

This document is received on 8 JUL 2022

The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

## APPLICATION FOR PERMISSION

### A/YL-TYST/1172 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

2201597-24/6 by post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / YC-7YST / 1172
	Date Received 收到日期	- 8 JUL 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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 1439 (Part) and 1440 S.A (Part) in D.D. 119, Shan Ha 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 659 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than 308 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 308 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)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則之名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group A)3' ("R(A)3"), 'Open Space' ("O") & 'Village Type Development' ("V")
(f) Current use(s) 現時用途	Vehicle inspection centre with ancillary open storage of vehicle and vehicle parts  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on ..... (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  
15/6/2022 (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 16/6/2022 (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>#</sup>

Others 其他

- ☐ others (please specify)  
其他 (請指明)

Note: May insert more than one "✓".

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

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

Proposed operating hours 擬議營運時間			
<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)  <input type="checkbox"/>	
(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 <p>.....</p> <p>.....</p> <p>.....</p>	
	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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	<p>.....</p> <p>.....</p>		

	<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>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 位於郊外地區臨時用途/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>980</u>
(b) Date of approval 獲批給許可的日期	<u>18/10/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>18/10/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicle and Vehicle Parts for a Period of 3 Years
(e) Approval conditions 附帶條件	<div style="border: 1px solid black; padding: 5px;"> <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)       </div>
(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/980.
3. The application site is subject to a previous planning permissions, i.e. A/YL-TYST/980. 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. No workshop activities will be carried out at the application site.
9. No medium and heavy goods vehicles exceeding 5.5 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 open storage 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.  
本人現准許委員會的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

24/6/2022

(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况下，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. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1439 (Part) and 1440 S.A (Part) in D.D. 119, Shan Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	659 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	'Residential (Group A)3' ("R(A)3"), 'Open Space' ("O") & 'Village Type Development' ("V")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicle and Vehicle Parts 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	308 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.467 <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	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	40.67 % <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		0
	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 <hr/> <hr/>		0 0 0 0 0 0 <hr/> Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>

**Proposed Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicle & Vehicle Parts for a Period of 3 Years  
at  
Lots 1439 (Part) and 1440 S.A (Part) in D.D. 119, Shan Ha Tsuen, Yuen Long, N.T.**

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**Annex 1 Estimate Traffic Generation**

The application site is intended to inspect the second-hand private car for clients before vehicle transaction. It is not a designated car testing centre. Only private car and light goods vehicle will be allowed to enter the application site. No workshop activities is proposed at the application site.

There are 4 bays under the open shed for the inspection of vehicles. All the clients will require prior booking so that there will be no queueing up of vehicle outside the application site.

Unlicensed vehicle would be stored at the application site. A maximum of 5 private cars/light goods vehicle will be stored at the application site and 4 bays will be available under the open shed for the inspection of private car.

All the loading and unloading activities will be carried out within the application site.

The proposed open storage of vehicle parts are intended for storage only and they are available for the bidding of the clients on the world wide web. They will be sent to the successful bidders eventually.

Due to the limited size of the site, no medium and heavy goods vehicle exceeding 5.5 tonnes including trailer and tractor will enter or park at the site.

No repairing and cleansing activities will be carried out at the application site. The vehicle inspection centre is intended to inspect the vehicle and provide advice to the client which spare parts needs replacement.

The application site is accessible via a vehicular track leading from Shan Ha Road. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

