

2021年 12月 3日  
此文件在 收到。城市規劃委員會

Appendix I of RNTPC  
Paper No. A/YL-TYT/1135

日期: - 3 DEC 2021  
This document is received on  
The Town Planning Board formally acknowledge  
the date of receipt of application only upon receipt  
of the completed application and development

Form No. S16-III  
表格第 S16-III 號

## APPLICATION FOR PERMISSION

# A/YL-TYT/1135 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<br>請勿填寫此欄 | Application No.<br>申請編號 | A74L-7457/1135 |
|                                 | Date Received<br>收到日期   | 3 DEC 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)

Hang Sing Limited (行陞有限公司)

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

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

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

### 3. Application Site 申請地點

|   |  |  |
|---|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼(如適用) | Lots 1415 RP, 1416 RP and 1426 (Part), 1427 (Part) in D.D. 119 & Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.   |  |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 818 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Not more than<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 418 ..... sq.m 平方米 <input type="checkbox"/> About 約 |  |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積(倘有)   | ..... 94 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  |  |

|  |   |
|--|---|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Tong Yan San Tsuen Outline Zoning Plan (OZP)<br>No. S/YL-TYST/14   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | 'Residential (Group A)3' ('R(A)3') and 'Road'   |
| (f) Current use(s)<br>現時用途   | Warehouse for storage of brand new electronic goods<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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>遞交要求同意書<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 \_\_\_\_\_ (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  
3/11/2021 (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 11/11/2021 (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）

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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><br>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<br>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))<br>(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<br>擬議用途/發展  | Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years<br><br>(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<br>申請的許可有效期  | <input checked="" type="checkbox"/> year(s) 年 ..... 3 .....<br><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   | 440 .....sq.m <input checked="" type="checkbox"/> About 約   |
| Proposed covered land area 擬議有上蓋土地面積  | 378 .....sq.m <input checked="" type="checkbox"/> About 約   |
| Proposed number of buildings/structures 擬議建築物/構築物數目   | 2   |
| Proposed domestic floor area 擬議住用樓面面積   | NA .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed non-domestic floor area 擬議非住用樓面面積  | Not more than 418 .....sq.m <input type="checkbox"/> About 約  |
| Proposed gross floor area 擬議總樓面面積   | Not more than 418 .....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)<br>Structure 1: Warehouse, site office, loading/unloading bay (Not exceeding 6.5m, 1-2 storeys),<br>Structure 2: Warehouse, site office and toilet (Not exceeding 6.5m, 1 storey) |   |
| Proposed number of car parking spaces by types 不同種類停車位的擬議數目   |   |
| Private Car Parking Spaces 私家車車位  | Nil   |
| Motorcycle Parking Spaces 電單車車位   | Nil   |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位  | Nil   |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位   | Nil   |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位  | Nil   |
| Others (Please Specify) 其他 (請列明)  | NA  |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目   |   |
| Taxi Spaces 的士車位  | Nil   |
| Coach Spaces 旅遊巴車位  | Nil   |
| Light Goods Vehicle Spaces 輕型貨車車位   | 2 spaces of 7m x 3.5m   |
| Medium Goods Vehicle Spaces 中型貨車車位  | Nil   |
| Heavy Goods Vehicle Spaces 重型貨車車位   | Nil   |
| Others (Please Specify) 其他 (請列明)  | NA  |

|  |   |  |  |
|--|---|--|--|
| Proposed operating hours 擬議營運時間<br>9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.   |   |  |  |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | Yes 是   | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br>Vehicular access leading from Shan Ha Road<br><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  |  |
|  | No 否  | <input type="checkbox"/>   |  |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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?<br>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<br><br><br><br>  |  |
|  | No 否  | <input checked="" type="checkbox"/>  |  |
| (ii) Does the development proposal involve the operation on the right?<br>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)<br>(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)<br><input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>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?<br>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 checked="" type="checkbox"/><br>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br><br><br> |  |  |
|  |   |  |  |



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

**(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<br>與許可有關的申請編號 | A/ _____ / _____   |
| (b) Date of approval<br>獲批給許可的日期                                     | ..... (DD 日/MM 月/YYYY 年)   |
| (c) Date of expiry<br>許可屆滿日期   | ..... (DD 日/MM 月/YYYY 年)   |
| (d) Approved use/development<br>已批給許可的用途/發展                          |  |
| (e) Approval conditions<br>附帶條件                                      | <p><input type="checkbox"/> The permission does not have any approval condition<br/>許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions<br/>申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):<br/>申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance:<br/>仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient)<br/>(如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought<br>要求的續期期間                                 | <p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>  |



**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. The current application is slightly different from the last planning permission in terms of applied use. As such, a fresh planning application is submitted for the consideration of the Town Planning Board.
2. The application site subjects to seven previous planning permission since 2006. The applied use of the current application is the same as the approved use of the previous planning permission in nature since 2015.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13F) because the application site is covered with previous planning permission for open storage use. The applied use could be tolerated until the commencement of the land resumption works for Yuen Long South Development project.
4. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities including A/YL-TYST/1102 & 1111.
5. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
6. The applicant submitted the FSI plan to support his application.
7. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
8. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
9. Minimal traffic impact.
10. Insignificant environmental and noise impacts because no operation will be held during sensitive hours.
11. Insignificant drainage impact because surface U-channel has been provided at the application site.
12. Shortage of land for port back-up purpose in Tong Yan San Tsuen.
13. No storage or handling (including loading and unloading) of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste would occur at the application site.
14. No medium, heavy goods vehicle and container trailer/tractor would park at/access the application site except three scrap London buses at the eastern part of the application site which is collectibles vehicles of the applicant.
15. No workshop activity will be carried out at the application site.
16. The electronic goods being stored at the application site includes tablets, mobile phones and alike.




