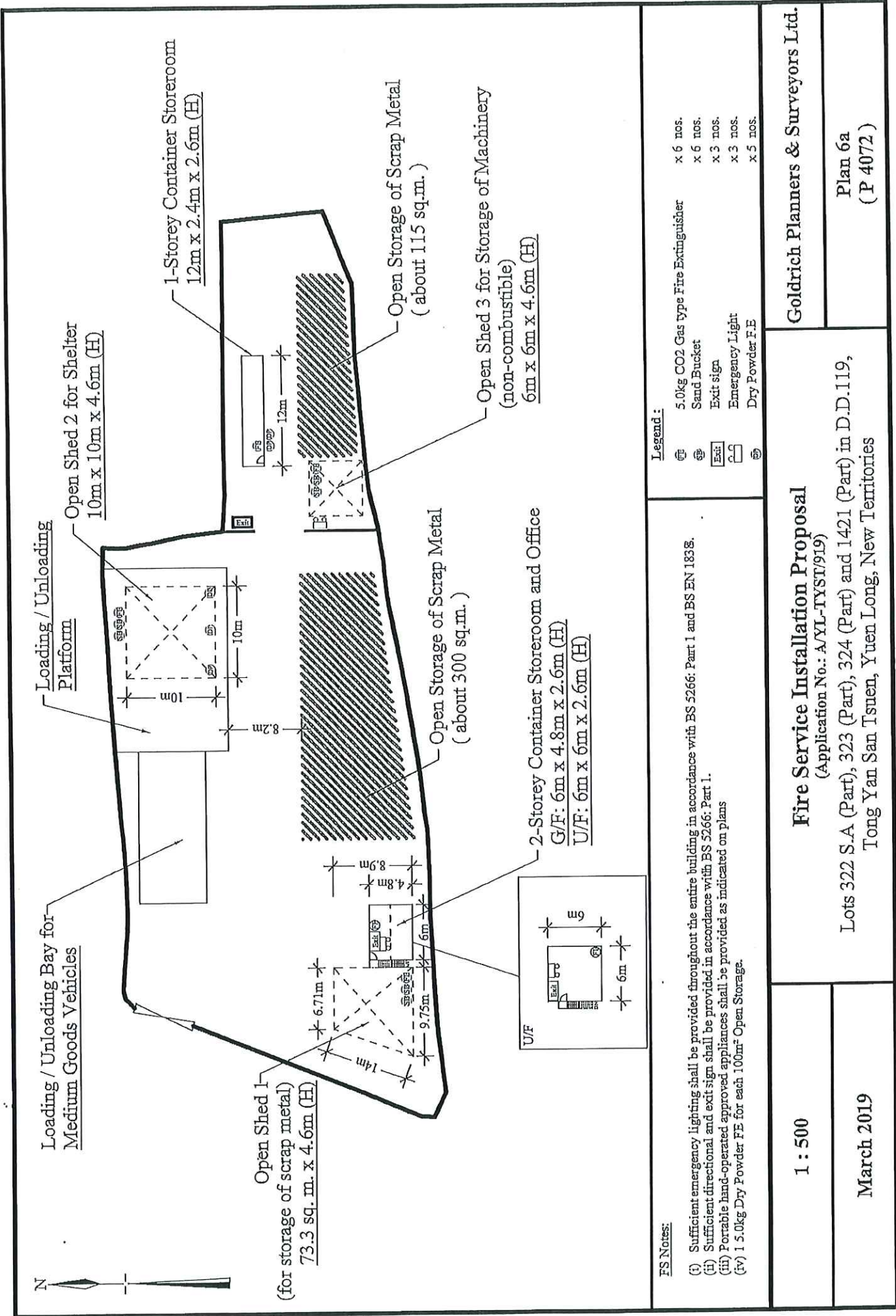
Together with the aforesaid information, we would like to submit a Fire Service Installation Proposal (Plan 6a) for compliance of approval condition (k) regarding the submission of fire service installations proposal to support the captioned application.

Please note that this fire service installation proposal remains the same as the previously approved proposal under application no. A/YL-TYST/753.

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



Francis Lau



規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2762 1783) & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TYST/919
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

29 April 2019

Dear Sir/Madam,

Compliance with Approval Condition (k)

Planning Application No. A/YL-TYST/919

I refer to your submission dated 14.3.2019 for compliance with the captioned approval condition on the submission of fire service installations (FSIs) proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed advisory departmental comments at **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Please implement the accepted FSIs proposal and report completion of works to our Department as soon as possible for compliance with approval condition (l). Please note that the time limit of condition (l) is **6.7.2019**. Should you have any queries on the departmental comments, please contact Mr. CHOW Yin-hei (Tel: 2733 7737) of Fire Services Department or the undersigned.

Yours faithfully,

(Ms. Floria TSANG)
for District Planning Officer/
Tuen Mun and Yuen Long West



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/YL-TYST/919

Our Ref.: P4072/TL19503

13 December 2019

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

Dear Sir,

Compliance of approval condition (I)

“Renewal of Temporary Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office) (A/YL-TYST/753)” for a Period of 3 Years on Lots 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories (Application No.: A/YL-TYST/919)

We would like to submit a certificate of FSI for compliance of approval conditions (I) regarding the implementation of fire service installations proposal for the captioned site.

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

Francis Lau

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 8(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

Serial Number

10396 002153

Name of Client 顧客姓名

Address 地址

Lots 322 S.A(Part),323(Part),324(Part)&1421(Part) In D.D.119, Tong Yan San Tsuen, Shan Ha Road, Yuen Long

Type of Building 樓宇類型: ☐ Industrial 工業 ☒ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institution 社團

Part 1 Annual Maintenance

ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months, 根據消防(裝置及設備)規例第八條(b)款, 所有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	EMERGENCY LIGHTING x 3NOS.	G/F	CONFORMS WITH FSD REQUIREMENTS	04/12/2019	03/12/2020
12	EXIT SIGN X 3NOS.	G/F	CONFORMS WITH FSD REQUIREMENTS	04/12/2019	03/12/2020

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

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

Part 3 第三部 Defects 損壞事項

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

Remark 備註



Authorized

Signature:

Name:

姓名

FSD/RO No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

04/12/2019

For FSD

use only

(Inspected)

(Key-in)

(Verified)

