

TYST/1153

This document is received on - 8 MAR 2022
The Town Planning Board 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

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.

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

※ Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	71 46-7457 / 1153
	Date Received 收到日期	- 8 MAR 2022

- 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)

Tari Cheung Tat (譚長達)

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 771 (Part), 772 (Part), 773 (Part), 775 (Part) and 776 (Part) in D.D. 117, Lots 1131 (Part) and 1132 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,740 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than: <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,755 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 170 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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	Other Specified Uses (Sewage treatment works)
(f) Current use(s) 現時用途	Open storage of construction material and recyclable material with ancillary workshop and office (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

Details of the "current land owner(s)"[#] notified. 已獲通知「現行土地擁有人」[#]的詳細資料

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
26/1/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 31/1/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)

(a) Proposed use(s)/development
 擬議用途/發展

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
 申請的許可有效期

☐ year(s) 年
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約
 Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約
 Proposed number of buildings/structures 擬議建築物/構築物數目
 Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約
 Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約
 Proposed gross floor area 擬議總樓面面積sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位
 Motorcycle Parking Spaces 電單車車位
 Light Goods Vehicle Parking Spaces 輕型貨車泊車位
 Medium Goods Vehicle Parking Spaces 中型貨車泊車位
 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位
 Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位
 Coach Spaces 旅遊巴車位
 Light Goods Vehicle Spaces 輕型貨車車位
 Medium Goods Vehicle Spaces 中型貨車車位
 Heavy Goods Vehicle Spaces 重型貨車車位
 Others (Please Specify) 其他 (請列明)

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

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-TYST</u> / <u>964</u>
(b) Date of approval 獲批給許可的日期	<u>31/5/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>10/6/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary Open Storage of Construction Material and Recyclable Material with Ancillary Workshop and Office for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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


1. The application site is subject to previous planning permissions so that sympathetic consideration should be given according to Town Planning Board Guidelines for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F).
2. The applicant has complied with all the planning conditions imposed to the last planning permission No. A/YL-TYST/964.
3. The application site is subject to three previous planning permissions, i.e. A/YL-TYST/638, 790 & 964. The applied use of the current application is the same as the approved use of the last planning permission.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and warehouse use.
6. Open storage & warehouse uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and warehouse uses.
8. Only an ancillary workshop is proposed at Site 3 for metal works such as welding for road works and production of road signs.
9. No heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance will access the application site.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because no operation will be held during sensitive hours.
12. Insignificant drainage impact.
13. Shortage of land for port back-up purpose in Tong Yan San Tsuen.

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)
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 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

8/2/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 771 (Part), 772 (Part), 773 (Part), 775 (Part) and 776 (Part) in D.D. 117, Lots 1131 (Part) and 1132 (Part) in D.D.119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, New Territories
Site area 地盤面積	2,740 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 170 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan. 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	Other Specified Uses (Sewage treatment works)
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Open Storage of Construction Material and Recyclable Material with Ancillary Workshop and Office" for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,755 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.64 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	11	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	55.04 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	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) NA		1 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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)		0 0 0 2 0

**Proposed Temporary Open Storage of Construction Materials,
Recyclable Materials & Ancillary Workshop and Office for a Period
of 3 Years**

at

**Lots 771(Part), 772(Part), 773(Part), 775(Part), 776(Part) in D.D. 117,
Lots 1131(Part) & 1132(Part) in D.D.119 and Adjoining Government
Land, Pak Sha Tsuen, Yuen Long, N.T.**

Annex 1 Estimated Traffic Generation

- 1.1 The proposed storage of construction materials at the captioned site will include tiles and sanitary ware, metal ware, racks and barricades. They will be delivered to the construction site when necessary. The metal ware, racks and barricades will be returned to the application site after the completion of works at construction site. The proposed ancillary workshop is related to the metal works such as production of road signage and metal works for road works.
- 1.2 The recyclable materials is mainly coming from abroad and the application site is a location for consolidating the recyclable material storage from different suppliers and an interim location for storage before delivering to mainland China for recycling process. No workshop activities such as dismantling, cutting, melting will be carried out at Site 1 and Site 2 at the application site.
- 1.3 The application site is serviced by an existing vehicular track leading from Kung Um Road. The site is intended for open storage with ancillary workshop and office, traffic generated by the proposed development is extremely insignificant.
- 1.4 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