**8. Declaration 聲明**

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

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

Signature  
簽署

  
.....  
Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）

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

Consultant

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師

Others 其他 .....

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

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

Date 日期

12/11/2021

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese 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.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)   |
| Location/address<br>位置/地址              | Lots 1415 RP, 1416 RP and 1426 (Part), 1427 (Part) in D.D. 119 & Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.   |
| Site area<br>地盤面積                      | 818 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 94 sq. m 平方米 <input checked="" type="checkbox"/> About 約)   |
| Plan<br>圖則                             | Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14   |
| Zoning<br>地帶                           | 'Residential (Group A)3' ('R(A)3') and 'Road'  |
| Type of Application<br>申請類別            | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years  |



|  |  |   |  |
|--|--|---|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | NA <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於             | NA <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於              |
|  | Non-domestic<br>非住用  | 418 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Not more than 不多於 | 0.51 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數  | Domestic<br>住用   | NA  |  |
|  | Non-domestic<br>非住用  | 2   |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | NA  | <input type="checkbox"/> m 米<br>(Not more than 不多於)  |
|  |  | NA  | <input type="checkbox"/> Storeys(s) 層<br>(Not more than 不多於)                                   |
|  | Non-domestic<br>非住用  | 6.5   | <input checked="" type="checkbox"/> m 米<br>(Not more than 不多於)                                 |
|  |  | 2   | <input checked="" type="checkbox"/> Storeys(s) 層<br>(Not more than 不多於)                        |
| (iv) Site coverage<br>上蓋面積   | 46.21 % <input checked="" type="checkbox"/> About 約  |   |  |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  |   | 0  |
|  | Private Car Parking Spaces 私家車車位 0<br>Motorcycle Parking Spaces 電單車車位 0<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0<br>Others (Please Specify) 其他 (請列明)<br>NA |   |  |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |   | 2  |
|  | Taxi Spaces 的士車位 0<br>Coach Spaces 旅遊巴車位 0<br>Light Goods Vehicle Spaces 輕型貨車車位 2<br>Medium Goods Vehicle Spaces 中型貨車車位 0<br>Heavy Goods Vehicle Spaces 重型貨車車位 0<br>Others (Please Specify) 其他 (請列明)<br>NA   |   |  |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                 |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | Chinese<br>中文            | English<br>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"/> |
| As-built drainage plan, site plan and location plan                                 |                          |                                     |
| <b>Reports 報告書</b>  |                          |                                     |
| Planning Statement/Justifications 規劃綱領／理據   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions)<br>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 checked="" type="checkbox"/> |
| Estimated traffic generation  |                          |                                     |
| Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號                               |                          |                                     |

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

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

## **Proposed Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years**

at

**Lots 1415 RP, 1416 RP and 1426 (Part), 1427 (Part) in D.D. 119 & Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.**

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### **Annex 1 Estimated Traffic Generation**

- 1.1 The application site is abutting and serviced by a vehicular access leading from Shan Ha Road (**Figure 2**). Having mentioned that the site is intended for storage of brand new electronic goods in only 818m<sup>2</sup>, traffic generated by the proposed development is extremely insignificant.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

| Type of Vehicle     | Average Traffic Generation Rate (pcu/hr) | Average Traffic Attraction Rate (pcu/hr) | Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr) | Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr) |
|---------------------|--|--|---|---|
| Light goods vehicle | 0.3                                      | 0.3                                      | 0   | 0   |

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of light goods vehicle is taken as 1.5.