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

本人/我們此處證明以上之消防裝置及設備經測試, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查、測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或

處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 01/2012)

a01b-3ab7-3e6a-6d84-123f-720c-386b-c6f2



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
 (Regulation 9(1))
 (第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

A 7895789

FSD Ref.:
消防處編號Name of Client:
顧客姓名Name of Building:
樓宇名稱Street No./Town Lot: D.119 Lot 322 Street/Road/Estate Name:
門牌號數/市地段 323(P), 324(P) & 1421(P) 街道/屋苑名稱

Tong Yan San Tsuen

Block:
座District:
分區

Yuen Long

Area:
地區☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☒ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌場所☐ Institutional 社區

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，任何裝置或設備的僱用者須於每十二個月內，委任持牌合約商檢查該裝置或設備至少一次。

Code/號碼 (1-15)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	5x5 kg Dry Powder F.E.	Lot area	Conforms with FSD requirements	4/12/2019	3/12/2020
25	6x5 kg CO2 gas F.E. six sand bucket				

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

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

Part 3 第三部 Defects 損壞事項

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

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

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

**如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

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

4 Dec 2019

For FSD
use only:

Inspected

Key-In

Verified

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

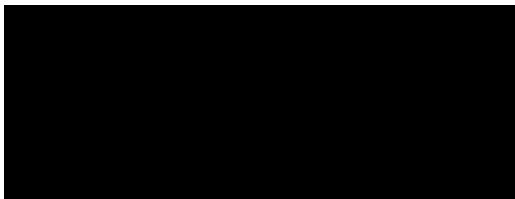


By Fax (2762 1783) & Post Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference P4072/TL19503
本署檔號 Our Reference () in TPB/A/YL-TYST/919
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

16 March 2020



Dear Sir/Madam,

Compliance with Approval Condition (I)

Planning Application No. A/YL-TYST/919

I refer to your submission dated 13.12.2019 for compliance with the captioned approval condition on the implementation of the fire service installations (FSIs) proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

☒ Acceptable. The captioned condition has been complied with.

☐ Not acceptable. The captioned condition has not been complied with.

. Should you have any queries on the departmental comments, please contact Mr. HUNG Tsz-kwan (Tel: 2733 7758) of FSD.

Yours faithfully,

(K. K. NG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

D of FS (Attn.: Mr. HUNG Tsz-kwan)

(Ref: Email correspondence dated 24.1.2020)

Internal

CTP/TPB (2)

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



Your Ref.: A/YL-TYST/1111

Our Ref.: P4072/TL21326

3 September 2021

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

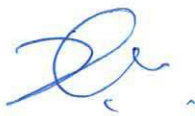
Dear Sir,

Submission of Further Information

**S.16 Application for
Renewal of Planning Approval for “Temporary Open Storage of Construction
Materials, Machinery and Scrap Metals (with Ancillary Site Office)”
for a Period of 3 Years
on Lots 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119,
Tong Yan San Tsuen, Yuen Long, New Territories**

We would like to submit the compliance letter and approval letter of approval condition (i) of the previously approved planning application A/YL-TYST/919.

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



Francis Lau



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/YL-TYST/919

Our Ref.: P4072/TL19251

17 June 2019

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

Dear Sir,

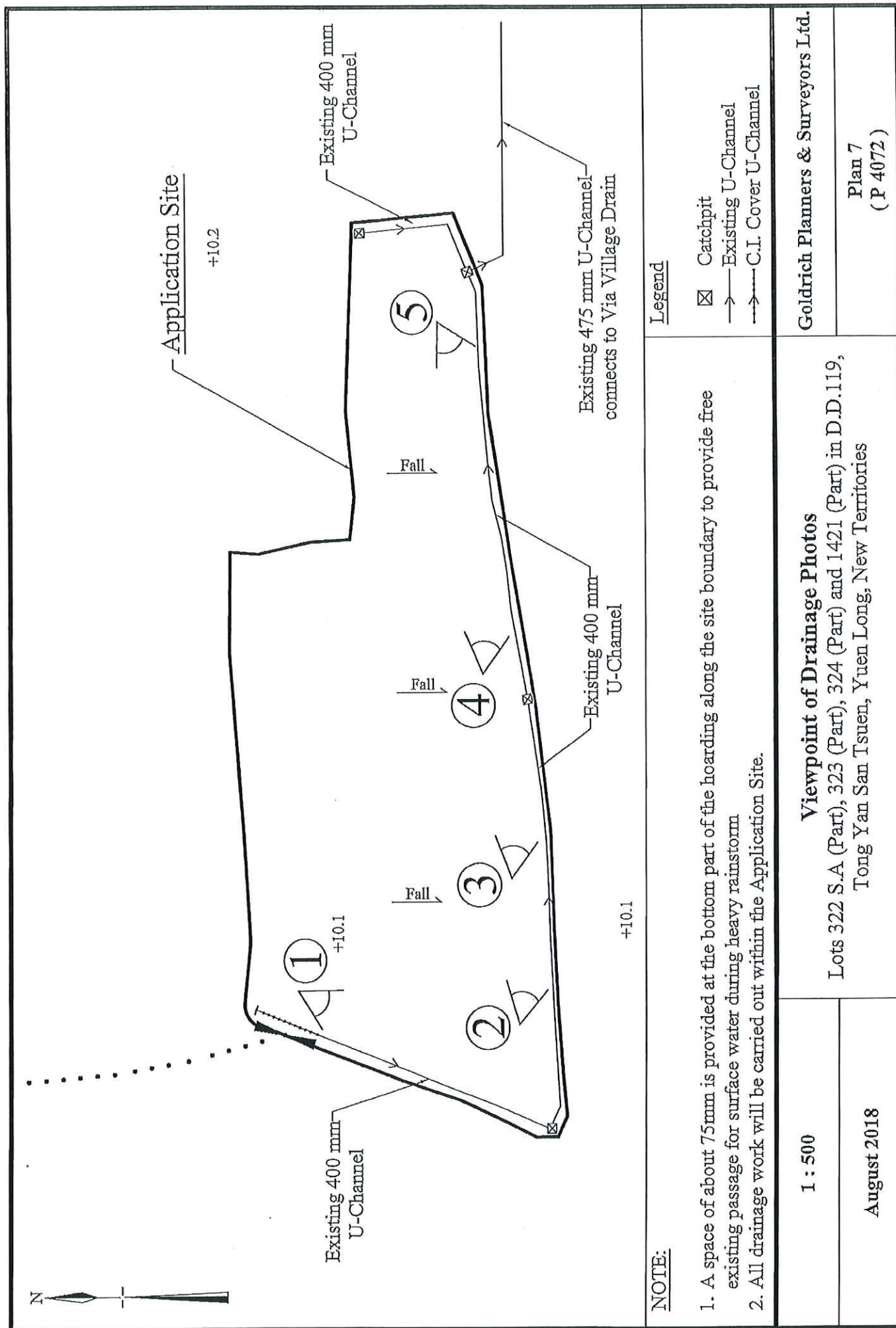
Compliance of approval condition (i)