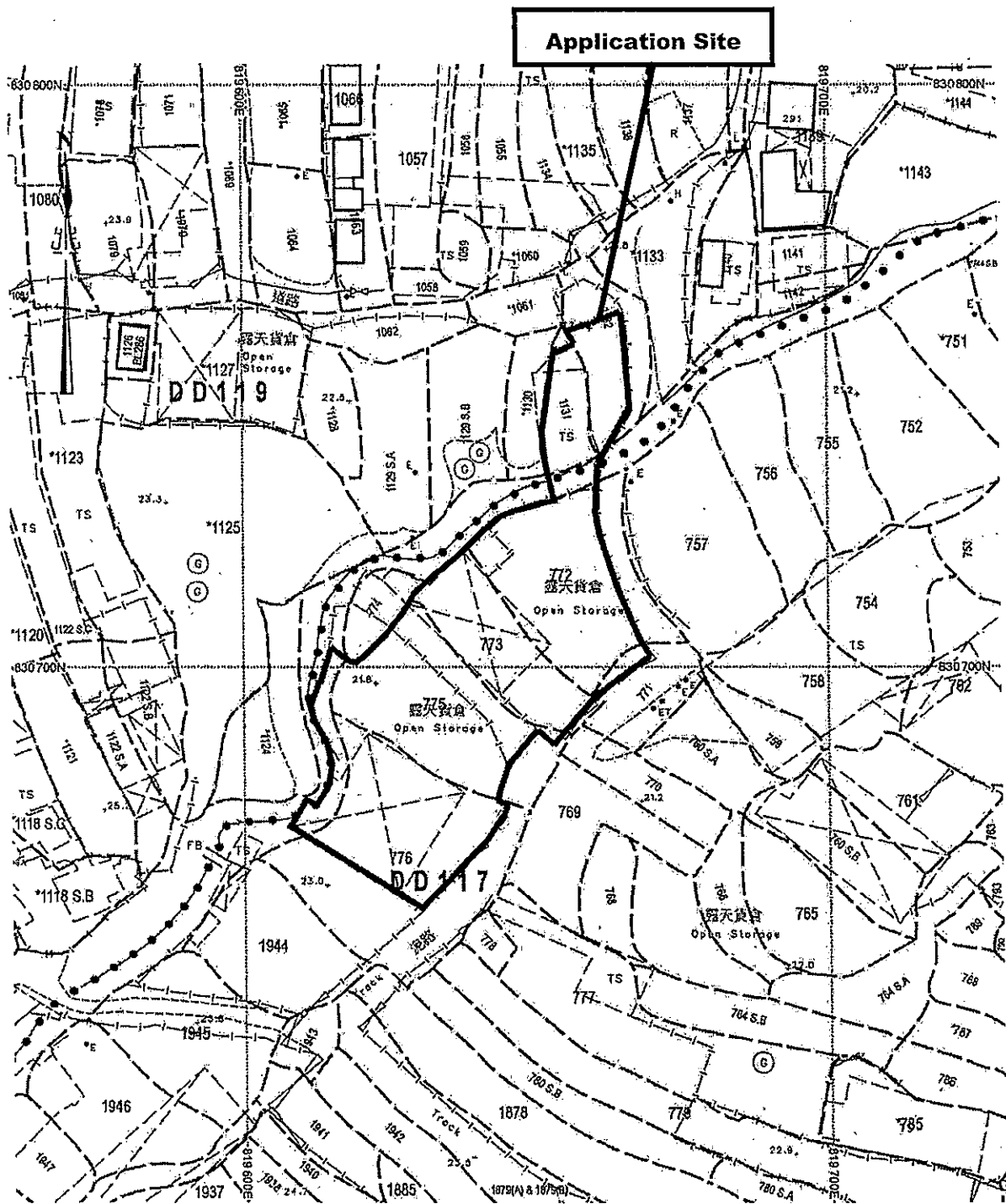
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.25	0.25	0	0
Medium goods vehicle	0.5	0.5	0	0
Total	0.75	0.75	0	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 5:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car & medium goods vehicle are taken as 1 and 2 respectively.

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.

- 1.5 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Kung Um Road.
- 1.6 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 Kung Um Road and nearby road networks.



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials, Recyclable Materials & Ancillary Workshop and Office for a Period of 3 Years at Lots 771(Part), 772(Part), 773(Part), 775(Part), 776(Part) in D.D. 117, Lots 1131(Part) & 1132(Part) in D.D.119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

