

此文件在 2021年10月21日 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

Appendix I of RNTPC  
Paper No. A/YL-TYST/1124

This document is received on 21 OCT 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION**  
**A/YL-TYST/1124 UNDER SECTION 16 OF**  
**THE TOWN PLANNING ORDINANCE**  
**(CAP.131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14C-645T/11124
	Date Received 收到日期	21 OCT 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 樓及新界沙田上禾輋路 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)

Stepland Investments Ltd. 步旺投資有限公司

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

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

PlanArch Consultants Ltd.

## 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 Nos. 2724(part), 2729(part), 2730(part), 2731(part), 2732, 2733, 2734RP(part), 2735(part), 2736RP(part), 2737RP and 2738(part) in DD120 and Lot Nos. 1678RP(part), 1679RP, 1681RP(part), 1682(part), 1683(part), 1684(part), 1685, 1686, 1687, 1688, 1689, 1690, 1691(part), 1692, 1693 in DD121, Tong Yan San Tsuen, Yuen Long

(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 ..... 14,650 ..... sq.m 平方米 ☒ About 約  
☒ Gross floor area 總樓面面積 ..... 3,642.31 ..... sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)  
所包括的政府土地面積(倘有)

..... N/A ..... sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A) 3" ("R(A)3") zone, "Open Space" ("O") zone and road area
(f) Current use(s) 現時用途	Approved temporary open storage of building and recycling materials, construction machinery, used electrical/electronic appliances with ancillary packaging activities  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>#</sup>

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

- ☒ published notices in local newspapers on 16/9/2021 (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>#</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
14/9/2021 (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知<sup>#</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>#</sup>

Others 其他

- ☐ others (please specify)  
其他(請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary open storage of building and recycling materials, construction machinery, used electrical/electronic appliances with ancillary packaging activities  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 11,128.83 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 3,521.17 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 35 .....
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 3,642.31 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 3,642.31 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Paragraph 3.4 of the enclosed planning statement ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	..... 4 .....
Motorcycle Parking Spaces 電單車車位	..... N/A .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 5 .....
Others (Please Specify) 其他 (請列明)	..... N/A .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	..... N/A .....
Coach Spaces 旅遊巴車位	..... N/A .....
Light Goods Vehicle Spaces 輕型貨車車位	..... N/A .....
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A .....
Others (Please Specify) 其他 (請列明)	..... N/A .....

Proposed operating hours 擬議營運時間 7am to 7pm, Monday to Saturday			
(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 checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Access Road to Kung Um Road	
	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 checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<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 checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" 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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input 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 type="checkbox"/> year(s) 年 ..... <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 enclosed planning statement

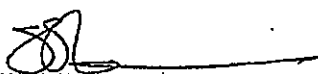


**8. Declaration 聲明**

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

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

Signature  
簽署



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

..... Betty S.F. HO .....

..... Director .....

Name in Block Letters

Position (if applicable)

姓名(請以正楷填寫)

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 .....

on behalf of  
代表

PlanArch Consultants Ltd.

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



Date 日期

16/09/2021

..... (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。

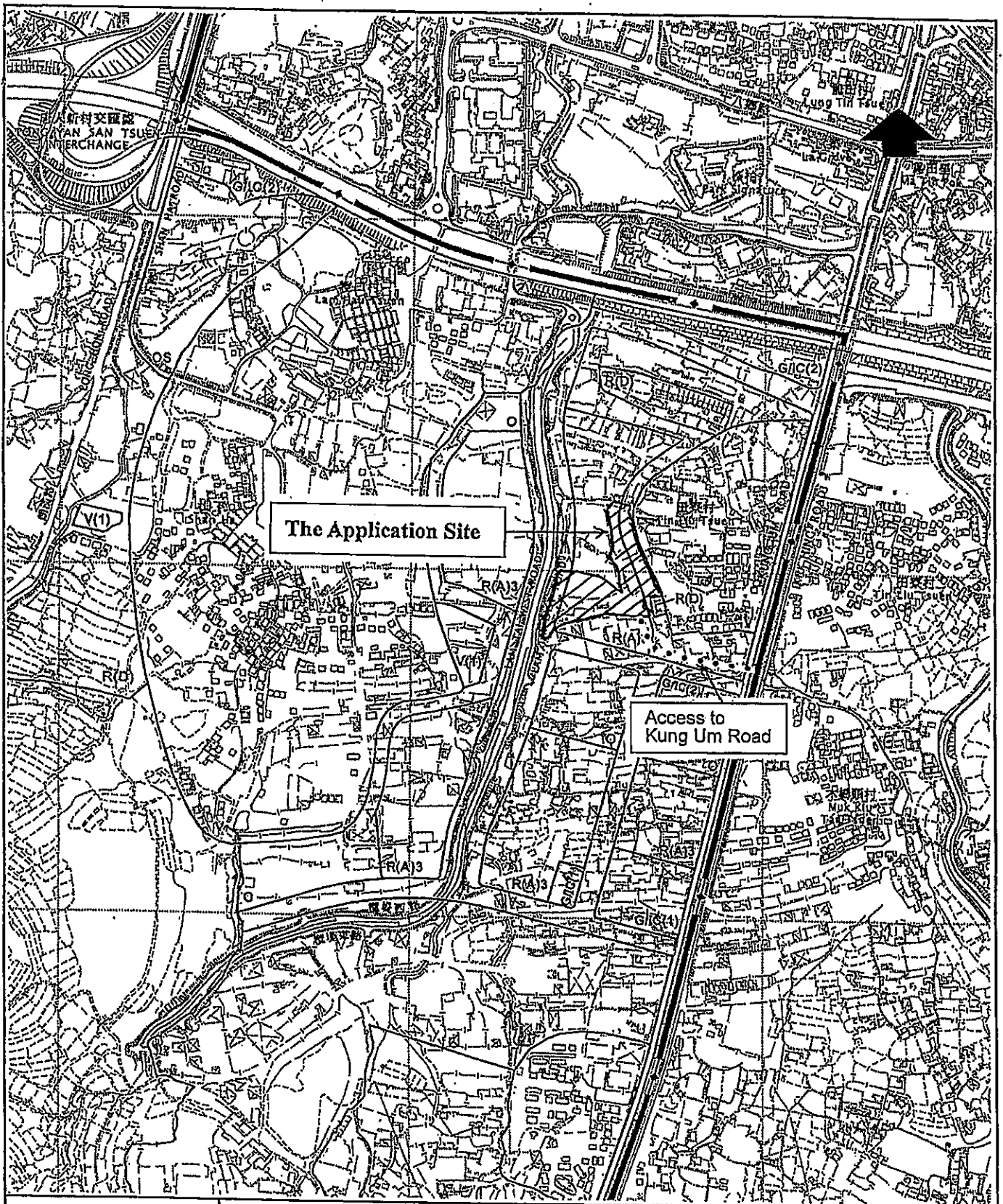
Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載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 Nos. 2724(part), 2729(part), 2730(part), 2731(part), 2732, 2733, 2734RP(part), 2735(part), 2736RP(part), 2737RP and 2738(part) in DD120 and Lot Nos. 1678RP(part), 1679RP, 1681RP(part), 1682(part), 1683(part), 1684(part), 1685, 1686, 1687, 1688, 1689, 1690, 1691(part), 1692, 1693 in DD121, Tong Yan San Tsuen, Yuen Long
Site area 地盤面積	14,650 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	"Residential (Group A) 3" zone, "Open Space" ("O") zone and road area
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <u>N/A</u> <input type="checkbox"/> Month(s) 月 <u>N/A</u>
Applied use/ development 申請用途/發展	Temporary open storage of building and recycling materials, construction machinery, used electrical/electronic appliances with ancillary packaging activities