“Renewal of Temporary Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office) (A/YL-TYST/753)” for a Period of 3 Years on Lots 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories (Application No.: A/YL-TYST/919)

We would like to submit a set of photos of the existing drainage facilities and a plan indicating the viewpoint of these photos (Plan 7) for compliance of approval conditions (i) regarding the submission of a condition record of the existing drainage facilities on the site.

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

Francis Lau

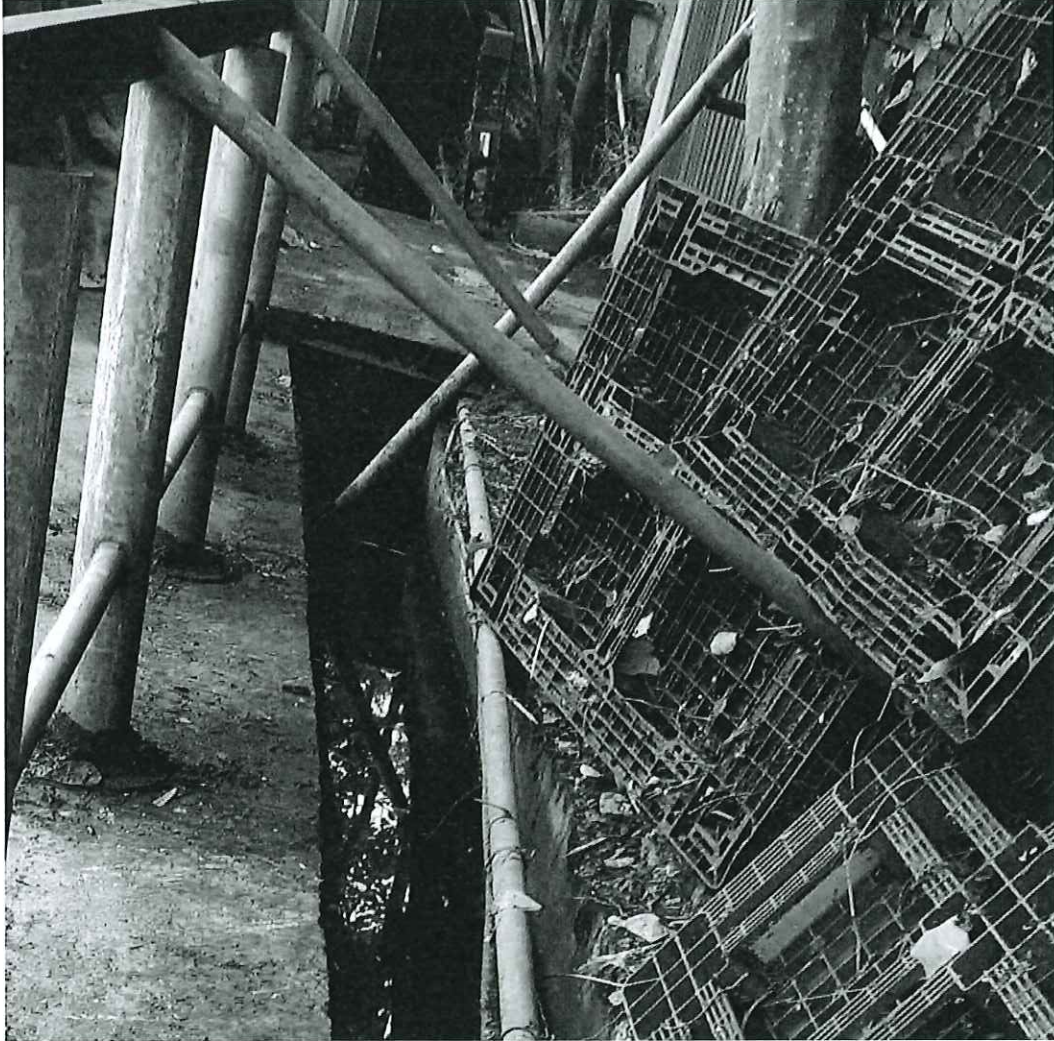




Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2762 1783) & Post Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/E, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference P4072/TL19251
本署檔號 Our Reference () in TPB/A/YL-TYST/919
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

18 September 2019

Dear Sir,

Compliance with Approval Condition (i) Planning Application No. A/YL-TYST/919

I refer to your submission dated 17.6.2019 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilities on the site. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed advisory departmental comments at Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

You are reminded that all the existing drainage facilities shall be maintained throughout the approval period. Should you have any queries on the departmental comments, please contact Mr. Bill C H CHAN (Tel: 2781 4107) of DSD or the undersigned.

Yours faithfully,

(K. K. NG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD (Attn.: Mr. Bill C H CHAN)

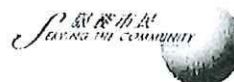
(Ref: (00EL96) in MN 10/YL/DD119/324
dated 12.9.2019 and received on 13.9.2019)

Internal

CTP/TPB (2)

KKN/EY/ey

我們的理想 - 透過規劃工作,使香港成為世界知名的國際都市
Our Vision - "We plan to make Hong Kong an international city of world prominence."



GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TYST/1111

Our Ref.: P4072/TL21330

8 September 2021

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

Dear Sir,

Submission of Further Information

**S.16 Application for
Renewal of Planning Approval for “Temporary Open Storage of Construction
Materials, Machinery and Scrap Metals (with Ancillary Site Office)”
for a Period of 3 Years
on Lots 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119,
Tong Yan San Tsuen, Yuen Long, New Territories**

We would like to submit further information to respond to the comment from the Transport Department.