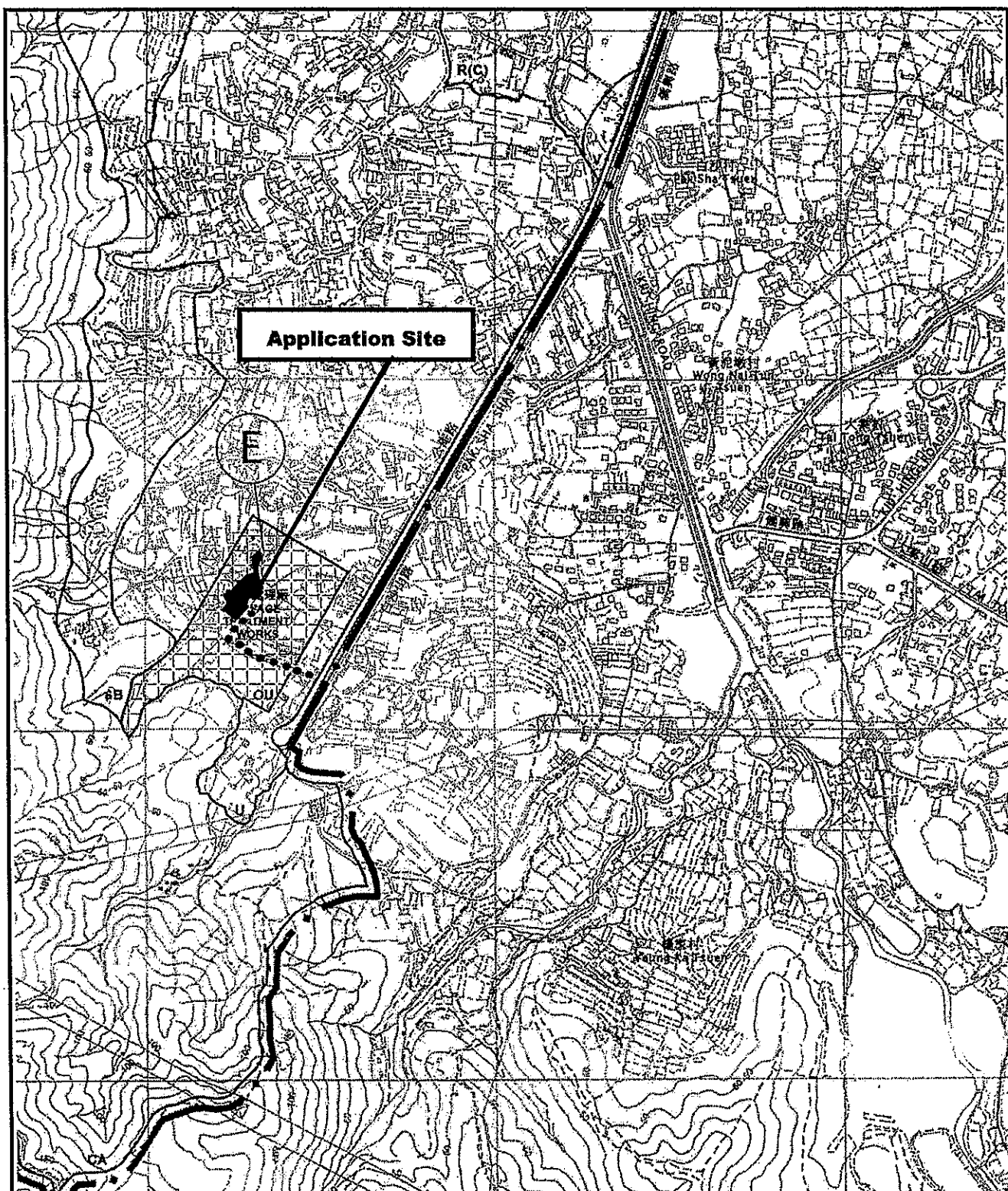
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 项目名称:

Proposed Temporary Open Storage of Construction Materials, Recyclable Materials & Ancillary Workshop and Office for a Period of 3 Years at Lots 771(Part), 772(Part), 773(Part), 775(Part), 776(Part) in D.D. 117, Lots 1131(Part) & 1132(Part) in D.D.119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