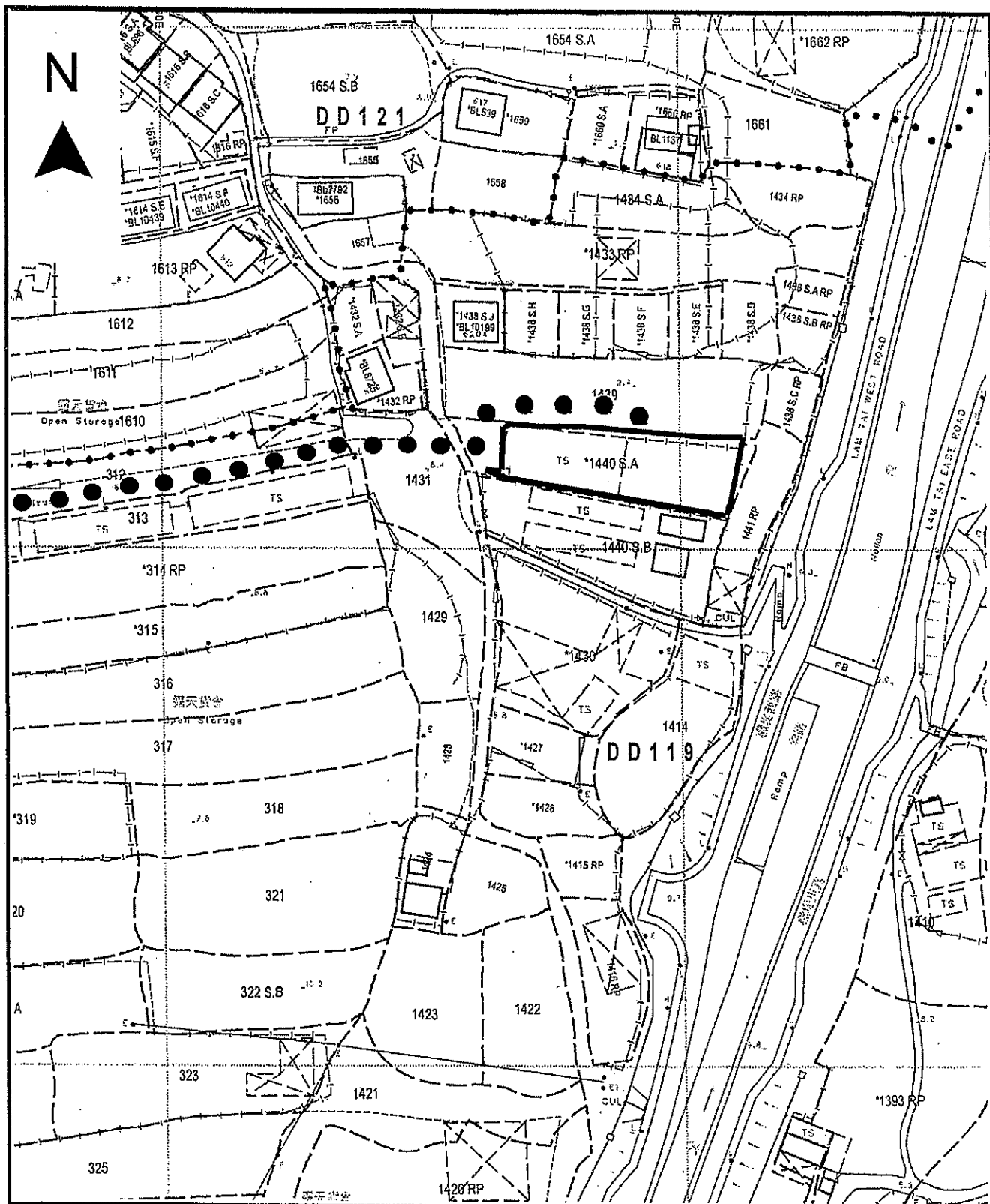
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.3	0.3	2	2
Light goods vehicle	0.15	0.15	0	0
Total	0.45	0.45	2	2

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 whereas the pcu of private car is taken as 1.

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.