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,642.31 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	35	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用		<input checked="" type="checkbox"/> (Not more than 不多於) 2.6 - 15 m 米
			<input checked="" type="checkbox"/> (Not more than 不多於) 1-2 Storeys(s) 層
(iv) Site coverage 上蓋面積	N/A % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		9
	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)		4     5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		/
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, Plan on Provision of Boundary Fence		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓', 註：可在多於一個方格內加上「✓」號		

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

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



<p>Plan Extracted from Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 approved on 10.8.2021</p>	<p align="center"><b>Location Plan</b></p>	<p align="center"><b>Plan 1</b></p>
	<p align="center">S16 Application for Temporary Open Storage of Building and Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances with Ancillary Packaging Activities Various Lots in DD120 &amp; DD121 Tong Yan San Tsuen, Yuen Long</p>	<p align="center"><b>PlanArch Consultants Ltd.</b></p>
	<p align="center">0 200 400 METRES</p>	<p>Revision:      Date: 10.9.2021</p>



Our Ref.: pa/yl.tyst/2107638  
Secretary  
Town Planning Board  
15/F., North Point Government Offices  
No. 333, Java Road,  
North Point, Hong Kong  
(Attn.: Mr. KAN Chi To, Raymond)

此文件於2021年10月21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  
字據的日期。  
This document is received on 21 OCT 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

21 October 2021

Dear Sir,

**S16 Application for Temporary Open Storage of Building and Recycling Materials,  
Construction Machinery, Used Electrical/Electronic Appliances with  
Ancillary Packaging Activities  
Various Lots in DD120 and DD121, Tong Yan San Tsuen, Yuen Long**

We refer to the captioned S.16 application submitted to the Town Planning Board on 16.9.2021, and the subsequent comments received from your office on 20.10.2021.

Enclosed please find 5 copies of the revised application forms with the following revisions:

- Part 5 (b) on P.4
- Part 6 (A) (d) on P.6
- Gist of Application: Location/ address on P.10

As requested, enclosed please find 5 copies of location plan for your consideration.

In addition, we would like to clarify that the address of application site should read:

“Lot Nos. 2724(part), 2729(part), 2730(part), 2731(part), 2732, 2733, 2734RP(part), 2735(part), 2736RP(part), 2737RP and 2738(part) in DD120 and Lot Nos. 1678RP(part), 1679RP, 1681RP(part), 1682(part), 1683(part), 1684(part), 1685, 1686, 1687, 1688, 1689, 1690, 1691(part), 1692, 1693 in DD121, Tong Yan San Tsuen, Yuen Long”

To rectify the typo in the address of the application site, enclosed please also find one set of the following replacement pages for the planning statement:

- Executive Summary
- P.4

We should be grateful if you can let us have the Government comments on the captioned application for our necessary action. Should you have any questions, please feel free to contact the undersigned.



Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
PlanArch Consultants Ltd.

A handwritten signature in black ink, appearing to be 'Betty S. F. Ho', followed by a horizontal line.

---

Betty S. F. Ho  
w/e.

## Executive Summary

This planning statement is prepared in support of a proposed temporary open storage of building and recycling materials, construction machinery, used electrical/electronic appliances with ancillary packaging activities at Lot Nos. Lot Nos. 2724(part), 2729(part), 2730(part), 2731(part), 2732, 2733, 2734RP(part), 2735(part), 2736RP(part), 2737RP and 2738(part) in DD120 and Lot Nos. 1678RP(part), 1679RP, 1681RP(part), 1682(part), 1683(part), 1684(part), 1685, 1686, 1687, 1688, 1689, 1690, 1691(part), 1692, 1693 in DD121, Tong Yan San Tsuen, Yuen Long for a period of 3 years.

The application site falls within the "Residential (Group A) 3" zone, "Open Space" ("O") zone and road area on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 gazetted on 20.8.2021. The application site has a total site area of about 1.47ha and it is the subject of previous town planning approvals for open storage use. There is no change in applied use since the last application except a reduction to application site area.