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



Francis Lau

Use: Renewal of Planning Approval for "Temporary Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office)" for a Period of 3 Years
Location: Lots 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories

Further Information

Comment from the Transport Department:

The applicant should provide hourly trip generation and trip attraction of the proposed development.

Response:

The current daily trip generation and attraction rates are as follows:

	Trip Generation (Weekdays)	Trip Attraction (Weekdays)
07:00 – 08:00	0	0
08:00 – 09:00	1	0
09:00 – 10:00	0	1
10:00 – 11:00	1	0
11:00 – 12:00	0	1
12:00 – 13:00	0	0
13:00 – 14:00	0	0
14:00 – 15:00	1	0
15:00 – 16:00	0	1
16:00 – 17:00	1	0
17:00 – 18:00	0	1
	<u>4</u>	<u>4</u>

The current total daily trip generation and attraction rates is 8 trips per day (4 in and 4 out).

Your Ref.: A/YL-TYST/1111

Our Ref.: P4072/TL21343

16 September 2021

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

Dear Sir,

Submission of Further Information

**S.16 Application for
Renewal of Planning Approval for “Temporary Open Storage of Construction
Materials, Machinery and Scrap Metals (with Ancillary Site Office)”
for a Period of 3 Years
on Lots 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119,
Tong Yan San Tsuen, Yuen Long, New Territories**

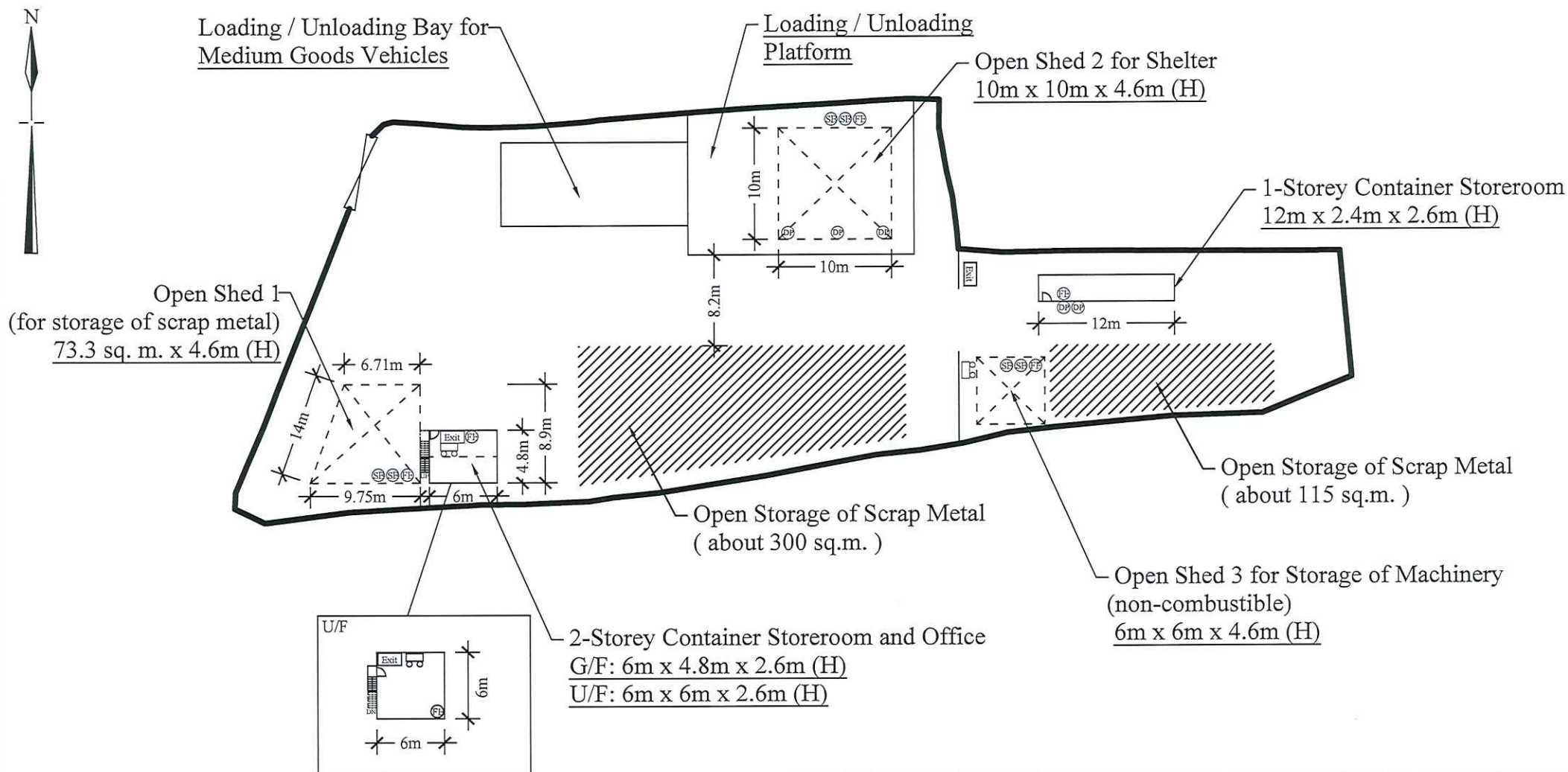
We would like to submit a Fire Service Installations Proposal (Plan 6) and two FS251 certificates to respond to the comment from the Fire Services Department.

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



Francis Lau

Encl.



FS Notes:

- (i) Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266: Part 1 and BS EN 1838.
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1.
- (iii) Portable hand-operated approved appliances shall be provided as indicated on plans
- (iv) 1 5.0kg Dry Powder FE for each 100m² Open Storage.

Legend :

⊗	5.0kg CO2 Gas type Fire Extinguisher	x 6 nos.
⊗	Sand Bucket	x 6 nos.
Exit	Exit sign	x 3 nos.
EL	Emergency Light	x 3 nos.
DP	Dry Powder F.E	x 5 nos.

1 : 500

Fire Service Installation Proposal

Goldrich Planners & Surveyors Ltd.