Adequate space for manoeuvring of vehicle would be provided within the application site and so that 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 Vehicle Inspection Centre with Ancillary Open Storage of Vehicle & Vehicle Parts for a Period of 3 Years at Lots 1439 (Part) and 1440 S.A (Part) in D.D. 119, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖名:

Application Site

Drawing No. 圖號:

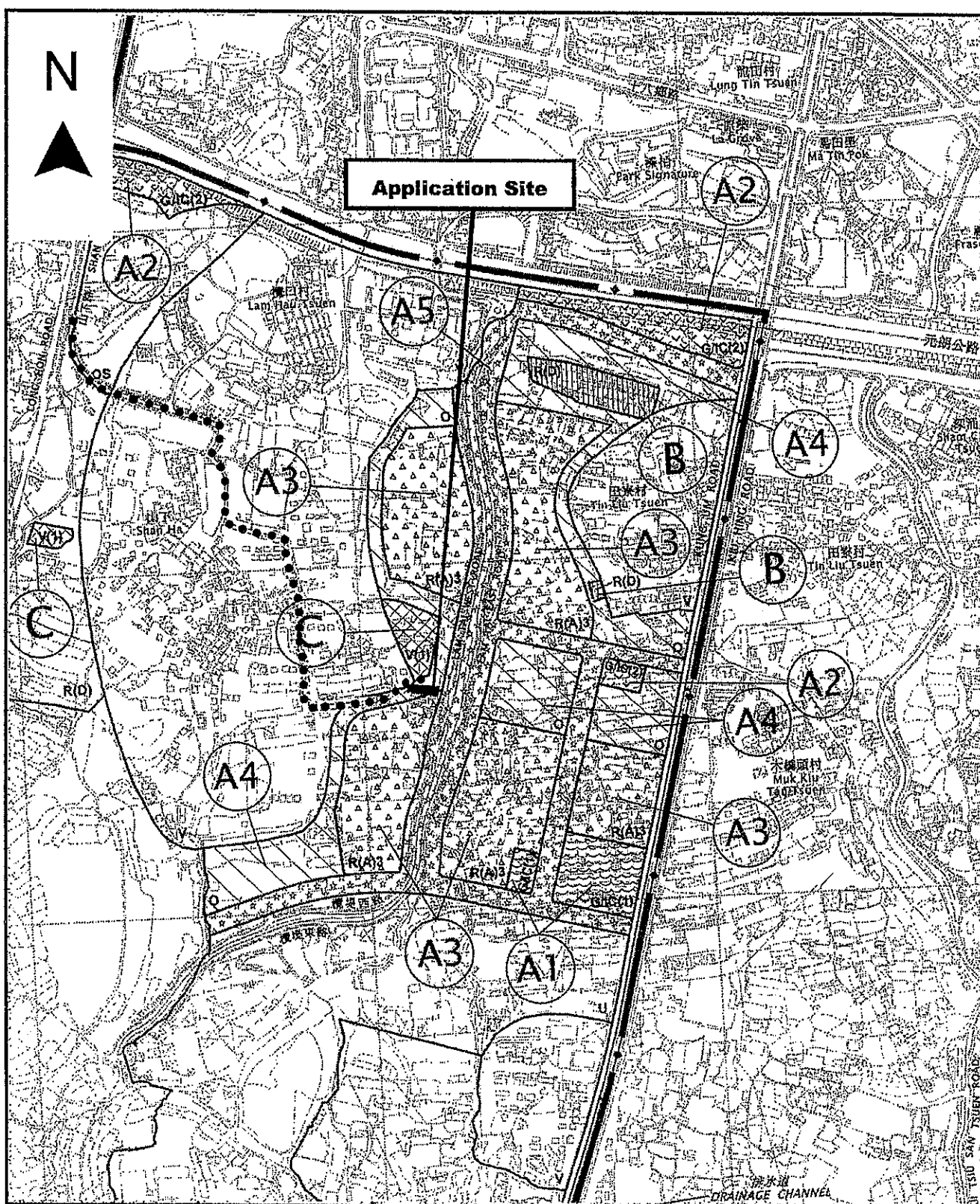
Figure 1

Remarks 備註:

●●● Vehicular access leading from Shan Ha Road

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicle & Vehicle Parts for a Period of 3 Years at Lots 1439 (Part) and 1440 S.A (Part) in D.D. 119, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