The application site is located in the Yuen Long South Development Stages 1 & 2 area. According to the Town Planning Board guidelines for Application for Open Storage and Port Back-up Uses (TPBPG-No.13F), sympathetic consideration may be given to the application which is the site of existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions have been complied with.

Since permissions have been given by the Town Planning Board for the application site to be used as open storage since 2003, and all approval conditions attached to the previous town planning approvals were diligently complied with, the proposed temporary open storage use should be tolerated since the programme for the Yuen Long South Development is yet to be implemented.

The application site is suitable for the proposed open storage uses and the applicant has carried out clean and tidy management to ensure the open storage use will not have adverse traffic, environment, drainage, visual and noise impacts to the surrounding areas. We would be grateful that members of the Board and relevant Government departments will give favorable consideration to approve this application.



## 行政摘要

本計劃書旨在支持於新界元朗唐人新村第 120 約地段 2724(部份)、2729(部份)、2730(部份)、2731(部份)、2732、2733、2734RP(部份)、2735(部份)、2736RP(部份)、2737RP 及 2738 號(部份)及第 121 約地段第 1678RP(部份)、1679RP、1681RP(部份)、1682(部份)、1683(部份)、1684(部份)、1685、1686、1687、1688、1689、1690、1691(部份)、1692 及 1693 號用作臨時露天貯物場作貯存建築材料及機器、回收物料、回收電子產品及電器及附屬包裝工序用途為期三年的申請。

申請地點位於已在 2021 年 8 月 20 日公布的唐人新村分區計劃大綱核准圖 (圖則編號 S/YL-TYST/14) 上的「住宅 (甲類)」地帶、「休憩用地」地帶及「道路」位置。申請範圍總面積約 1.47 公頃；本申請地段先前亦曾獲城市規劃委員會批准作露天貯物場用途。相比上次的批核，本申請只會略為減少申請範圍的面積，申請用途不變。

申請地點位於元朗南發展第一及第二階段的位置。根據城市規劃申請指引 -

「擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請」(TPB-PG 13F)，若申請人已履行先前批核的相關規劃許可附帶條件，在當局收回有關用地以落實新發展區的發展前，城規會或會從寬考慮有關曾獲批給規劃許可及/或在先前分區計劃大綱圖准許的現有露天貯物及港口後勤用途的申請。

由於本申請地段自 2003 年起獲得城市規劃委員會批准作露天貯物場用途，同時亦已妥善履行先前批核的相關規劃許可附帶條件，考慮元朗南發展尚未有落實的時間，故此城規會可以從寬考慮本申請。

由於申請地點適合作露天貯物用途，以及申請人已提供良好管理措施以避免對交通、環境、渠務和景觀造成不良影響，敬希城市規劃委員會通過此申請。

- Approval Condition (i): provision of boundary fence on the site : Complied on 22.3.2019
- Approval Condition (j): submission of a condition record of the existing drainage facilities on the site : Complied on 4.4.2019
- Approval Condition (k) provision of fire extinguisher(s) with valid fire certificate (FS 251) : Complied on 7.1.2019
- Approval Condition (l) & (m): submission and implementation of FSIs proposal : Complied on 14.6.2019 and 2.8.2019

Please refer to Appendix 1 for the compliance letters from the Tuen Mun and Yuen Long West District Planning Office confirming the compliance of the approval conditions.

- 1.9 This planning statement is intended to demonstrate the suitability of the application site for the proposed uses and explain the present situation to support the application. Since the application site falls within the "Residential (Group A) 3" ("R(A)3") zone, "Open Space" ("O") zone and road area on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 gazetted on 20.8.2021, this application is submitted for a period of three years to allow flexibility in future planning of the area.

## 2 SITE CONTEXT

### 2.1 LOCATION

The application site is located to the west of Kung Um Road (Plan 1). It comprises Lot Nos. 2724(part), 2729(part), 2730(part), 2731(part), 2732, 2733, 2734RP(part), 2735(part), 2736RP(part), 2737RP and 2738(part) in DD120 and Lot Nos. 1678RP(part), 1679RP, 1681RP(part); 1682(part), 1683(part), 1684(part), 1685, 1686, 1687, 1688, 1689, 1690, 1691(part), 1692, 1693 in DD121, Tong Yan San Tsuen, Yuen Long (Plan 2).

### 2.2 LAND USE ZONING AND LAND STATUS

The application site is located in Yuen Long South Development Stages 1 & 2 area.

The application site falls within the "Residential (Group A) 3" zone, "Open Space" ("O") zone and road area on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14, gazetted on 20.8.2021.

It has a total site area of about 1.47ha and the lots are demised for agricultural use.

### 2.3 EXISTING LAND USE (PHOTOS 1 TO 4)

The application site is the subject of ten previous applications, and the proposed use is of temporary nature.

As approved by the Town Planning Board in the previous application, the application site is currently used as open storage of building and recycling materials, construction machinery, used electrical/electronic appliances with ancillary packaging activities.

The application site is well-paved and decently operated (Photos 1 and 2). The approval conditions on drainage and landscaping have been fully complied with. Landscaping is provided at the periphery to enhance amenity and mitigate any possible visual and noise impacts to sensitive receivers (Photo 3). Peripheral U-channels and drainage facilities are provided and well maintained (Photo 4).

### 2.4 ADJACENT LAND USES

The immediate neighbourhood of the site consists of a car repairing workshops, and a number open storages and workshop which operate in a similar nature. To its immediate south is an approved vehicle repair workshop and open storage (A/YL-TYST/1008) (Photo 5). To the west of the application site is an 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

S16 Application for Open Storage of Building and Recycling Materials, Construction Machinery,  
Used Electrical/Electronic Appliances with Ancillary Packaging Activities  
Various Lots in DD120 & DD121 Tong Yan San Tsuen, Yuen Long

PlanArch Consultants Ltd.