September 2021

Lots 322 S.A (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D.119,
Tong Yan San Tsuen, Yuen Long, New Territories

**Plan 6
(P 4072)**

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處檔號

A 8585562

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

D.D.119 Lot 322 SA

323(P), 324(P) & 1421(P)

Street/Road/Estate Name:

(街道/屋苑名稱)

Tong Yan San Tsuen

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

Part 1 Annual Inspection ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	5x5 kg Dry Powder F.E.	Lot area	Conforms with FSD requirements	16/9/2021	15/9/2022
25	6x5 kg CO2 gas F.E. six sand bucket				

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

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

Part 3 第三部 Defects 損壞事項

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

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

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:
授權人簽署

Name:
姓名
FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

For FSD use only:

Inspected

Key-in

Verified

16 Sept. 2021

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10396 002380

Name of Client 顧客姓名

Address 地址

Lots 322 S.A(Part),323(Part),324(Part)&1421(Part) in D.D.119, Tong Yan San Tsuen, Shan Ha Road, Yuen Long

Type of Building 樓宇類型: ☐ Industrial 工業 ☒ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	EMERGENCY LIGHTING x 3NOS.	G/F	CONFORMS WITH FSD REQUIREMENTS	13/09/2021	12/09/2022
12	EXIT SIGN X 3NOS.	G/F	CONFORMS WITH FSD REQUIREMENTS	13/09/2021	12/09/2022

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

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

Part 3 第三部 Defects 損壞事項

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

Remark 備註

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

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

15/09/2021

For FSD

use only

Inspected

Key-In

Verified



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

On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for New Development Areas (NDAs):

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

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

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

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/208 #	Temporary Open Storage of Scrap Metal and Plastic Materials for a Period of 2 Years	25.7.2003 [revoked on 25.1.2004]	(1), (2), (3), (4)
2	A/YL-TYST/250 #	Temporary Open Storage of Scrap Metal and Construction Materials with Ancillary Office for a Period of 3 Years	24.9.2004	(1), (2), (3), (4), (5), (6)
3	A/YL-TYST/352 #	Renewal of Planning Approval for Temporary "Open Storage of Scrap Metal and Construction Materials with Ancillary Office" Use under Application No. A/YL-TYST/250 for a Period of 3 Years	11.5.2007	(3), (4), (5), (6), (7), (8), (9), (10)
4	A/YL-TYST/486 #	Temporary Open Storage of Construction Materials, Scrap Metal and Furniture (with Ancillary Site Office) for a Period of 3 Years	13.8.2010 [revoked on 5.7.2011]	(1), (3), (4), (5), (6), (7), (8), (9), (10), (11)
5	A/YL-TYST/539 #	Temporary Open Storage of Construction Materials, Machinery and Scrap Metal with Ancillary Site Office for a Period of 3 Years	22.7.2011 approved for 1 year	(1), (3), (4), (5), (6), (7), (9), (10), (11), (12)
6	A/YL-TYST/613#*	Temporary Open Storage of Construction Materials, Machinery and Scrap Metal with Ancillary Site Office for a Period of 3 Years	5.10.2012	(3), (4), (5), (6), (7), (8), (9), (10), (11), (12)
7	A/YL-TYST/753#	Renewal of Planning Approval for Temporary "Open Storage of Construction Materials, Machinery and Scrap Metal with Ancillary Site Office" for a Period of 3 Years	18.9.2015	(3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13)
8	A/YL-TYST/919#	Renewal of Planning Approval for Temporary "Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office)" for a Period of 3 Years	5.10.2018	(3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13)

Remarks:

Zoned "Undetermined" and "Village Type Development" at the time of consideration by RNTPC.

* A review application on proposed deletion of approval condition (e), i.e. restricting heavy goods vehicles excluding 24 tonnes to enter/exit the site, was rejected by the Town Planning Board on 1.2.2013.

Approval Conditions

- (1) Submission and/or implementation of landscape/tree preservation proposals.
- (2) Submission of drainage proposal and/or provision of drainage facilities.
- (3) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (4) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (5) Submission of proposals and/or provision of fire service installation/fire extinguisher/street fire hydrant or water tank.
- (6) No night-time operation and/or no operation on Sundays and public holidays.
- (7) No workshop/cleaning/dismantling/repairing activities are allowed to be carried out on the site.
- (8) Maintenance of existing trees/landscape planting on the site.
- (9) Maintenance of drainage facilities on the site.
- (10) No medium or heavy vehicles or container vehicles/only light goods vehicles are allowed for the operation of the site.
- (11) No used electrical appliances/televisions/computer monitors/computer parts or any other types of electronic waste are allowed to be stored/handled on the site.
- (12) Submission of a record of the existing drainage facilities implemented on the site.
- (13) No vehicle is allowed to queue back to or reverse onto/from public road.

**Similar Applications within/straddling the Subject “R(A)3” and “O” Zones
on the Tong Yan San Tsuen OZP Since 2015**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/728*	Temporary Open Storage of Construction Materials and Recyclable Materials (including Metal, Paper and Plastic Goods) for a Period of 3 Years	22.5.2015 [revoked on 22.5.2016]	(4), (5), (6), (7), (9), (10), (13), (14), (16), (17), (19), (20) (28)
2	A/YL-TYST/731#	Temporary open storage of construction machinery and materials, scrap vehicles, vehicle parts, mobile toilets and recyclable materials (including metal, paper and plastic goods) with ancillary workshop for a period of 3 years	22.5.2015	(4), (6), (9), (13), (14), (17), (19), (20), (26), (53)
3	A/YL-TYST/748*	Renewal of Planning Approval for Temporary “Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities” for a Period of 3 Years	7.8.2015	(1), (4), (5), (6), (9), (14), (20), (23), (25), (28), (42)
4	A/YL-TYST/768#	Temporary Open Storage of Construction Machinery and Construction Materials with Ancillary Workshop and Office for a Period of 3 Years	18.12.2015	(1), (2), (4), (5), (6), (9), (16), (17), (28), (43)
5	A/YL-TYST/769*	Temporary Open Storage of Construction Materials and Machinery, Vehicle Spare Parts and Recyclable Materials (including Plastic Goods, Paper and Metal) with Ancillary Workshop and Office for a Period of 3 Years	18.12.2015	(1), (4), (5), (6), (9), (14), (16), (17), (20), (28), (34), (44)
6	A/YL-TYST/795*	Temporary Open Storage of Construction Materials and Recyclable Materials (including Metal, Paper and Plastic Goods) for a Period of 3 Years	15.7.2016	(1), (4), (5), (6), (7), (9), (10), (14), (16), (17), (19), (28)