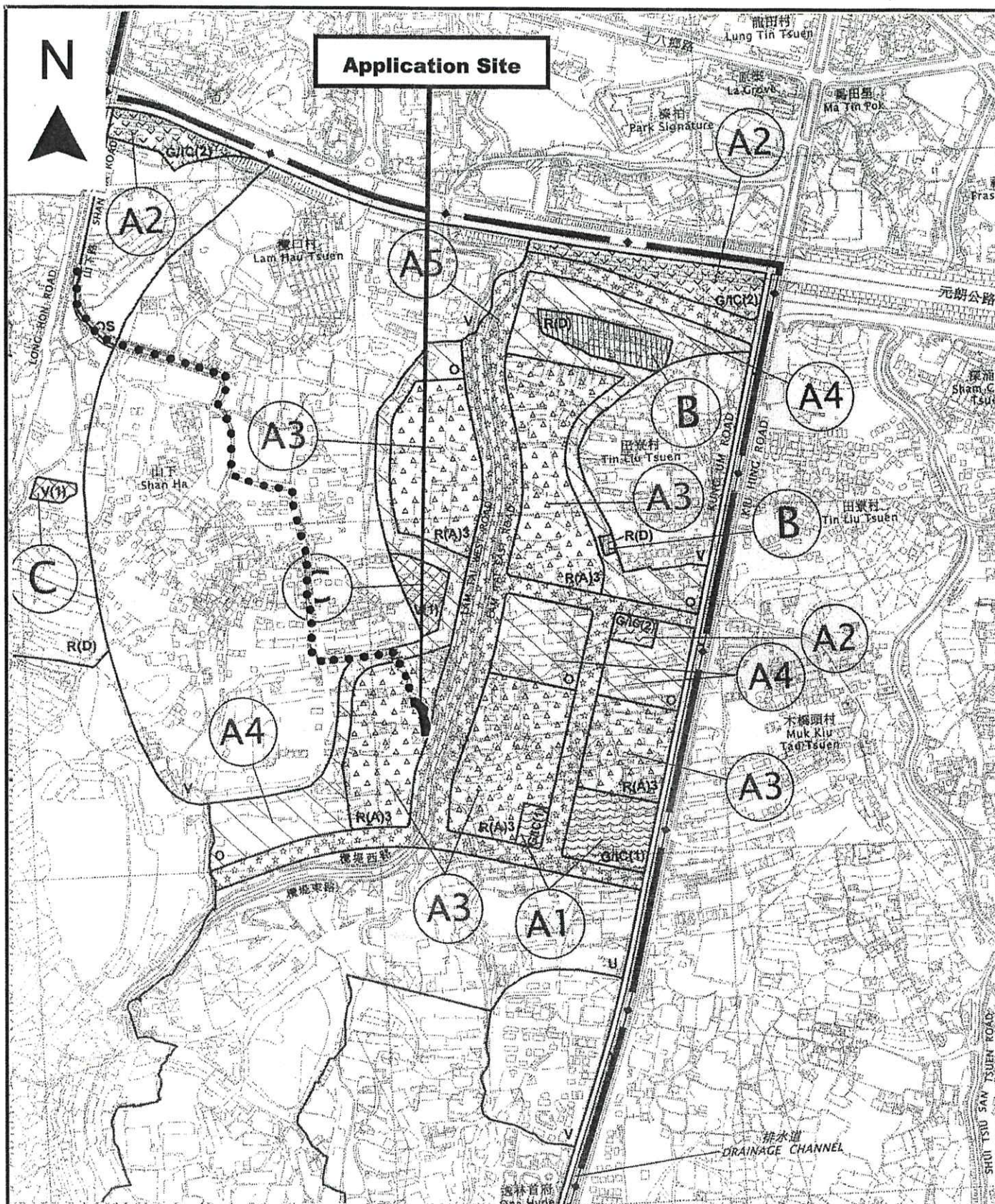
Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

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









Project 項目名稱:

Proposed Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years at Lots 1415 RP, 1416 RP, 1426 (Part), 1427 (Part) in D.D. 119 & Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

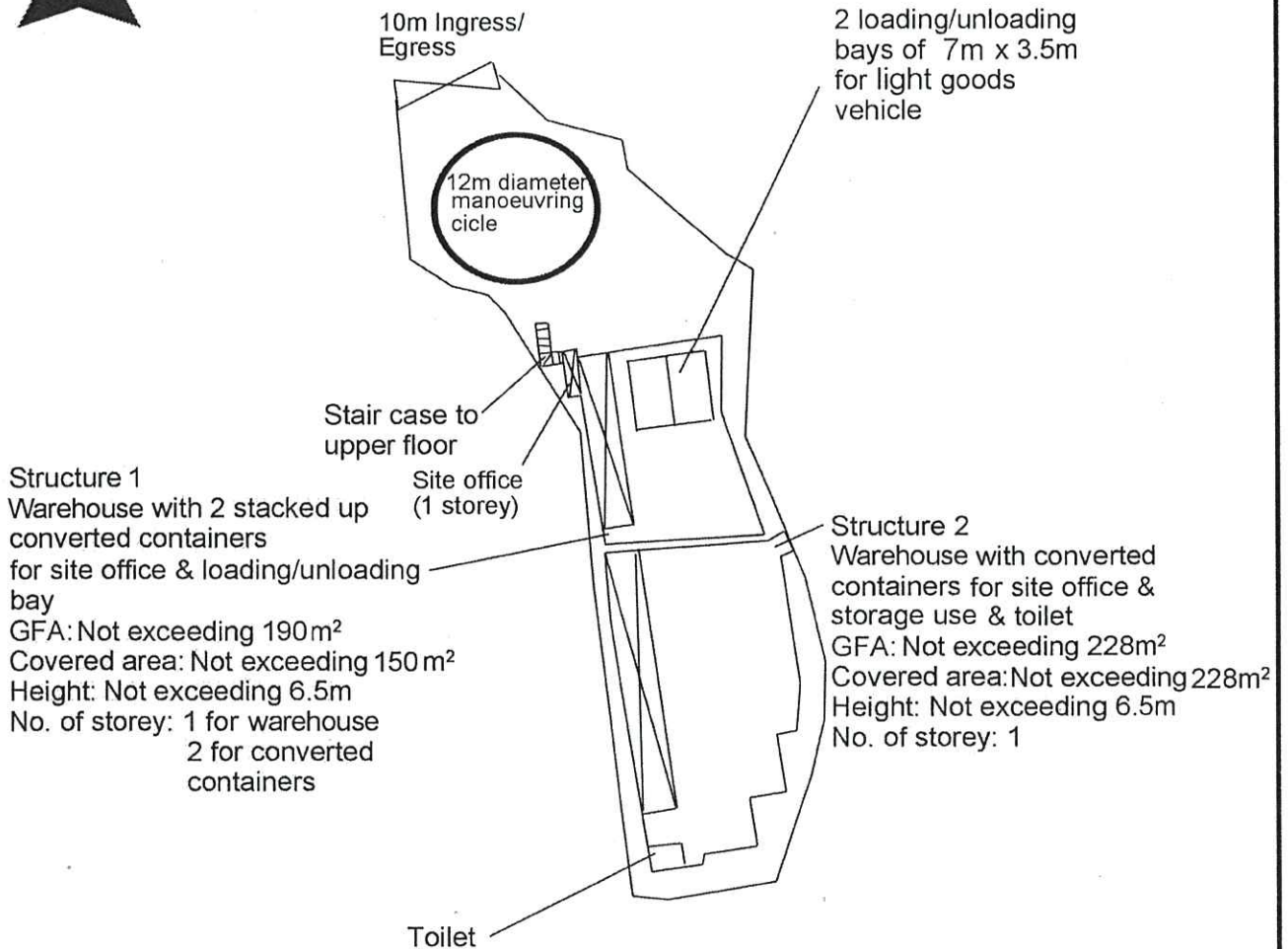
Remarks 備註:

●●● Vehicular access leading from Shan Ha Road

Scale 比例:

1:7500



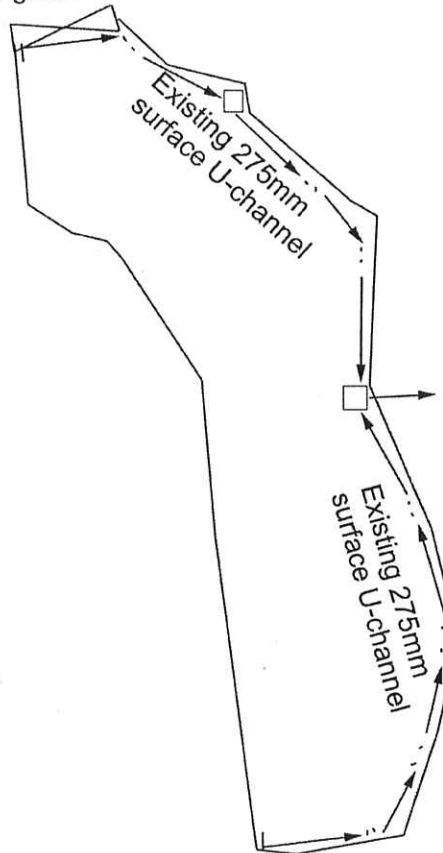


|   |   |  |
|---|---|--|
| <p>Project 項目名稱:</p> <p>Proposed Temporary Warehouse for<br/>Storage of Brand New Electronic Goods<br/>for a Period of 3 Years at Lots 1415 RP,<br/>1416 RP, 1426 (Part), 1427 (Part) in<br/>D.D. 119 &amp; Adjoining Government Land,<br/>Shan Ha Tsuen, Yuen Long, N.T.</p> | <p>Drawing Title 圖目:</p> <p>Proposed Layout Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 3</p> | <p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:500</p> |
|---|---|--|





10m Ingress/  
Egress



To public  
drain

Project 項目名稱:

Proposed Temporary Warehouse for  
Storage of Brand New Electronic Goods  
for a Period of 3 Years at Lots 1415 RP,  
1416 RP, 1426 (Part), 1427 (Part) in  
D.D. 119 & Adjoining Government Land,  
Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 4