September 2021

**PlanArch Consultants Ltd.**  
**建港規劃顧問有限公司**



Our Ref.: pa/yl.tyst/2107638

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
No. 333, Java Road,  
North Point, Hong Kong  
(Attn.: Mr. KAN Chi To, Raymond)

27 October 2021

Dear Sir,

**S16 Application for Temporary Open Storage of Building and Recycling Materials,  
Construction Machinery, Used Electrical/Electronic Appliances with  
Ancillary Packaging Activities  
Various Lots in DD120 and DD121, Tong Yan San Tsuen, Yuen Long**

We refer to the captioned S.16 application submitted to the Town Planning Board on 16.9.2021, and the subsequent verbal comments received from DPO/TMYLW on 27.10.21.

We would like to clarify that the address of application site should read:

“Lot Nos. 2724(part), 2729(part), 2730(part), 2731(part), 2732, 2733(part), 2734RP(part), 2735(part), 2736RP(part), 2737RP(part) and 2738(part) in DD120 and Lot Nos. 1678RP(part), 1679RP, 1681RP(part), 1682(part), 1683(part), 1684(part), 1685, 1686, 1687, 1688, 1689, 1690, 1691(part), 1692, 1693 in DD121, Tong Yan San Tsuen, Yuen Long”

In view of the clarification of the application address, enclosed please find 1 copy of the revised application forms with the following revisions:

- Part 3(a) on P.2
- Gist of Application: Location/ address on P.10

Enclosed please also find one copy of the revised Executive Summary for your consideration.

We should be grateful if you can let us have the Government comments on the captioned application for our necessary action. Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
PlanArch Consultants Ltd.

A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line.

---

Betty S. F. Ho  
w/e.

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

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

### 1. Name of Applicant 申請人姓名/名稱

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

Stepland Investments Ltd. 步旺投資有限公司

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

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

PlanArch Consultants Ltd.

### 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 Nos. 2724(part), 2729(part), 2730(part), 2731(part), 2732, 2733 (part), 2734RP(part), 2735(part), 2736RP(part), 2737RP (part) and 2738(part) in DD120 and Lot Nos. 1678RP(part), 1679RP, 1681RP(part), 1682(part), 1683(part), 1684(part), 1685, 1686, 1687, 1688, 1689, 1690, 1691(part), 1692, 1693 in DD121, Tong Yan San Tsuen, Yuen Long
(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 .....14,650.....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積.....3,642.31.....sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	.....N/A..... sq.m 平方米 <input checked="" type="checkbox"/> About 約



Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載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 Nos. 2724(part), 2729(part), 2730(part), 2731(part), 2732, 2733 (part), 2734RP(part), 2735(part), 2736RP(part), 2737RP (part) and 2738(part) in DD120 and Lot Nos. 1678RP(part), 1679RP, 1681RP(part), 1682(part), 1683(part), 1684(part), 1685, 1686, 1687, 1688, 1689, 1690, 1691(part), 1692, 1693 in DD121, Tong Yan San Tsuen, Yuen Long
Site area 地盤面積	14,650 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	"Residential (Group A) 3" zone, "Open Space" ("O") zone and road area
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <u>N/A</u> <input type="checkbox"/> Month(s) 月 <u>N/A</u>
Applied use/ development 申請用途/發展	Temporary open storage of building and recycling materials, construction machinery, used electrical/electronic appliances with ancillary packaging activities



## Executive Summary

This planning statement is prepared in support of a proposed temporary open storage of building and recycling materials, construction machinery, used electrical/electronic appliances with ancillary packaging activities at Lot Nos. Lot Nos. 2724(part), 2729(part), 2730(part), 2731(part), 2732, 2733(part), 2734RP(part), 2735(part), 2736RP(part), 2737RP(part) and 2738(part) in DD120 and Lot Nos. 1678RP(part), 1679RP, 1681RP(part), 1682(part), 1683(part), 1684(part), 1685, 1686, 1687, 1688, 1689, 1690, 1691(part), 1692, 1693 in DD121, Tong Yan San Tsuen, Yuen Long for a period of 3 years.

The application site falls within the “Residential (Group A) 3” zone, “Open Space” (“O”) zone and road area on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 gazetted on 20.8.2021. The application site has a total site area of about 1.47ha and it is the subject of previous town planning approvals for open storage use. There is no change in applied use since the last application except a reduction to application site area.

The application site is located in the Yuen Long South Development Stages 1 & 2 area. According to the Town Planning Board guidelines for Application for Open Storage and Port Back-up Uses (TPBPG-No.13F), sympathetic consideration may be given to the application which is the site of existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions have been complied with.

Since permissions have been given by the Town Planning Board for the application site to be used as open storage since 2003, and all approval conditions attached to the previous town planning approvals were diligently complied with, the proposed temporary open storage use should be tolerated since the programme for the Yuen Long South Development is yet to be implemented.

The application site is suitable for the proposed open storage uses and the applicant has carried out clean and tidy management to ensure the open storage use will not have adverse traffic, environment, drainage, visual and noise impacts to the surrounding areas. We would be grateful that members of the Board and relevant Government departments will give favorable consideration to approve this application.