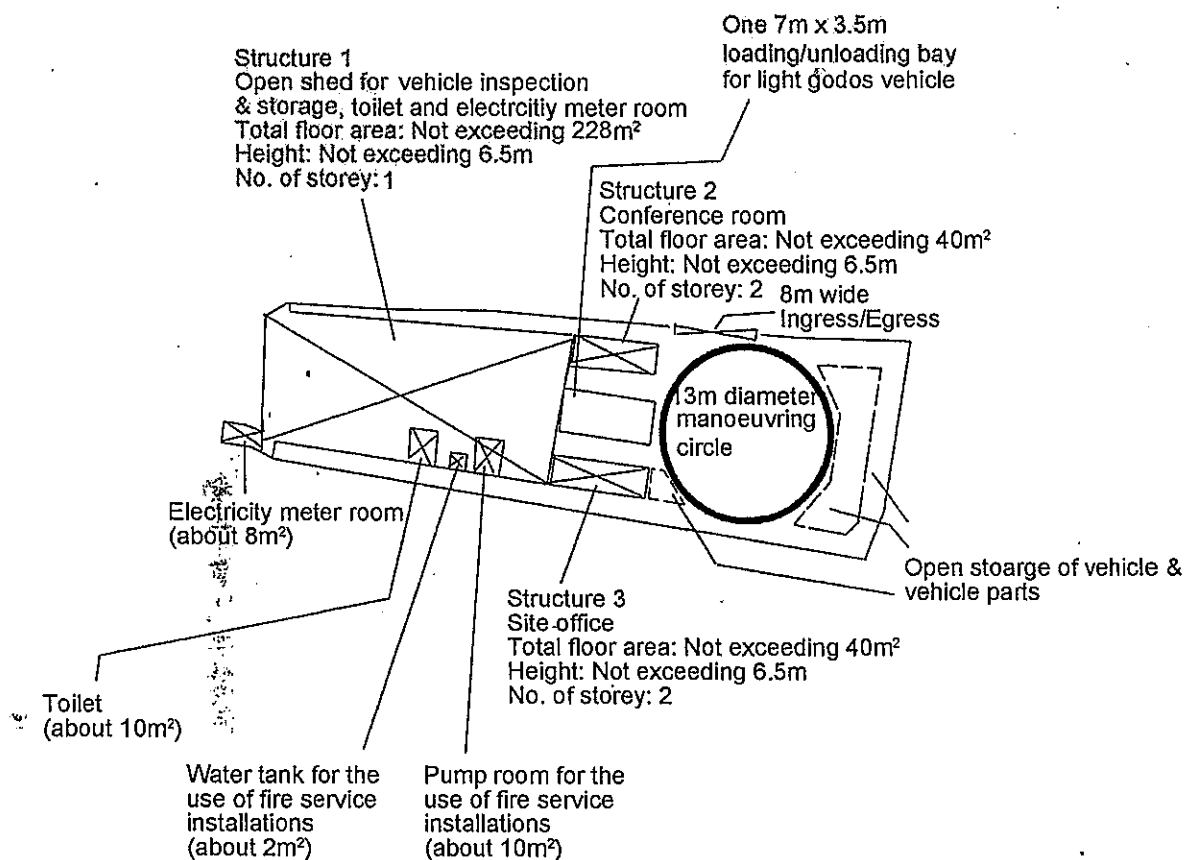
Remarks 備註:

●●● Vehicular access leading from Shan Ha Road

Scale 比例:

1:7500


N

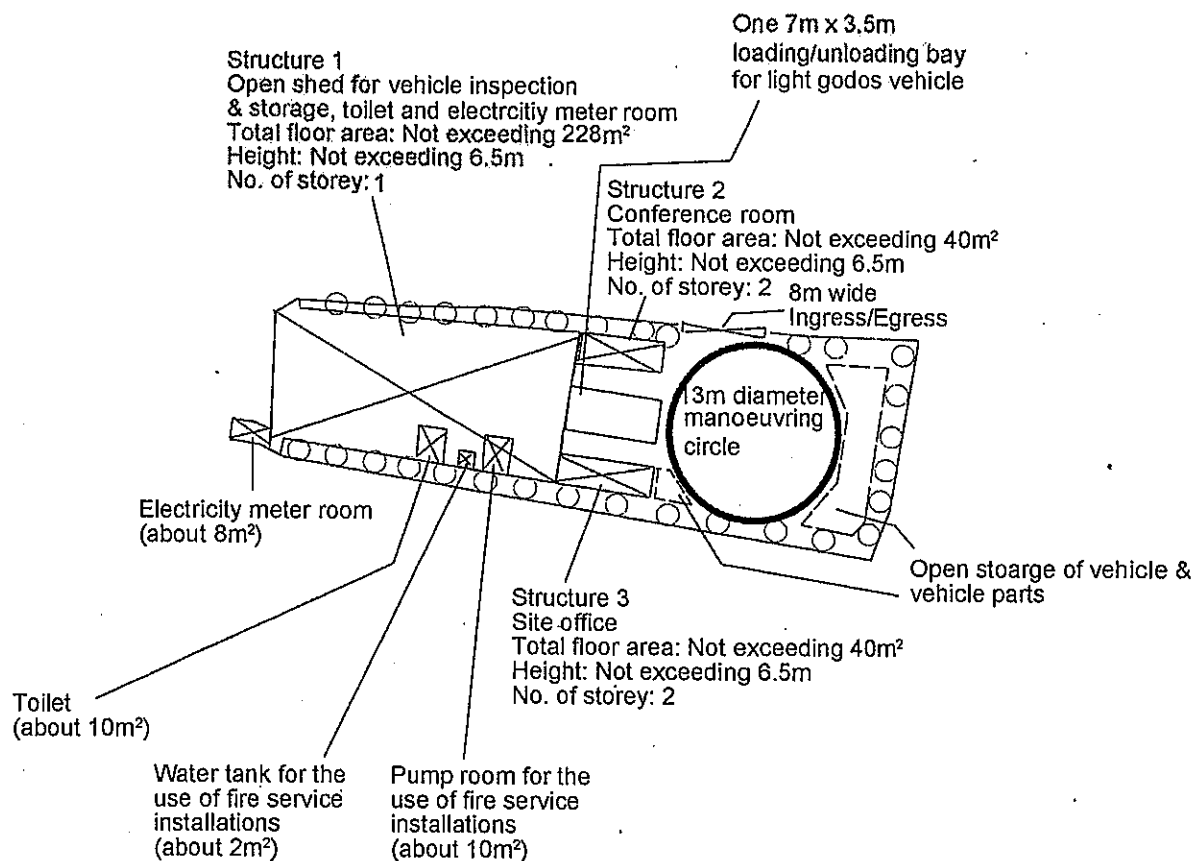


<p>Project 項目名稱:</p> <p>Proposed Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicle &amp; Vehicle Parts for a Period of 3 Years at Lots 1439 (Part) and 1440 S.A (Part) in D.D. 119, Shan Ha Tsuen, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Proposed Layout Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 3</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:500</p>
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Tree	Approximate Height	Spacing
 Existing <i>Ficus microcarpa</i> to be preserved	4m to 6m	3m to 4m



Project 項目名稱:

Proposed Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicle & Vehicle Parts for a Period of 3 Years at Lots 1439 (Part) and 1440 S.A (Part) in D.D. 119, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Landscape and Tree Preservation Plan