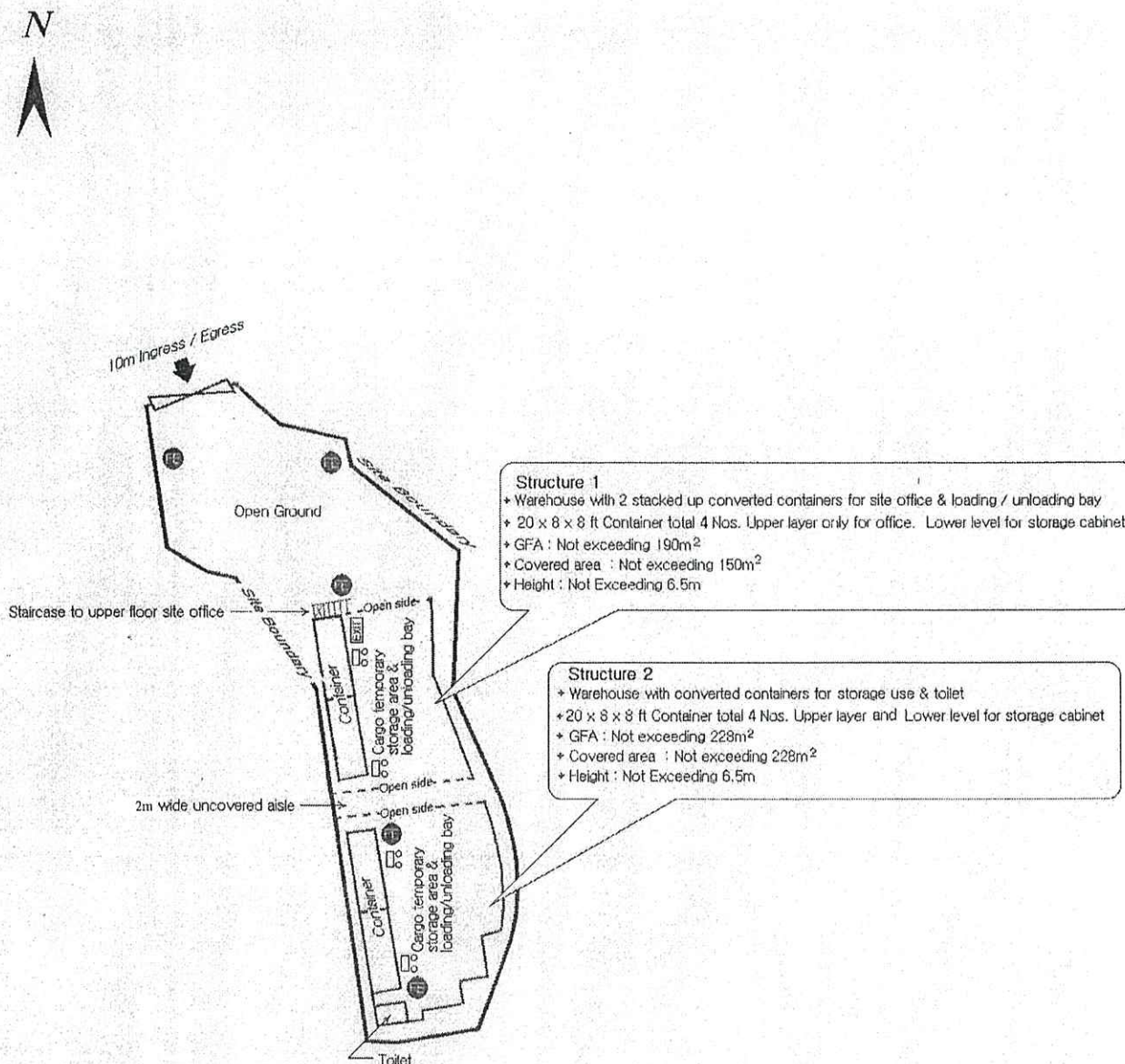
Remarks 備註:

This as-built drainage plan was  
accepted by CE/MN, DSD for  
last planning permission No.  
A/YL-TYST/969

Scale 比例:

1:500

# Figure 5



## FS Notes:

- Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266:Part 1 and BS EN 1838.
- Sufficient directional and exit sign shall be provided in accordance with BS 5266:Part 1 and FSD Circular Letter 5/2003.
- Portable hand-operated approved appliances shall be provided as required by occupancy.

## Legend:

5.0 kg CO<sub>2</sub> Gas Type Fire Extinguisher
 Emergency Lighting
 Exit Sign

## Planning Application :

Application Address : Lots 1415 R.P, 1416 R.P and 1426(Part), 1427(Part) in D.D.119 & Adjoining Government Land , Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title: F.S.I. Layout Plan

Drawing No. YT-1009m/FS

Scale 1:500

Drawing By: K.W.Lee

Date: 23 Oct 2021



Date: 13 January 2022

TPB Ref.: A/YL-TYST/1135

By Email

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

Dear Sir,

**Proposed Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years at Lots 1415 RP, 1416 RP and 1426 (Part), 1427 (Part) in D.D. 119 & Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.**

We are glad to submit a legible version of fire service installations plan for the consideration of the Director of Fire Services (D of FS).