## 行政摘要

本計劃書旨在支持於新界元朗唐人新村第 120 約地段 2724(部份)、2729(部份)、2730(部份)、2731(部份)、2732、2733(部份)、2734RP(部份)、2735(部份)、2736RP(部份)、2737RP(部份)及 2738 號(部份)及第 121 約地段第 1678RP(部份)、1679RP、1681RP(部份)、1682(部份)、1683(部份)、1684(部份)、1685、1686、1687、1688、1689、1690、1691(部份)、1692 及 1693 號用作臨時露天貯物場作貯存建築材料及機器、回收物料、回收電子產品及電器及附屬包裝工序用途為期三年的申請。

申請地點位於已在 2021 年 8 月 20 日公布的唐人新村分區計劃大綱核准圖 (圖則編號 S/YL-TYST/14) 上的「住宅 (甲類)」地帶、「休憩用地」地帶及「道路」位置。申請範圍總面積約 1.47 公頃，本申請地段先前亦曾獲城市規劃委員會批准作露天貯物場用途。相比上次的批核，本申請只會略為減少申請範圍的面積，申請用途不變。

申請地點位於元朗南發展第一及第二階段的位置。根據城市規劃申請指引 -

「擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請」(TPB-PG 13F)，若申請人已履行先前批核的相關規劃許可附帶條件，在當局收回有關用地以落實新發展區的發展前，城規會或會從寬考慮有關曾獲批給規劃許可及/或在先前分區計劃大綱圖准許的現有露天貯物及港口後勤用途的申請。

由於本申請地段自 2003 年起獲得城市規劃委員會批准作露天貯物場用途，同時亦已妥善履行先前批核的相關規劃許可附帶條件，考慮元朗南發展尚未有落實的時間，故此城規會可以從寬考慮本申請。

由於申請地點適合作露天貯物用途，以及申請人已提供良好管理措施以避免對交通、環境、渠務和景觀造成不良影響，敬希城市規劃委員會通過此申請。

PlanArch Consultants Ltd.  
建港規劃顧問有限公司



TPB Ref.: A/YL-TYST/1124  
Our Ref.: pa/yl.tyst/2107638

**By Post and Fax (2877 0245)**

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
No. 333, Java Road,  
North Point, Hong Kong  
(Attn.: Mr KAN Chi To, Raymond)

24 November 2021

Dear Sir,

**S16 Application for Temporary Open Storage of Building and Recycling Materials,  
Construction Machinery, Used Electrical/Electronic Appliances with  
Ancillary Packaging Activities  
Various Lots in DD120 and DD121, Tong Yan San Tsuen, Yuen Long**

We refer to the captioned S.16 application submitted to the Town Planning Board on 16.9.2021, and the subsequent comment received from TD.

It is noted that Kung Um Road is very busy road during peak hours. However, since the applicant has been operating this temporary open storage with ancillary packaging activities for over a decade and upholding proper management of the site diligently, no adverse traffic impact has been caused and no complaints on traffic issues are received.

**Trip Generation and Attraction of the Application Site**

The application site is the subject of ten previous applications (application nos. TPB/A/YL-TYST/200, 231, 239, 268, 374, 418, 547, 607, 757 and 925) for open storage use.

The current application is for the continual operation of an existing temporary open storage under the previous town planning approval TPB/A/YL-TYST/925. Same nature of use and similar scale of operation are adopted in the current application.

Recent survey record shows that traffic trip generation and attraction of the application site are fewer than that submitted for the previous town planning approval TPB/A/YL-TYST/925, in which TD had no comment on the application and the submitted information on trip generation and attraction of the application site submitted for the previous town planning approval.

The estimated hourly average and peak trip generation and attraction based on the survey record are summarized below:



Type of Vehicles	Traffic Trip Per Hour (Average)	Traffic Trip Per Hour (Peak)
Private Cars	5.2 trips per hour	5.8 trips per hour (9:00am – 11:00am)
HGVs	0.42 trips per hour	0.63 trips per hour (9:00am – 11:00am)

The applicant has been diligent in upholding proper management, and same approach has been adopted over the years. Hence, no adverse traffic impact would be envisaged in the current proposal.

Minimising the traffic impact to Kung Um Road

According to the above-mentioned estimated hourly average and peak trip generation and attraction of the application site, the peak hours for the vehicles entering the application site would be from 09:00a.m. to 11:00a.m. for private cars; and 09:00a.m. to 11:00a.m. for HGVs. While the morning and evening commute hours are usually from 7:00a.m. to 8:00a.m. and 6:00p.m. to 7:00p.m. respectively, the peak hours of the proposed operation will not be in conflict with the commute traffic.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
PlanArch Consultants Ltd.



Betty S. F. Ho

cc.

Ms. WONG Cheuk Man, Ophelia

DPO/TMYLW

Email: ocmwong@pland.gov.hk

PlanArch Consultants Ltd.  
建港規劃顧問有限公司



TPB Ref.: A/YL-TYST/1124  
Our Ref.: pa/yl.tyst/2107638

**By Post and Fax (2877 0245)**

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
No. 333, Java Road,  
North Point, Hong Kong  
(Attn.: Mr. KAN Chi To, Raymond)

29 November 2021

Dear Sir,

**S16 Application for Temporary Open Storage of Building and Recycling Materials,  
Construction Machinery, Used Electrical/Electronic Appliances with  
Ancillary Packaging Activities  
Various Lots in DD120 and DD121, Tong Yan San Tsuen, Yuen Long**

We refer to the captioned S.16 application submitted to the Town Planning Board on 16.9.2021, and the subsequent F.I. submission dated 24.11.2021.

Further comment from TD on the traffic condition of Kung Um Road is noted. We would like to reiterate that the application site is the subject of ten previous applications (application nos. TPB/A/YL-TYST/200, 231, 239, 268, 374, 418, 547, 607, 757 and 925) for open storage use.

The current application is for the continual operation of an existing temporary open storage under the previous town planning approval TPB/A/YL-TYST/925. Same nature of use and similar scale of operation are adopted in the current application.

Hence, the current application has been operating at the application site for decades and it is not a new operation in the Kung Um Road area.

As demonstrated in the F.I. dated 24.11.2021, the current trips generation and attraction of the application site are fewer than that submitted for the previous town planning approval TPB/A/YL-TYST/925. To meet the operational needs of the proposed open storage, opening hour at 0700 is considered reasonable, as about 1 no. of HGV would enter/leave the application site within 0700 to 0900.

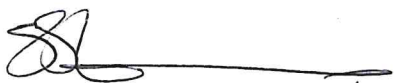
Nevertheless, in response to TD's comment, the applicant reviewed the proposed operating hours and agreed to change the operating hours to 0800 to 1700, as their best effort to reduce traffic flow during peak hour in the Kung Um Road area.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
PlanArch Consultants Ltd.