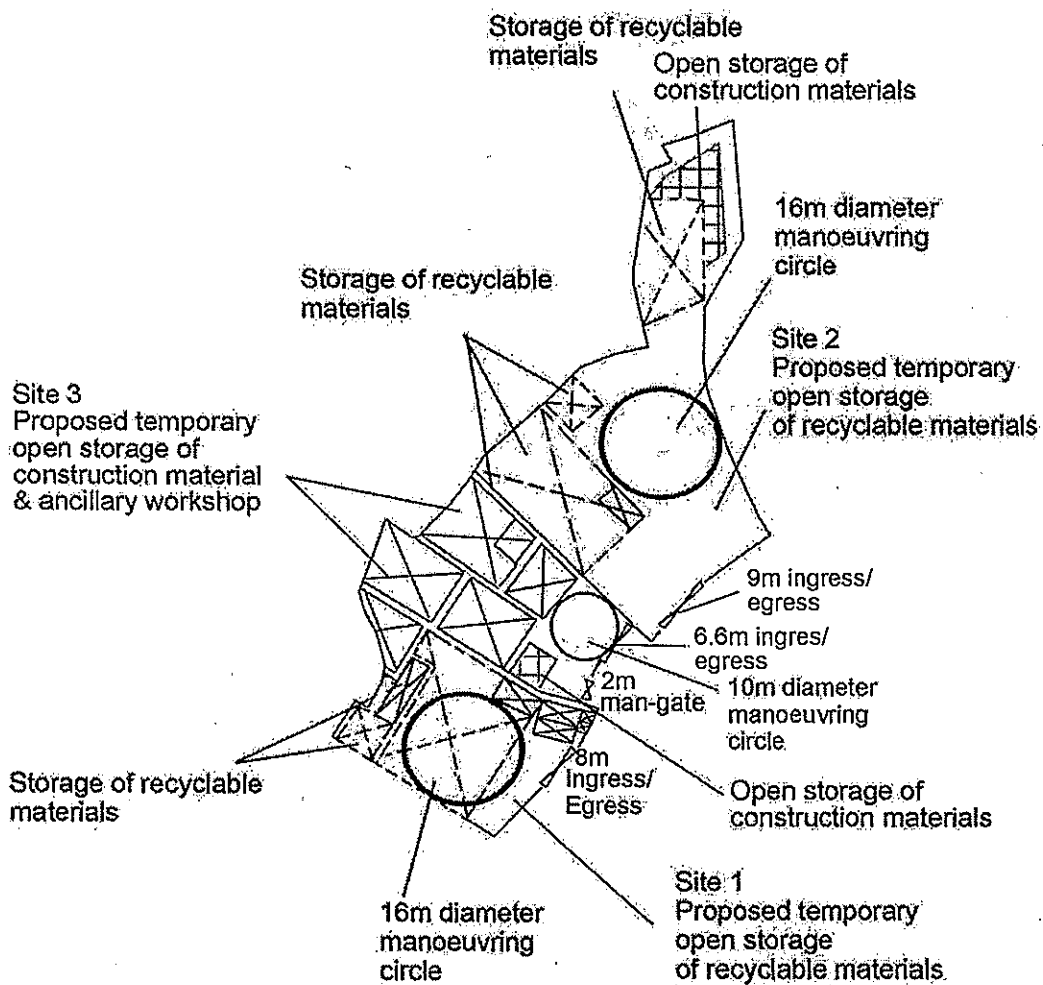
Figure 2

Remarks 備註:

●●● Vehicular access leading from Kung Um Road

Scale 比例:

1:7500



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials, Recyclable Materials & Ancillary Workshop and Office for a Period of 3 Years at Lots 771(Part), 772(Part), 773(Part), 775(Part), 776(Part) in D.D. 117, Lots 1131(Part) & 1132(Part) in D.D.119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:



Open storage

Scale 比例:

1:1000



Structure 4
A 20m² converted container for ancillary office use* under a 300m² open shed for storage use
GFA: Not exceeding 320m²
Height: Not exceeding 6m
No. of storey: 1
*Due to the headroom of the open shed allows the stacking up of another 20m² converted container on top of the container, so the total GFA of converted containers is treated as 40m²

Structure 9
Open shed for storage of construction materials, ancillary office and workshop
GFA: Not exceeding 226m² (for 2 storeys)
GFA (G/F): Not exceeding 140m²
GFA (1/F): Not exceeding 86m²
Covered area: Not exceeding 140m²
Height: Not exceeding 7.5m
No. of storey: 2

Structure 10
Open shed for storage of construction materials, ancillary office and workshop
GFA: Not exceeding 226m² (for 2 storeys)
Height: Not exceeding 7.5m
No. of storey: 2

Structure 11
Open shed for storage of construction materials
GFA: Not exceeding 60m²
Height: Not exceeding 7.5m
No. of storey: 1

Structure 1
A 40m² converted container for storage use under a 3.5m high open shed for storage use
GFA: Not exceeding 72m²
Height: Not exceeding 3.5m
No. of storey: 1

Structure 2
A 20m² converted container for ancillary office use* under a 350m² open shed parking and manoeuvring of vehicle
GFA: Not exceeding 370m²
Height: Not exceeding 5.5m
No. of storey: 1
*Due to the headroom of the open shed allows the stacking up of another 20m² converted container on top of the container, so the total GFA of converted containers is treated as 40m²

Structure 5
Open Shed for storage
GFA: Not exceeding 35m²
Height: Not exceeding 4m
No. of storey: 1

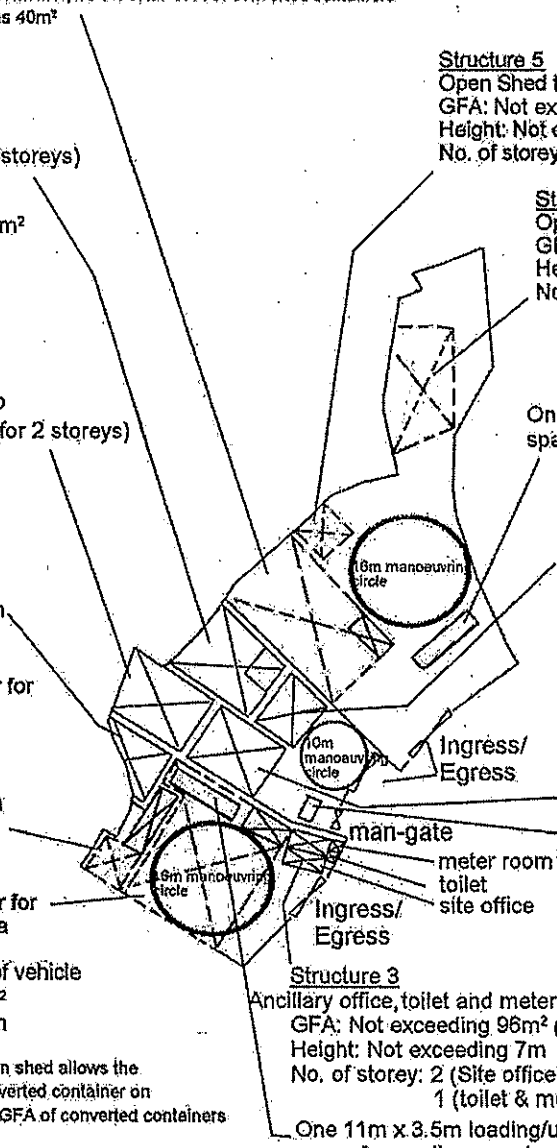
Structure 6
Open Shed for storage
GFA: Not exceeding 150m²
Height: Not exceeding 4m
No. of storey: 1