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

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
16	A/YL-TYST/897#	Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, and Open Storage of Construction Machinery and Material for a Period of 3 Years	15.6.2018	(4), (5), (6), (9), (10), (13), (14), (16), (17), (20), (28)
17	A/YL-TYST/895#	Temporary Warehouse and Open Storage for Storage of Recyclable Materials (Plastic and Metal) with Ancillary Workshop for a Period of 3 Years	5.10.2018 [revoked on 26.6.2020]	(4), (6), (9), (10), (13), (14), (17) (20), (28), (34)
18	A/YL-TYST/906*	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	17.8.2018 [revoked on 17.2.2019]	(4), (5), (6), (9), (13), (14), (20), (23), (25), (28), (42)
19	A/YL-TYST/931*	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a period of 3 years	21.12.2018 [revoked on 21.5.2021]	(4), (6), (9), (13), (14), (20), (25), (28), (42), (49)
20	A/YL-TYST/935#	Temporary Open Storage of Construction Machinery and Materials with Ancillary Workshop & Office for a Period of 3 Years	18.1.2019	(4), (6), (9), (13), (14), (16), (17), (20), (28), (33), (34), (43)
21	A/YL-TYST/937*	Temporary Open Storage of Construction Materials and Machinery, Vehicle Spare Parts and Recyclable Materials (including Plastic Goods, Paper and Metal) with Ancillary Workshop and Office for a Period of 3 Years	18.1.2019	(4), (6), (9), (13), (14), (16), (17), (19), (20), (28), (33), (34), (48)
22	A/YL-TYST/942#	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	1.2.2019 [revoked on 1.5.2021]	(2), (4), (6), (9), (14), (17), (28), (34), (50)
23	A/YL-TYST/946*	Temporary Open Storage of Recycled Goods (Used Electronic Appliances) with Ancillary Workshop and Site Office for a Period of 3 Years	8.3.2019 [revoked on 8.3.2020]	(4), (6), (7), (9), (10), (14), (17), (20), (28),
24	A/YL-TYST/980*	Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	18.10.2019	(4), (6), (9), (10), (13), (14), (17), (20), (28), (34)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
25	A/YL-TYST/993#	Proposed Temporary Open Storage of Construction Materials and Vehicle Spare Parts for a Period of 3 Years	29.11.2019 [revoked on 30.7.2021]	(2), (4), (6), (9), (10), (14), (17), (28), (34)
26	A/YL-TYST/994#	Temporary Open Storage of Construction Materials and Recycled Materials (Metal) for a Period of 3 Years	13.12.2019	(4), (6), (9), (10), (14), (17), (20), (28), (34)
27	A/YL-TYST/995#	Temporary Open Storage of Vehicle Parts for a Period of 3 Years	13.12.2019	(4), (6), (9), (10), (14), (17), (20), (28), (34)
28	A/YL-TYST/1014#	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years	15.5.2020	(4), (6), (9), (10), (14), (17), (20), (28), (51)
29	A/YL-TYST/1001*	Temporary Open Storage of Construction Machinery and Materials with Ancillary Workshop and Office for a Period of 3 Years	26.5.2020	(2), (4), (6), (9), (10), (14), (17), (20), (28), (34)
30	A/YL-TYST/1017^	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	15.9.2020	(2), (4), (6), (9), (10), (14), (17), (20), (28), (34)
31	A/YL-TYST/1036@	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Material for a Period of 3 Years	1.9.2020	(2), (4), (9), (10), (14), (17), (26), (28), (34), (51)
32	A/YL-TYST/1039^	Renewal of Planning Approval for Temporary Open Storage of Scrap Metal for Recycling, Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	15.9.2020	(2), (4), (6), (9), (10), (14), (17), (20), (28), (34)
33	A/YL-TYST/1093@	Renewal of Planning Approval for Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, and Open Storage of Construction Machinery and Material for a Period of 3 Years	28.05.2021	(4), (9), (10), (13), (14), (16), (17), (20), (34), (51), (52)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
34	A/YL-TYST/1102@	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a Period of 3 Years	23.7.2021	(4), (6), (9), (10), (14), (20), (25), (42), (52),

Remarks:

- # Zoned “Undetermined” at the time of consideration by RNTPC.
 * Zoned “Undetermined” and “Village Type Development” at the time of consideration by RNTPC.
 ^ Zoned “Open Space” and “Village Type Development” at the time of consideration by RNTPC.
 @ Zoned “Open Space” and “Residential (Group A) 3” at the time of consideration by RNTPC.

Approval Condition(s):

- (1) Submission and/or implementation of (revised/accepted) landscape/tree preservation proposals.
- (2) Submission and/or implementation of (revised/accepted) drainage proposal and/or provision of drainage facilities.
- (3) Submission of drainage impact assessment/drainage study and provision of flood mitigation measures and drainage facilities.
- (4) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (5) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (6) Submission of proposals and/or provision of fire service installations/fire extinguisher/street fire hydrant or water tank.
- (7) Paving and/or fencing of the site.
- (8) No paint spraying activities should be carried out on the application site.
- (9) No (night-time) operation during specific time limit and/or no operation on Sundays and public holidays.
- (10) No workshop/cleaning/dismantling/repairing/paint-spraying/cutting/grinding/polishing activities are allowed to be carried out on the site.
- (11) Restriction on stacking height.
- (12) Submission and/or implementation (provision) of run-in/out proposal.
- (13) Maintenance of (existing) trees and/or landscape planting on the site.
- (14) Maintenance of (implemented /existing) drainage facilities and/or natural streamcourse on the site.
- (15) Replacement planting of landscaping trees on the site.
- (16) No used electrical appliances/televisions/computer monitors/computer parts or any other types of electronic waste are allowed to be stored/handled on the site.
- (17) No medium or heavy goods vehicle or container vehicles/only light goods vehicles are allowed to enter/exit, to be stored/parked or for the operation of the site.
- (18) No washing/cutting/compacting/melting of plastic waste/plastic bottle activities.
- (19) No open storage/workshop activities within “V” zone/buffer area during the planning approval period.
- (20) Submission of a record of the existing drainage facilities implemented on the site.
- (21) No container tractors, trailers or containers are allowed to enter/exit or to be stored/parked on the site.
- (22) Relocation of the household currently residing at the site.
- (23) No dismantling/other workshop activities, except ancillary repairing/ maintenance/ packaging/ compressing/ loading or unloading, as proposed by the applicant, are allowed on the site.
- (24) Allow free public access to the existing footpath within the site.
- (25) No storage or handling of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste is allowed outside the concrete-paved covered structures on the site/ on the site.