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

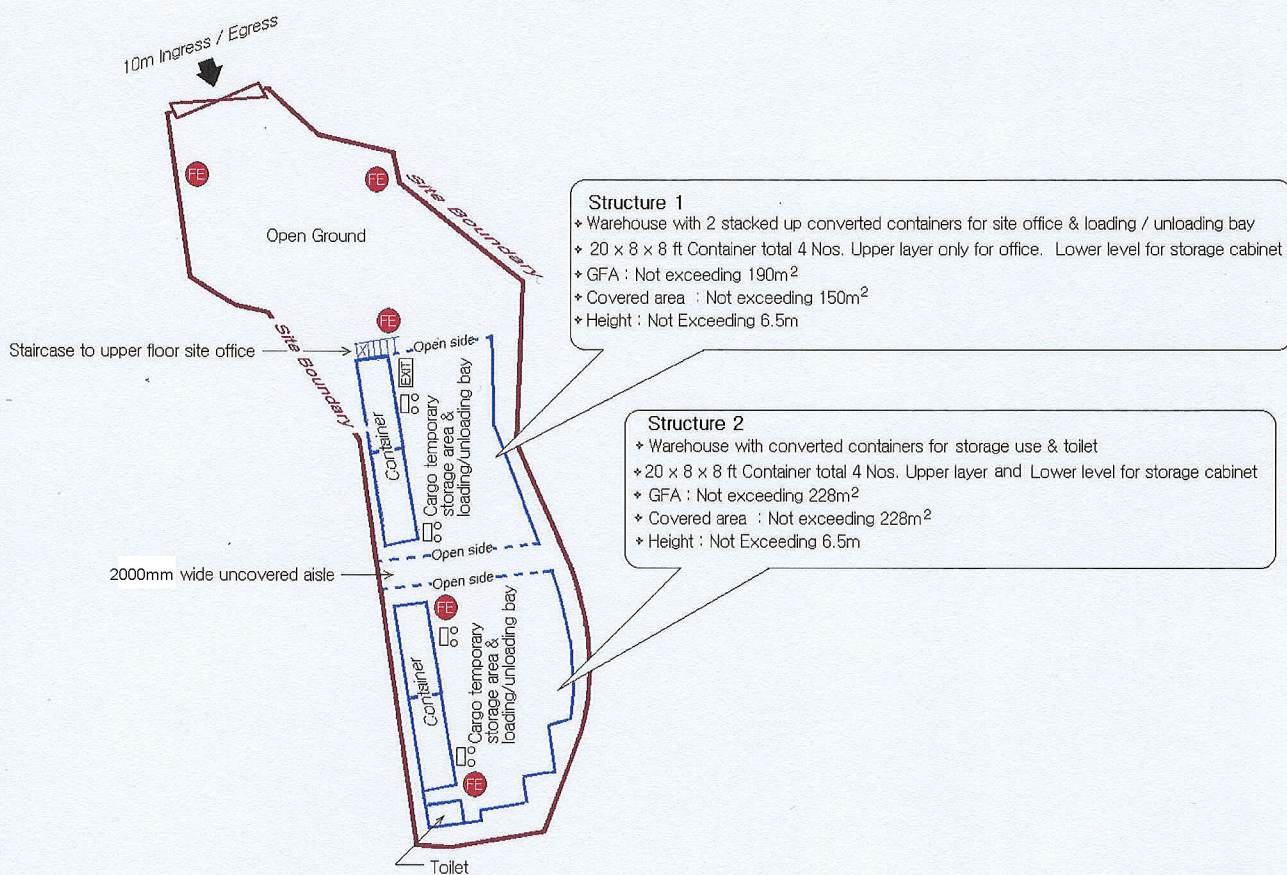
Yours faithfully,



Patrick Tsui

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





#### FS Notes:

- Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266:Part 1 and BS EN 1838.
- Sufficient directional and exit sign shall be provided in accordance with BS 5266:Part 1 and FSD Circular Letter 5/2008.
- Portable hand-operated approved appliances shall be provided as required by occupancy.

#### Legend:

FE 5.0 kg CO<sub>2</sub> Gas Type Fire Extinguisher    OO Emergency Lighting    EXIT Exit Sign

Planning Application : A/YL-TYST/ 1135

Application Address : Lots 1415 R.P, 1416 R.P and 1426(Part), 1427(Part) in D.D.119 & Adjoining Government Land , Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title: F.S.I. Layout Plan

Drawing No. YT-1009m/FS

Scale 1:500

Drawing By: K.W.Lee

Date: 23 Oct 2021



Date: 19 January 2022

TPB Ref.: A/YL-TYST/1135

By Email

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

Dear Sir,

**Proposed Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years at Lots 1415 RP, 1416 RP and 1426 (Part), 1427 (Part) in D.D. 119 & Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.**

We are glad to submit an updated version of the justifications for the further processing of the Town Planning Board.

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

Yours faithfully,



Patrick Tsui

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

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

1. The current application is slightly different from the last planning permission in terms of applied use. As such, a fresh planning application is submitted for the consideration of the Town Planning Board.
2. The application site subjects to seven previous planning permission since 2006. The applied use of the current application is the same as the approved use of the previous planning permission in nature since 2015.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13F) because the application site is covered with previous planning permission for open storage use. The applied use could be tolerated until the commencement of the land resumption works for Yuen Long South Development project.
4. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities including A/YL-TYST/1102 & 1111.
5. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
6. The applicant submitted the FSI plan to support his application.
7. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
8. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
9. Minimal traffic impact.
10. Insignificant environmental and noise impacts because no operation will be held during sensitive hours.
11. Insignificant drainage impact because surface U-channel has been provided at the application site.
12. Shortage of land for port back-up purpose in Tong Yan San Tsuen.
13. No storage or handling (including loading and unloading) of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste would occur at the application site.
14. No medium, heavy goods vehicle and container trailer/tractor would park at/access the application site.
15. No workshop activity will be carried out at the application site.
16. The electronic goods being stored at the application site includes tablets, mobile phones and alike.