One 11m x 3.5m loading/unloading space for medium goods vehicle

Structure 8
Open shed for storage of construction materials & ancillary workshop (4-sides open)
GFA: Not exceeding 80m²
Height: Not exceeding 7.5m
No. of storey: 1

Structure 7
Open shed for storage of construction materials & ancillary workshop (4-sides open)
GFA: Not exceeding 120m²
Height: Not exceeding 7.5m
No. of storey: 1
One 6m x 2.5m parking space for private car

Structure 3
Ancillary office, toilet and meter room
GFA: Not exceeding 96m² (for 2 storeys)
Height: Not exceeding 7m
No. of storey: 2 (Site office)
1 (toilet & meter room)
One 11m x 3.5m loading/unloading space for medium goods vehicle



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials, Recyclable Materials & Ancillary Workshop and Office for a Period of 3 Years at Lots 771(Part), 772(Part), 773(Part), 775(Part), 776(Part) in D.D. 117, Lots 1131(Part) & 1132(Part) in D.D.119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Details of Proposed Temporary Structures at the Application Site

Drawing No. 圖號:

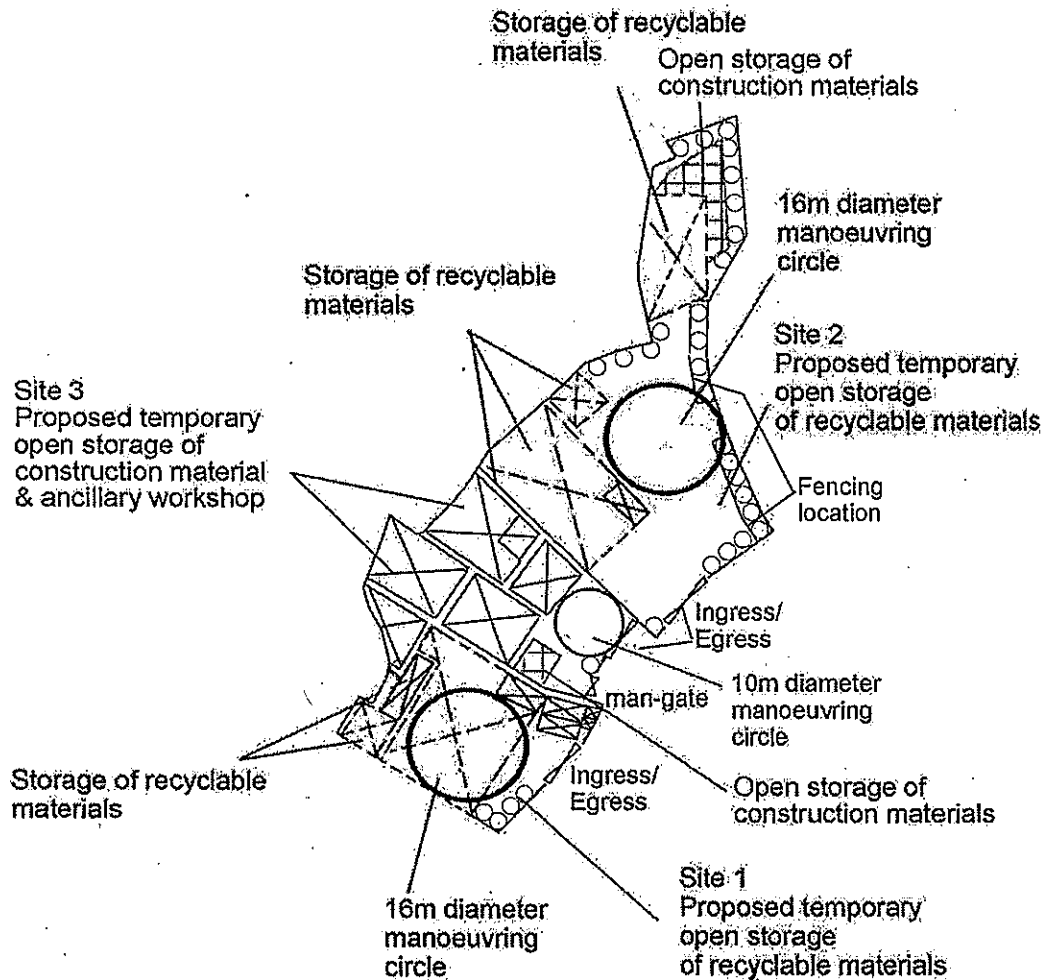
Figure 4

Remarks 備註:

Scale 比例:

1:1000

Tree	Approximate Height	Spacing	Quantity
Existing <i>Ficus microcarpa</i> to be preserved	2.75m to 4m	4m	32



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials, Recyclable Materials & Ancillary Workshop and Office for a Period of 3 Years at Lots 771(Part), 772(Part), 773(Part), 775(Part), 776(Part) in D.D. 117, Lots 1131(Part) & 1132(Part) in D.D.119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:



Open storage

Scale 比例:

1:1000

Date: 24 March 2022

TPB Ref.: A/YL-TYST/1153

By Email

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

Dear Sir,

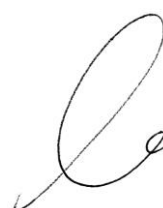
Proposed Temporary Open Storage of Construction Materials, Recyclable Materials & Ancillary Workshop and Office for a Period of 3 Years at Lots 771(Part), 772(Part), 773(Part), 775(Part), 776(Part) in D.D. 117, Lots 1131(Part) & 1132(Part) in D.D.119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

We write to confirm that the layout and the use of the proposed development at the captioned site is the same as the layout and use of the last planning permission No. A/YL-TYST/964.

We are glad to submit the FSI plan and the FS251 certificates herewith 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] [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

N



Structure 4
A 20m² converted container for ancillary office use* under a 200m² open shed for storage use
GFA: Not exceeding 220m²
Height: Not exceeding 6m
No. of storey: 1

Structure 9
Open shed for storage of construction materials, ancillary office and workshop
GFA: Not exceeding 226m² (for 2 storeys)
GFA (G/F): Not exceeding 140m²
GFA (1/F): Not exceeding 86m²
Covered area: Not exceeding 140m²
Height: Not exceeding 7.5m
No. of storey: 2

Structure 5
Open Shed for storage
GFA: Not exceeding 35m²
Height: Not exceeding 4m
No. of storey: 1

Structure 6
Open Shed for storage
GFA: Not exceeding 150m²
Height: Not exceeding 4m
No. of storey: 1

Structure 10
Open shed for storage of construction materials ancillary office and workshop
GFA: Not exceeding 226m² (for 2 storeys)
Height: Not exceeding 7.5m
No. of storey: 2

Structure 11
Open shed for storage of construction materials
GFA: Not exceeding 60m²
Height: Not exceeding 7.5m
No. of storey: 1

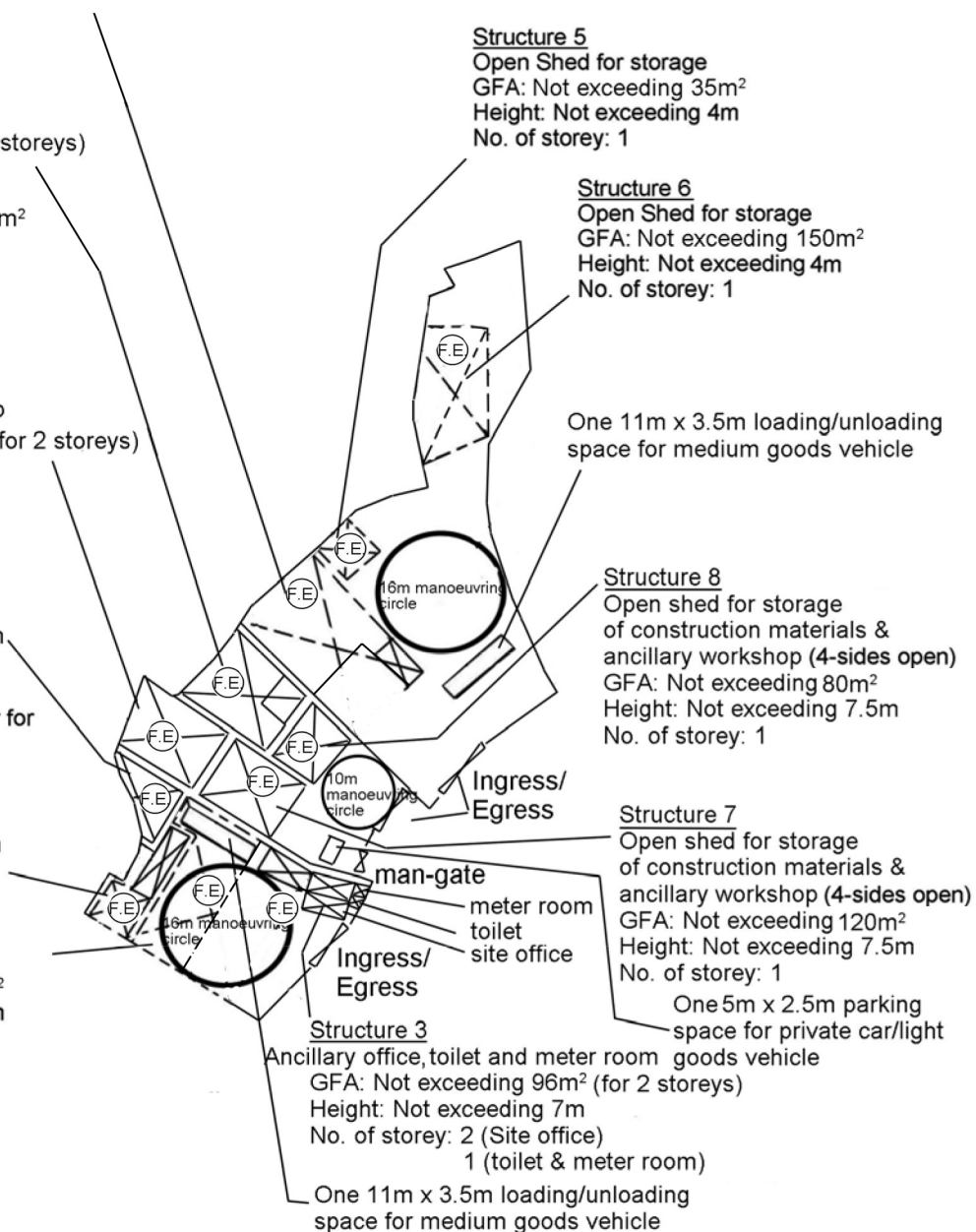
Structure 1
A 40m² converted container for storage use under a 3.5m high open shed for storage use
GFA: Not exceeding 72m²
Height: Not exceeding 3.5m
No. of storey: 1