- (26) No storage or handling of electronic and computer wastes (including cathode-ray tubes) is allowed on the site.
- (27) Submission of as-planted landscape plan.
- (28) No parking / vehicle queuing and no reverse movement of vehicles on public road(s) is allowed.
- (29) Workshop activities to be carried out within Compartments No. 2 and 3 only during the planning approval period
- (30) No open storage are allowed within 20m from the western boundary of the site adjoining the “V” zone and landscape treatment would be provided for that area during the approval period.
- (31) No workshop activities are allowed in Compartments No. 1 and 3 of the application site, as proposed by the applicant, at all time during the planning approval period.
- (32) No dismantling, repairing, cleansing, paint spraying or other workshop activities, except packaging and classification of recycled materials, should be carried out in Compartment No. 2, as proposed by the applicant, at any time during the planning approval period.
- (33) No workshop activities are allowed, except in Compartments No. 1, 2 and 7 of the application site, as proposed by the applicant, at all time during the planning approval period.
- (34) Provision/maintenance of (existing) boundary fence.
- (35) No ancillary maintenance work to be carried out in open area.
- (36) Submission of record photos of existing trees/landscaping on site.
- (37) No repairing, cleaning, dismantling or other workshop activities, except vehicle repairing activities within Compartment C, as proposed by the applicant, shall be carried out on the site at any time during the planning approval.
- (38) Implementation of dust suppression measures for sand and gravels stored at the site, as proposed by the applicant, at all times.
- (39) No vehicle dismantling, vehicle repairing or other workshop activities, as proposed by the applicant, shall be carried out on the site at any time.
- (40) No container and container trailer repairing activities are allowed at the site.
- (41) No paint-spraying, except within Structures No. 2 and/or 6, shall be carried out on the site.
- (42) No loading/unloading activities are allowed at Structures No. 1 and 2 on the site.
- (43) No workshop activities, except in Compartment No. 1, are allowed.
- (44) No dismantling, cleansing, repairing, paint spraying or other workshop activities, except ancillary packing and classification of the recyclable materials activities at Structure No. 2 of the site, are allowed.
- (45) No workshop activities, except within enclosed structures No. 1 and 2, are allowed on the site.
- (46) No open storage is allowed on the site.
- (47) No material is allowed to be stored/dumped within 1m of any tree on the site.
- (48) No dismantling or other workshop activities of used electrical/electronic appliances and parts is allowed on the site.
- (49) No dismantling, sorting, packaging or other workshop activities is allowed outside the concrete-paved covered structures on the site.
- (50) No temporary structure is allowed to be erected on the site.
- (51) Maintenance of existing fire service installations on the site.
- (52) No vehicle is allowed to queue back to or reverse onto/from public road.

Rejected Application

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

Rejection Reason(s):

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

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

參考編號

210820-165925-72704

Reference Number:

提交限期

07/09/2021

Deadline for submission:

提交日期及時間

20/08/2021 16:59:25

Date and time of submission:

有關的規劃申請編號

A/YL-TYST/1111

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. LAM KA HING

Name of person making this comment:

意見詳情

Details of the Comment :

反對，鄉郊設臨時露天存放建築材料、機械及廢金屬連附屬場地辦公室必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

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

參考編號

Reference Number:

210822-123725-67193

提交限期

Deadline for submission:

07/09/2021

提交日期及時間

Date and time of submission:

22/08/2021 12:37:25

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1111

「提意見人」姓名/名稱

Name of person making this comment:

山下人

意見詳情

Details of the Comment :

Re: Application No. A/YL-TYST/1111

A. The Site: The site is located at Lots 322 S.A(Part), 323(Part) and 1421 (Part) in DD119, Tong Yan San Tsuen, Yuen Long. The site measures of about 2445.7 sq.m and is classified as "Undetermined" and " Village Type Development" zoning. The subject site was approved as open storage in the past years and is currently located within Shan Ha Tsuen.

B. Renewal Application: The same located was renewed in 2018 for 3 years. Of which it is the same site and location for storage of junk materials causing adverse impacts to nearby villagers. However, the PlanD did not response and the renewal application was, without doubt, granted for 3 years. The application involves a renewal application of planning approval for temporary open storage of construction materials, machinery and scrap metals for a period of 3 years. An Executive Summary is prepared by the applicant and enclosed with the application for reference. The summary contains itemized reasons for succession to grant renewal of the planning approval still under consideration.

C. Accessibility: The site is accessible via (i) Lam Tei West Road (ii) Shan Ha Road leading into an un-named road straight to the entrance of the subject site. Theoretically Lam Tei West Road could gain access to the subject site by means of cross passageway through Lot 322S.B, Lots 1423, 1422, 1416RP.

The cross passageway is, however, subject to consents from existing stakeholders beforehand. Meanwhile, the concurrent travelling route as suggested by applicant in the Executive Summary is the only roadway throughout available, which is a total absurd. The fact is, instead of the concurrent submission making all the way through Shan Ha Village roadway - where the road surface condition has been deteriorated each single day the past 3 years due to the 40 feet cargo container trucks' abusive torture.

D. The Ambiguity: Take note from C above, it is given to understand that the suggested travelling roadway is also the only available access route to choose. However, attention is invited to the f

act that there are a total of 7 residential blocks (more blocks were just built) existing immediately in NW, W and SW direction of the subject site. The buffer separation from the subject site is the access road itself, which varies from approx. 3.5m in width to approx. 4.5m in width (entrance to Lot 322S.A). The last fire department fire-fighting water supply hydrant locates at roadside near Lot 1614SA which is approx. 70m from the subject site.

E. Drawbacks:

(1). Despite the subject site was granted with approval in precedent years to operate as Open Storage site, however, as I have pointed out above, recent local village development have crowded in vicinity that those old open storage sites should no longer be considered suitable and acceptable to grant with renewal approvals.