**Previous Applications covering the Application Site**

**Approved Applications**

|    | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)/Development(s)</u></b>   | <b><u>Date of Consideration<br/>(RNTPC)</u></b>                | <b><u>Approval<br/>Condition(s)</u></b>   |
|----|-------------------------------|--|--|---|
| 1. | A/YL-TYST/326                 | Temporary Open Storage of Plastic Goods including Containers and Road Signs for a Period of 3 Years                | 18.8.2006<br>approved for 2 years<br>[revoked on<br>18.2.2007] | (1), (2), (3),<br>(4), (7), (8),<br>(10), (11)  |
| 2. | A/YL-TYST/340                 | Temporary Open Storage of Plastic Goods including Containers and Road Signs for a Period of 3 Years                | 15.12.2006<br>approved for 2 years                             | (1), (2), (3),<br>(4), (7), (8),<br>(10), (11)  |
| 3. | A/YL-TYST/425                 | Temporary Open Storage of Plastic Goods including Containers and Road Signs for a Period of 3 Years                | 8.5.2009   | (1), (2), (3),<br>(4), (5), (8),<br>(9), (10), (11)                                   |
| 4. | A/YL-TYST/590                 | Temporary Open Storage of Metal Ware and Plastic Goods including Containers and Road Signs for a Period of 3 Years | 1.6.2012   | (1), (2), (3),<br>(4), (6), (7),<br>(9), (10), (11)                                   |
| 5. | A/YL-TYST/730                 | Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years                              | 22.5.2015<br>[revoked on 22.5.2016]                            | (1), (2), (3),<br>(4), (6), (7),<br>(9), (10), (11),<br>(12), (14), (15)              |
| 6. | A/YL-TYST/794                 | Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years                              | 15.7.2016  | (1), (2), (3),<br>(4), (6), (7),<br>(8), (9), (10),<br>(11), (12), (13)<br>(14), (15) |
| 7. | A/YL-TYST/969                 | Proposed Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years                                | 2.8.2019<br>[revoked on 2.11.2021]                             | (1), (2), (3),<br>(4), (5), (6),<br>(8), (9), (10),<br>(14), (15)                     |

**Approval Conditions**

- (1) No night-time operation 7:00 p.m. to 7:00 a.m. is allowed on the site.
- (2) No operation on Sundays and public holidays is allowed on the site.
- (3) No repairing/dismantling/workshop activities/spraying/cleansing/open storage are allowed to be carried out on the site.
- (4) No medium and/or heavy vehicles or container vehicles (trailers/tractors)/only light goods vehicles are allowed for the operation of the site.
- (5) Maintenance of existing landscape plantings on the site.
- (6) Maintenance of (implemented/existing) drainage facilities on the site/submission of a record of the existing drainage facilities.
- (7) Submission and/or implementation of (the accepted) landscape and/or tree preservation proposal.
- (8) Submission and implementation of drainage proposal.
- (9) Submission and implementation of fire service installations proposal.

- (10) Revocation of planning approval if any of the conditions is not complied with by the specified date/at any time during the approval period.
- (11) Reinstatement of the site to an amenity area upon expiry of the planning permission.
- (12) No storage of electronic goods outside the concrete-paved covered structure is allowed on the site.
- (13) No storage or handling (including loading and unloading) of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste is allowed on the site.
- (14) No vehicle is allowed to queue back to or reverse onto/from public road.
- (15) Provision/maintenance of boundary fence on the site.



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

參考編號

Reference Number:

211221-144214-48486

提交限期

Deadline for submission:

31/12/2021

提交日期及時間

Date and time of submission:

21/12/2021 14:42:14

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1135

「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。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates  
A/YL-TYST/1135

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本申請地點貼近橫堤西路旁，但由於橫堤西路設計限制長 7 米以上交通工具，因此該申請成功其運輸全依賴山厦村村內的“羊腸小徑”、不合標準、泥路。而該申請是貯存倉，如我村附近一帶的倉十居其九都依賴貨櫃車作運輸，在此情況下，相信各位委員都知道其對環境衛生、噪音對貼鄰的道路旁村屋所產生的影響，下雨天所造成的泥路泥濘而產生的衛生及蚊蟲滋生等問題，加上此些倉每天 24 小時載貨出入，聲浪之大，尤其晚上，甚至午夜皆嚴重影響附近一帶居民，不因道路狹窄而在讓路時產生衝突，激化村民與駕駛者的矛盾，故暗藏“大衝突”的危機，考慮種種對環境及居民的負面因素，我強烈要求主席及各位委員拒絕其申請，這數拾年來此問題十分困擾居民，現我村已致信申訴專員公署尋求解決山下路行駛