Betty S. F. Ho

cc.

Ms. WONG Cheuk Man, Ophelia

DPO/TMYLW

Email: ocmwong@pland.gov.hk

**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.

**Previous Applications covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-TYST/200^	Temporary Open Storage of Building/Recycling Materials and Construction Machinery for a Period of 3 Years	22.8.2003 on review approved for 1 year	(1), (4), (5), (10), (11)
2	A/YL-TYST/268^	Temporary Open Storage of Building/Recycling Materials and Construction Machinery for a Period of 3 Years	14.1.2005 [s.17 review on modification of approval conditions rejected on 6.5.2005]	(1), (2), (3), (8), (9), (10), (11)
3	A/YL-TYST/374^	Temporary Open Storage of Building/Recycling Materials and Construction Machinery for a Period of 3 Years	18.1.2008 approved for 1 year	(1), (2), (3), (6), (7), (10), (11)
4	A/YL-TYST/418^	Temporary Open Storage of Building/Recycling Materials and Construction Machinery for a Period of 3 Years	27.3.2009 [revoked on 8.7.2011]	(1), (2), (3), (6), (7), (8), (10), (11)
5	A/YL-TYST/547^	Temporary Open Storage of Building and Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances, Cargo Compartments with Ancillary Packaging Activities and Parking of Municipal Vehicles for a Period of 3 Years	23.9.2011 approved for 1 year	(1), (4), (7), (9), (10), (11), (12), (13), (14)
6	A/YL-TYST/607^	Renewal of Planning Approval for Temporary “Open Storage of Building and Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances, Cargo Compartments with Ancillary Packaging Activities and Parking of Municipal Vehicles” for a Period of 3 Years	21.9.2012	(1), (4), (7), (9), (10), (11), (12), (13), (14)
7	A/YL-TYST/757^	Temporary Open Storage of Building and Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Packaging Activities for a Period of 3 Years	23.10.2015	(1), (2), (7), (8), (9), (10), (11), (13), (15)
8	A/YL-TYST/875^	Proposed Temporary Warehouse for Storage of Construction Materials and Electrical Appliances for a Period of 3 Years	9.2.2018 [revoked on 9.7.2020]	(1), (3), (7), (8), (9), (10), (11), (14), (15)



	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
9	A/YL-TYST/925^	Temporary Open Storage of Building and Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Packaging Activities for a Period of 3 Years	16.11.2018	(1), (3), (7), (8), (9), (10), (13), (14), (15)
10	A/YL-TYST/1032	Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years	20.11.2020	(1), (7), (8), (9), (10), (14), (15)

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

**Approval Condition(s):**

- (1) No operation during specific hours and/or no operation on Sundays and public holidays
- (2) 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.
- (3) No workshop/cleaning/dismantling/repairing/spraying activities are allowed to be carried out on the site.
- (4) Submission and/or implementation of landscape/tree preservation proposals.
- (5) Submission of drainage impact assessment/drainage study and provision of flood mitigation measures and drainage facilities.
- (6) Submission of drainage proposal and/or provision of drainage facilities.
- (7) Submission of proposals and/or provision of fire service installations and/or provision of fire extinguishers.
- (8) Maintenance of trees/landscape planting on the site.
- (9) Maintenance of drainage facilities on the site.
- (10) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (11) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (12) No dismantling/other workshop activities, except ancillary repairing/maintenance/packaging/workshop activities as proposed by the applicant, are allowed on the site.
- (13) 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.
- (14) Submission of a record of the existing drainage facilities implemented on the site.
- (15) No vehicle is allowed to queue back to or reverse onto/from public road.
- (16) No dusty operation including cutting, grinding and polishing is allowed to be carried out at the open area of the site.

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reason(s)</u></b>
1	A/YL-TYST/231	Temporary open storage of building/ recycling materials and construction machinery for a period of 3 years	23.7.2004 on review	(1), (2)
2	A/YL-TYST/239	Temporary open storage of building/ recycling materials and construction machinery for a period of 3 years	11.6.2004	(1), (2)

Note: Both application sites were zoned “Undetermined” at the time of consideration by RNTPC.

**Rejection Reason(s):**

- (1) No/Insufficient information in the submission to demonstrate that the development would not generate adverse environmental impact/the development would generate adverse environmental impact.
- (2) The application does not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that the development is incompatible with the surrounding residential use.

**Similar Applications within/straddling the subject “R(A)3” and “O” zones  
on the Tong Yan San Tsuen OZP since 2017**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (TPB/RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-TYST/830*	Temporary Vehicle Repair Workshop and Open Storage of Scrap Metal, Construction Machinery and Building/Recycling Materials with Ancillary Packaging Activities for a Period of 3 Years	17.3.2017	(4), (5), (6), (9), (12), (13), (14), (20), (24), (25), (28), (40), (41)
2	A/YL-TYST/840*	Temporary Open Storage of Construction Machinery and Construction Material with Ancillary Repair Workshop and Office for a Period of 3 Years	23.6.2017	(1), (5), (6), (9), (16), (17), (20)
3	A/YL-TYST/888*	Temporary Open Storage of Construction Machinery and Materials and Vehicle Repair Workshop for a Period of 3 Years	20.4.2018	(4), (5), (6), (8), (9), (13), (14), (17), (20), (28)
4	A/YL-TYST/848#	Temporary Open Storage of Construction Machinery, Construction Material, Metal Ware and Vehicle Spare Parts and Ancillary Site Office for a Period of 3 Years	11.8.2017	(1), (4), (5), (6), (9), (10), (14), (17), (19), (20), (26), (28), (34)
5	A/YL-TYST/877*	Temporary Open Storage of Construction Machinery, Construction Material, Metal Ware and Vehicle Spare Parts and Ancillary Site Office for a Period of 3 Years	2.3.2018 approved for 1 year	(1), (4), (5), (6), (7), (9), (10), (14), (16), (17), (20), (28)
6	A/YL-TYST/880*	Temporary Container Tractor/Trailer Park and Open Storage of Construction Machinery with Ancillary Office for a Period of 3 Years	16.3.2018	(4), (5), (6), (9), (13), (14), (20), (28), (39)
7	A/YL-TYST/882*	Temporary Open Storage of Construction Machinery and Material for a Period of 3 Years	16.3.2018	(4), (5), (6), (9), (10), (11), (13), (14), (17), (20), (28), (34)
8	A/YL-TYST/952*	Renewal of Planning Approval for Temporary “Open Storage of Construction Machinery with Ancillary Site Office” for a Period of 3 Years	22.3.2019	(4), (6), (9), (13), (14), (17), (20), (25), (28), (34)