Structure 2
Open shed
GFA: Not exceeding 160m²
Height: Not exceeding 5.5m
No. of storey: 1

Structure 8
Open shed for storage of construction materials & ancillary workshop (4-sides open)
GFA: Not exceeding 80m²
Height: Not exceeding 7.5m
No. of storey: 1

Structure 7
Open shed for storage of construction materials & ancillary workshop (4-sides open)
GFA: Not exceeding 120m²
Height: Not exceeding 7.5m
No. of storey: 1
One 5m x 2.5m parking space for private car/light goods vehicle

Structure 3
Ancillary office, toilet and meter room
GFA: Not exceeding 96m² (for 2 storeys)
Height: Not exceeding 7m
No. of storey: 2 (Site office)
1 (toilet & meter room)
One 11m x 3.5m loading/unloading space for medium goods vehicle



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials, Recyclable Materials & Ancillary Workshop and Office for a Period of 3 Years at Lots 771(Part), 772(Part), 773(Part), 775(Part), 776(Part) in D.D. 117, Lots 1131(Part) & 1132(Part) in D.D.119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 1

Remarks 備註:

F.E. 9 litre water type fire extinguisher

Scale 比例:

1:1000

FSD Ref.:
消防處檔號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9053156

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lots 771(Part), 772(Part), 773(Part),

775(Part), 776(Part) in DD.117, Lots

1131(Part) & 1132(Part) in D.D.119

Street/Road/Estate Name:

街道/屋苑名稱

and Adjoining Government Land,

Block:

座

District:

分區

Yuen Long

Area:

地區

Pak Sha Tsuen

HK

香港

K

九龍

NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業

☐ Commercial 商業

☐ Domestic 住宅

☐ Composite 綜合

☐ Licensed premises 持牌處所

☐ Institutional 社區

Part 1 Annual Inspection ONLY

第一部 只適用於年檢事項

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguishers 11 x 9 Litre water, type F.E.		Conforms with FSD requirements	10-Feb-2022	09-Feb-2023

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核

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

Authorized Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

新邦消防工程有限公司

First Fire Engineering Company Limited

10-Feb-2022

For FSD
use only:

Inspected

Key-in

Verified

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

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

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

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

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

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	A/YL-TYST/638#	Temporary Open Storage of Construction Material and Recyclable Material (including Metal and Plastic) with Ancillary Office for a Period of 3 Years	24.5.2013
2	A/YL-TYST/790#	Temporary Open Storage of Construction Material and Recyclable Material with Ancillary Workshop and Office for a Period of 3 Years	10.6.2016
3	A/YL-TYST/964#	Renewal of Planning Approval for Temporary “Open Storage of Construction Material and Recyclable Material with Ancillary Workshop and Office” for a Period of 3 Years	31.5.2019

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/34*	Temporary Open Storage of Construction Materials for a Period of 12 Months	5.6.1998	(1), (2), (3), (4)
2	A/YL-TYST/47*	Temporary Open Storage of New Vehicles for Re-export for a Period of 12 Months	25.9.1998	(1), (3), (4), (5)
3	A/YL-TYST/48*	Temporary Open Storage of Construction Materials and Small-Scale Machinery for a Period of 12 Months	25.9.1998	(1), (3), (4), (5)
4	A/YL-TYST/472#	Temporary Open Storage of Used Electronic Parts with Ancillary Workshop for a Period of 3 Years	7.5.2010	(2), (3), (5)

Note

* Zoned “Green Belt” (“GB”) at the time of consideration by the Committee.

Zoned “Undetermined” at the time of consideration by the Committee.