簽署 Signature

CHENG CHI KAI

VR of Shan Ha Village

日期 Date 31.12.2021

超過七米或以上重型汽車。

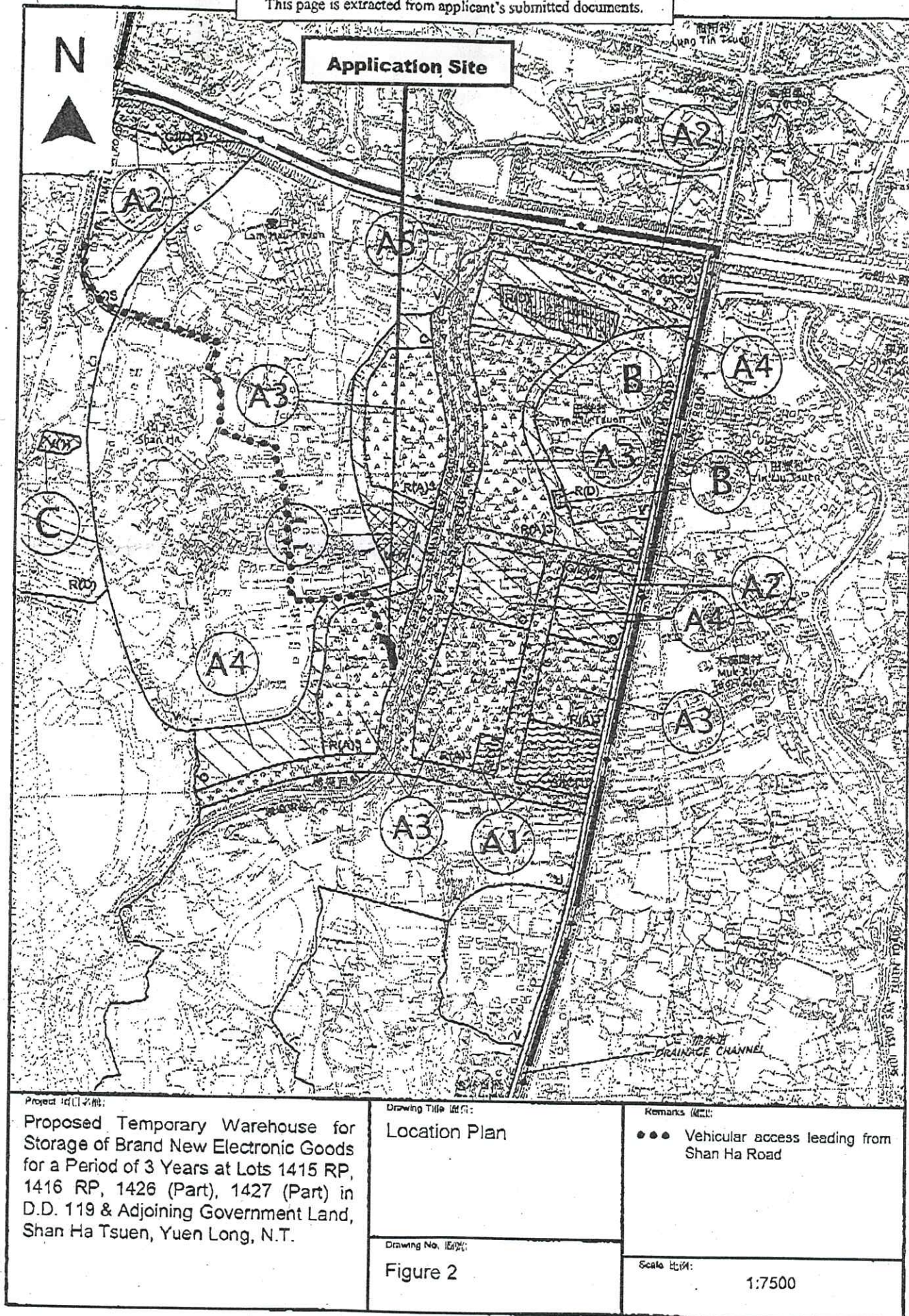
\*附上城市規劃委員會有關此申請的汽車行駛路線圖



申請編號 Application No. : A/YL-TYST/1135

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.





寄件日期: 2021年12月31日星期五 2:17  
收件者: tpbpd  
主旨: A/YL-TYST/1135 DD 119 Shan Ha Tsuen

5-2

A/YL-TYST/1135

Lots 1415 RP, 1416 RP, 1426 (Part) and 1427 (Part) in D.D. 119 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long

Site area : About 818sq.m Includes Government Land of about 94sq.m

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

Applied use : Warehouse / 2 Vehicle Parking

Dear TPB Members,

Previous application 969 lots were zoned "Undetermined" but since then have been rezoned to accommodate large residential developments and community facilities.

After EIGHT extensions of time approval was revoked. No details provided.

Members must question which conditions were not fulfilled and what impact this would have on sites intended for homes and supporting facilities.

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) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for occupation of GL (about 94m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed. Within the Site, Lots 1415 RP and 1416 RP in D.D. 119 are covered by Short Term Waivers (STWs) No. 4592 and 3635 respectively permitting structures erected thereon for the purpose of 'Temporary Warehouse for Storage of Brand New Electronic Goods' and 'Open Storage of Metal Ware and Plastic Goods including Containers and Road Signs'. 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. Furthermore, you should either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. 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 local track leading to the Site is not under her purview. You shall obtain consent of the owner(s)/ relevant parties of the local track for using it as the vehicular access to the Site. 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. An application to relevant government departments should be made to form new run-in/out, if any;
- (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. The access road connecting the Site with Shan Ha Road is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site and Shan Ha Road;
- (f) to note the comments of the Director of Environmental Protection that the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Use" should be followed to minimise any potential environmental nuisances on the surrounding area;

- (g) to note the comments of the Director of Fire Services that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (i) to note the comments of the Project Manager (West), Civil Engineering and Development Department that 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.