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (TPB/RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
9	A/YL-TYST/957*	Temporary Warehouse for Storage of Exhibition Materials and Construction Materials and Open Storage of Construction Machinery and Construction Materials with Ancillary Office and Repair Workshop for a Period of 3 Years	3.5.2019 [revoked on 3.5.2020]	(4), (6), (9), (13), (14), (17), (20), (25), (28), (34), (52)
10	A/YL-TYST/962*	Temporary Open Storage and Warehouse for Storage of Exhibition Materials for a Period of 3 Years	31.5.2019 [revoked on 30.11.2020]	(4), (6), (9), (10), (13), (14), (17), (20), (28), (34)
11	A/YL-TYST/963*	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery for a Period of 3 Years	31.5.2019	(4), (6), (9), (10), (13), (14), (17), (20), (26), (28), (34)
12	A/YL-TYST/1008*	Temporary Vehicle Repair Workshop and Open Storage of Scrap Metal, Construction Machinery and Building/Recycling Materials with Ancillary Workshop and Packaging Activities for a Period of 3 Years	12.6.2020	(2), (4), (6), (9), (10), (13), (14), (18), (24), (25), (26), (28), (34)
13	A/YL-TYST/1016*	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Construction Material with Ancillary Repair Workshop and Office for a Period of 3 Years	12.6.2020	(4), (6), (9), (13), (14), (16), (26), (28), (34)
14	A/YL-TYST/1023#	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Construction Material, Metal Ware and Vehicle Spare Parts and Ancillary Site Office for a Period of 3 Years	26.6.2020	(4), (9), (13), (14), (16), (17), (26), (28), (34), (43), (51)
15	A/YL-TYST/1005	Temporary Open Storage of Construction Machinery, Construction Materials and Ancillary Office and Repair Workshop for a Period of 3 Years	1.9.2020	(4), (6), (9), (13), (14), (20), (25), (28), (34) (52)
16	A/YL-TYST/1065	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Metal Ware for a Period of 3 Years	22.1.2021	(4), (9), (13), (14), (20), (28), (34), (53), (54)
17	A/YL-TYST/1067	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Material for a Period of 3 Years	5.2.2021	(4), (9), (13), (14), (17), (20), (28), (34), (51)

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (TPB/RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
18	A/YL-TYST/1075	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Materials and Vehicle Repair Workshop for a Period of 3 Years	12.3.2021	(4), (9), (13), (14), (17), (20), (28), (34), (51)
19	A/YL-TYST/1077	Renewal of Planning Approval for Temporary Container Tractor/Trailer Park and Open Storage of Construction Machinery with Ancillary Office for a Period of 3 Years	12.3.2021	(4), (9), (13), (14), (20), (28), (34), (39), (51)
20	A/YL-TYST/1078	Temporary Open Storage and Warehouse for Storage of Exhibition Materials for a Period of 3 Years	12.3.2021	(4), (6), (9), (13), (14), (17), (20), (28), (34)

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

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

**Approval Condition(s):**

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

- (25) No storage or handling of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste is allowed outside the concrete-paved covered structures on the site.
- (26) No storage or handling of electronic and computer wastes (including cathode-ray tubes) is allowed on the site.
- (27) Submission of as-planted landscape plan.
- (28) No parking / vehicle queuing and no reverse movement of vehicles on public road(s) is allowed.
- (29) Workshop activities to be carried out within Compartments No. 2 and 3 only during the planning approval period.
- (30) No open storage are allowed within 20m from the western boundary of the site adjoining the “V” zone and landscape treatment would be provided for that area during the approval period.
- (31) No workshop activities are allowed in Compartments No. 1 and 3 of the application site, as proposed by the applicant, at all time during the planning approval period.
- (32) No dismantling, repairing, cleansing, paint spraying or other workshop activities, except packaging and classification of recycled materials, should be carried out in Compartment No. 2, as proposed by the applicant, at any time during the planning approval period.
- (33) No workshop activities are allowed, except in Compartments No. 1, 2 and 7 of the application site, as proposed by the applicant, at all time during the planning approval period.
- (34) Provision/maintenance of (existing) boundary fence.
- (35) No ancillary maintenance work to be carried out in open area.
- (36) Submission of record photos of existing trees/landscaping on site.
- (37) No repairing, cleaning, dismantling or other workshop activities, except vehicle repairing activities within Compartment C, as proposed by the applicant, shall be carried out on the site at any time during the planning approval.
- (38) Implementation of dust suppression measures for sand and gravels stored at the site, as proposed by the applicant, at all times.
- (39) No vehicle dismantling, vehicle repairing or other workshop activities, as proposed by the applicant, shall be carried out on the site at any time.
- (40) No container and container trailer repairing activities are allowed at the site.
- (41) No paint-spraying, except within Structures No. 2 and/or 6, shall be carried out on the site.
- (42) No loading/unloading activities are allowed at Structures No. 1 and 2 on the site.
- (43) No workshop activities (except in Structure No. 1) are allowed.
- (44) No dismantling, cleansing, repairing, paint spraying or other workshop activities, except ancillary packing and classification of the recyclable materials activities at Structure No. 2 of the site, are allowed.
- (45) No workshop activities, except within enclosed structures No. 1 and 2, are allowed on the site.
- (46) No dismantling or other workshop activities of used electrical/electronic appliances and parts is allowed on the site.
- (47) No dismantling, sorting, packaging or other workshop activities is allowed outside the concrete-paved covered structures on the site.
- (48) No dismantling, repairing, cleansing or other workshop activities, except ancillary parking and consolidate activities is allowed in Structure 2 or 4
- (49) No dismantling, repairing and cleansing activities, except ancillary workshop and packaging activities are allowed on the site.
- (50) No temporary structure is allowed to be erected on the site.
- (51) Maintenance of existing fire service installations on the site
- (52) No heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site
- (53) No heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site
- (54) The existing fire services installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period