Rejection Reason(s):

- (1) Not in line with the planning intention of the “GB” zone, no strong justification has been given for a departure from the planning intention, even on a temporary basis.
- (2) Not compatible with the surrounding residential/rural land uses.
- (3) No/insufficient information in the submission to demonstrate that the development would not generate adverse environmental/traffic/drainage impact.
- (4) Approval of the application would set an undesirable precedent for other similar applications within the “GB” zone, which would result in a general degradation of the environment of the area.
- (5) The development does not comply with the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” in that it is not compatible with the surrounding residential/rural land uses/there is adverse departmental comment on the application.

Similar Applications within the Subject “OU(STW)” Zone on the OZP

Approved Applications

	<u>Application No.</u>	<u>Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/828	Renewal of Planning Approval for Temporary “Open Storage of Metal Goods with Ancillary Warehouse” for a Period of 3 Years	3.3.2017 [revoked on 5.7.2017]
2	A/YL-TYST/849	Temporary Open Storage of Construction Machinery and Containers with Ancillary Dismantling, Cleansing, Repairing and Workshop Activities for a Period of 3 Years	8.9.2017
3	A/YL-TYST/860	Temporary Open Storage of Metal Goods with Ancillary Warehouse for a Period of 3 Years	24.11.2017
4	A/YL-TYST/1048	Renewal of Planning Approval for Temporary Open Storage of Metal Goods with Ancillary Warehouse for a Period of 3 Years	23.10.2020

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- the local track leading to the Site is not under her purview.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment on the application.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the subject development;
- based on the drainage proposal/planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TYST/964; and
- should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/964 and submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

4. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

5. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the renewal application subject to the existing fire service

installations implemented on the Site being maintained in efficient working order at all times.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- as there is no record of approval by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

7. Long Term Development

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation” (the YLS Study). According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls within an area zoned “Other Specified Uses (Sewage Treatment Works)”; and
- the objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

(b) Comments of the Project Manager (West), CEDD (PM(W), CEDD):

- no objection to the application.

8. District Officer’s Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- his office has not received any comments from the locals.

9. Other Departments

- Director of Agriculture, Fisheries and Conservation (DAFC) and Commissioner of Police (C of P) have no comment on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the Site should be kept in a clean and tidy condition at all times;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) 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;
 - (ii) within the Site, the GL in D.D. 117 and D.D. 119 is covered by Short Term Tenancy (STT) No. 2795 to permit structures erected thereon for the purpose of “Open Storage of Construction Materials and Recyclable Material (including Metal and Plastic)”. Lots No. 772, 773 & 776 and 775 in D.D. 117 and 1131 in D.D. 119 are covered by Short Term Waivers (STWs) No. 3961, 3962, 3963 and 3964 respectively to permit structures erected thereon for the purpose of “Open Storage of Construction Materials and Recyclable Material (including Metal and Plastic) with Ancillary Office”; and
 - (iii) the STW/STT holder(s) will need to apply to her office for modification of the STW/STT conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or to regularise any irregularities on site. 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;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Site; and
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Kung Um Road is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site with Kung Um Road;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- (i) existing water mains will be affected (**Plan A-2** of this RNTPC paper). The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centreline of the aforementioned water mains shall be provided to his department. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of his department and his contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees and shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the subject water main; and
 - (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (g) to note the comments of the Director of Environmental Protection (DEP) 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 Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (ii) 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;
 - (iii) before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD 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;
 - (iv) 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; and
 - (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (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.

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:

220325-152406-67552

提交限期

Deadline for submission:

06/04/2022

提交日期及時間

Date and time of submission:

25/03/2022 15:24:06

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1153

「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

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-TYST/1153 DD 117 Pak Sha Tsuen Sewerage Treatment Works
04/04/2022 02:32

From:
To:
File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-TYST/1153

Lots 771 (Part), 772 (Part), 773 (Part), 775 (Part) and 776 (Part) in D.D.117, Lots 1131 (Part) and 1132 (Part) in D.D.119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long

Site area : About 2,740sq.m Includes Government Land of about 170sq m

Zoning : "Other Specified Uses" annotated "Sewage Treatment Works"

Applied use : Open Storage of Construction Materials / 3 Vehicle Parking

Dear TPB Members,

This site was Item E on the Tong Yan San Tsuen OZP approved last year.

Sewerage is an essential component of any residential area. Construction of this facility should be a priority, particularly as government projects take at least twice as long as private sector. Now that we face the possibility of periodical suspension of works due to Covid it is even more important that this type of construction be expedited.

However on 23 Oct 2020 an adjoining site was approved for similar use.

Application 1048 :

PlanD *"Although the development was not in line with the planning intention of the "Other Specified Uses" annotated "Sewage Treatment Works" ("OU(STW)") zone, the application site (the Site) **was not expected to be resumed within the next three years** for the Yuen Long South Development, and approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intention of the Site"*

Members raised no questions. However if the same justification is trotted out two years later then surely members have a duty to question if the sewerage works are to be initiated and if not how can delays in developing PH estates be attributed to the role of the community in the planning process?