(2). Para. 2.7(a) in TPB PG-NO.13D has laid down guidance that heavy vehicle traffic should not be located adjacent to residential dwellings.

(3). The conveyance of open storage cargo is transported by means of container trucks up to 40 feet in length. These trucks together with the cargo containers will yield a tare weight over 38 tonnes. Para. 2.7(b) of TPB PG-NO. 13D has imposed strict instruction to the traffic generation to a road from the site has to be fully demonstrated. In fact, the current un-named roadway leading from Shan Ha Road is merely a road for villagers instead of adequately hard paved for passage of Heavy Goods Vehicles. Of which the road surface condition is terribly abused to poor and undulating with pot holes as a result of excessive wear and tear tortured by in-rush of container trucks.

(4). Apparent adverse impacts to surrounding residential dwellings in this current renewal application is seen. Site planning restrictions has been clearly reiterated in para. 2.10 in TPB PG-NO. 13D, that adequate buffering should be provided between sensitive receivers. Given that the un-named access road is the only separation, the buffer is, sadly to reiterate here, basically reset to zero. The applicant failed to provide a safe turning radii for a 40 feet cargo container truck and thus, all truck drivers in fact drive their truck right in front of your doorway that you can really see their face, in order that they can make enough room to reverse into the site. This is terribly horrible of crash straight into the house.

(5). The same access road is in fact an intangible single lane two-way traffic route co-used by local villagers, cyclist as well as the container trucks in question. The interference caused by the existing sites Lots 317,319,320,322 S.A and 324 are already a significant source of nuisance for many years. A comprehensive traffic impact assessment as required per para.2.14 in TPB PG-NO.13D is needed, but for no reason the renewal application was granted in 2018 without adequate justification. The outset of this ambiguity is in fact an alleged Ombudsman case already.

(6). The subject site is intended to apply for renewal of its approval for open storage of various construction materials, including scrap metals. Identical with (5) above, the environmental nuisance given out by the sites in question since 2018 are projecting a hostile confrontation against the nearby residency as a result of due considerations and discernment over the toxic fumes, noise, hygiene, rodent problems attracted from the junk & the waste recyclable materials congested just at a mere 4.5m apart. At this juncture, recommendations set out in para.2.18 to 2.20 to carry out Environmental Impacts Assessment is by no means exhaustive. But on the contrary, however, once again the renewal was granted in 2018 without justification and now in 2021 the renewal application was therefore submitted again.

(7). The mediocre existing fire protection requirements in the above mentioned recyclable material congested Lots, including the site under review, are in fact a mediocre concession and loop hole of the concerning Authority being captivated by the project proponent with outdated local sit

e information. Over 70m of distance from fire hydrant water source, no self supportive ring main fire water supply, in lack of proper Safety Management Plan nor Safety Operating Procedures at times of fire or chemical incident, plus the single lane village road access could almost foreseeable to retard any fire fighting operation. An outbreak of incidental event next door will inevitably becoming disastrous. During small hours at midnight, death toll is not imaginative but from a small fire at the open storage, and subsequently toxic smoke with black soot soon assist fire impingement and spread onto the local residential blocks. Albeit there appears no fatality in the recycling site blaze nearby last year, yet definitely its public safety threatening dismay is rested on the approving Authority, which already being follow-up with huge media concern attracted.

F. In accordance with the guidelines for application for open storage and port backup uses (TPB PG No.13D Rev. Nov 2005), para. 2.2 stated consideration will be given subject to concerns can be addressed, technical assessments shall be submitted should the open storage may cause significant environmental and traffic concerns. That said, whether the concerned Lots mentioned above shall continued to be approved for open storage is debatable. We, the villagers, have a sincere expectation to your professionalism, and with a view to look for your sound judgement to make every endeavor to enable the Authority to stay in a neutral position against those current undesirable application(s).

I hope this commentary will deserve a minute from your expertise point of view. And looking forward for your favourable reply.

G. For your consideration, please.

(@ Shan Ha)
22 Aug 2021

寄件日期: 2021年09月06日星期一 3:55
收件者: tpbpd
主旨: A/YL-TYST/1111 DD 119 Tong Yan San Tsuen OS

5-3

A/YL-TYST/1111

Lots 322 S.A (Part), 323 (Part), 324 (Part) and 1421(Part) in D.D. 119, Tong Yan San Tsuen

Site area : About 2,445.7sq.m

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

Applied use : Open Storage of Construction Materials / 1 Vehicle Parking

Dear TPB Members,

The majority of the lots were recently rezoned to Res A and Open Space to reflect their inclusion in the grand pan for the redevelopment of Tong Yan San Tsuen.

There is pressure on the administration to get cracking on these housing projects so brownfield operators should be encouraged to find a new location.

Despite the fact that this business has been carried on for more than two decades, member should note that it took SIX extensions of time and two years to fulfill the most recent application. Expectations would be that operations with a long history be compliant from Day 1.

Members should question what conditions were not being met as certain issues like fire and drainage would certainly have a negative impact on the quality of the proposed housing estates.

Mary Mulvihill

Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the Site should be kept in a clean and tidy condition at all times;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises 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, Lots No. 323 and 324 in D.D. 119 are covered by Short Term Waivers (STWs) No. 3225 and 3457 respectively to permit structures erected thereon for the purpose of “Ancillary use to storage of scrap metal and construction materials” and “Open Storage of construction materials, scrap metal and furniture (with ancillary site office)” respectively. The STW holder(s) will need to apply to her office for modification of the STW 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 Shan Ha 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 should be provided within the Site 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 to prevent surface water running 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 with nearby public roads;
- (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 nuisance on the surrounding areas;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that all the drainage facilities on site should be maintained in good condition and the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The drainage system should be rectified at your own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures are erected on leased land without approval

of BD, they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application. Before any new building works (including containers and open storage sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. The Site should be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and

- (i) to note the comments of the Project Manager (West), Civil Engineering and Development Department that the majority of the Site falls within the boundary of Yuen Long South (YLS) Development – Stage 2 Phase 2. The land resumption and clearance programme of the project is subject to Executive Council's authorisation on land resumption and Finance Committee's funding approval of the project. Land clearance operation is tentatively targeted to commence in 2024. Extension of the planning permission may not be supported in future and no substantial works shall be carried out in view of the planned YLS Development – Stage 2 Phase 2.