**Good Practice Guidelines for Open Storage Sites**

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

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

5-1

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

參考編號

Reference Number:

211101-152541-41281

提交限期

Deadline for submission:

19/11/2021

提交日期及時間

Date and time of submission:

01/11/2021 15:25:41

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1124

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。



5-2

tpbpd@pland.gov.hk

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寄件者:  
寄件日期: 2021年11月16日星期二 3:15  
收件者: tpbpd  
主旨: A/YL-TYST/1124 DD 120 Tong Yan San Tsuen

A/YL-TYST/1124

Various Lots in D.D. 120 and D.D. 121, Tong Yan San Tsuen

Site area : About 14,650sq.m

Zoning : "Res (Group A) 3", "Open Space" and area shown as 'Road'

Applied use : Open Storage of Building and Recycling / 9 Vehicle Parking

Dear TPB Members,

So the CE says full speed ahead with the Northern Metropolis but brownfield operators are staying put.

Applicant states that conditions have been diligently fulfilled. Really? The most recent application approved in late 2020 is on its 4<sup>th</sup> extension of time.

If the planned land clearance is indeed 2022 then approval for 3 years is tantamount to encouraging delay in implementation.

Mary Mulvihill

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**From:**

**To:** "tpbpd" <tpbpd@pland.gov.hk>

**Sent:** Wednesday, June 24, 2020 2:46:47 AM

**Subject:** A/YL-TYST/1032 DD 120 Tong Yan San Tsuen

A/YL-TYST/1032

Lots 2720 RP (Part), 2722 RP (Part), 2723 (Part), 2724 (Part), 2725, 2726, 2727 (Part), 2735 (Part) and 2736 RP (Part) in D.D. 120, Tong Yan San Tsuen, Yuen Long

Site area : About 3,650sq.m

Zoning : "Undetermined"

Applied use : Warehouse for Storage of Construction Material / 1 Vehicle Parking

Dear TPB Members,

Minutes of 16 Nov 2018

The Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) advised that **the majority of the application site (the site) fell within the boundary of Stage 1 Work of the Yuen Long South (YLS) development and land clearance of the site was planned to commence in Q3 of 2021 to meet the target first population intake by Q1 of 2028**, and objected to the application unless the period of the applied use was granted till **September 2021** only.

So members questions please. Why are so many applications being lodged for this district on approvals that still have a year or so to run.

The administration has promised repeatedly to address the housing issue. Is development being stalled AGAIN?

With the economy in serious trouble expectations would be that development plans would steam ahead in order to generate jobs and economic activity?

Approving applications like this merely encourages procrastination both on the part of operators and officials. Time for a kick in the seat.

Mary Mulvihill

**Advisory clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) the Site should be kept in a clean and tidy condition at all times;
- (d) 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 2732 in D.D. 120 & 1687 in D.D. 121, 2724 in D.D. 120, 2729 in D.D. 120 & 1679 RP in D.D. 121, 2731 in D.D. 120 and 1678 RP & 1688 in D.D. 121, 2734 in D.D. 120, 2736 RP in D.D. 120, 2737 RP & 2738 in D.D. 120, 1681 RP & 1686 in D.D. 121, 1682 & 1683 in D.D. 121, 1684 in D.D. 121 and 1685 in D.D. 121 are covered by Short Term Waivers (STWs) Nos. 3802, 3803, 3807, 3804, 3806, 3805, 3808, 3809, 3810, 3811 and 3842 respectively which permit the structures erected thereon for the purpose of ‘Ancillary Use to Open Storage of Building and Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances, Cargo Compartments with Ancillary Packaging Activities and Parking of Municipal Vehicles’. 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 proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (e) to note the comments of the Commissioner for Transport that the land status of the access road/path/track/run-in/out leading to the Site from Kung Um Road shall be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track should be clarified and consulted with the relevant management and maintenance authorities accordingly. Sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road is allowed. An application to relevant government departments should be made to form new run-in/out, if any;
- (f) 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. The access road connecting the Site with Kung Um Road is not and will not be maintained by his department. His department shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road;
- (g) 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 Aspect of Temporary Uses and Open Storage Use” should be followed to minimise any potential environmental nuisances on the surrounding area;

- (h) to note the comments of the Director of Fire Services that the good practice guidelines for open storage (**Appendix V** of this RNTPC Paper) should be adhered to. In consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should also be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO)(Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of Building Authority, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Project Manager (West), Civil Engineering and Development Department that the Site falls within the boundary of YLS Development – Stage 1 (the project). To meet the target first population intake under the project by Q4 of 2028, land clearance is planned to commence in Q3 2022 subject to Executive Council’s authorisation on land resumption and Finance Committee’s funding approval of the project by Q1 2022 and Q2 2022 respectively. The programme of land resumption would follow the project programme notwithstanding the validity period of the planning permission to be granted. The Site might be subject to land resumption for the implementation of the YLS Development – Stage 1 which might take place at any time before the expiry of the temporary planning permission. No substantial works shall be carried out at the Site in view of the planned YLS Development – Stage 1. His department will give sufficient notice to the relevant department(s) for early resumption of the Site if his works commence early.