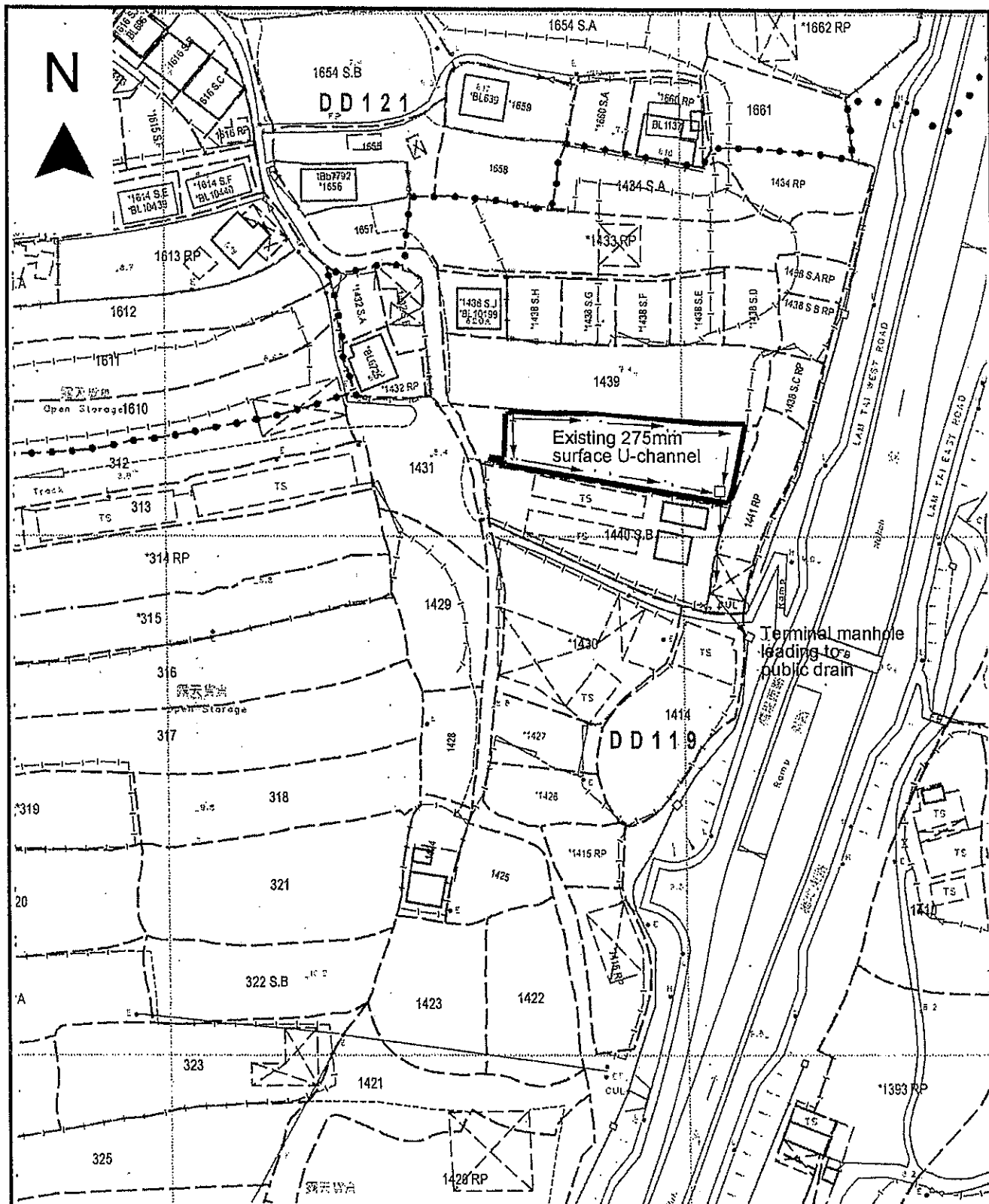
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:500



Project 項目名稱:

Proposed Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicle & Vehicle Parts for a Period of 3 Years at Lots 1439 and 1440 S.A (Part) in D.D. 119, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

This plan was accepted for the compliance with planning conditions (i) & (j) of previous planning permission No. A/YL-TYST/428

Scale 比例:

1:1000

Total: 4 pages

Date: 9 August 2022

TPB Ref.: A/YL-TYST/1172

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 Vehicle Inspection Centre with Ancillary Open Storage of Vehicle & Vehicle Parts for a Period of 3 Years at Lots 1439 (Part) and 1440 S.A (Part) in D.D. 119, Shan Ha 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/980.

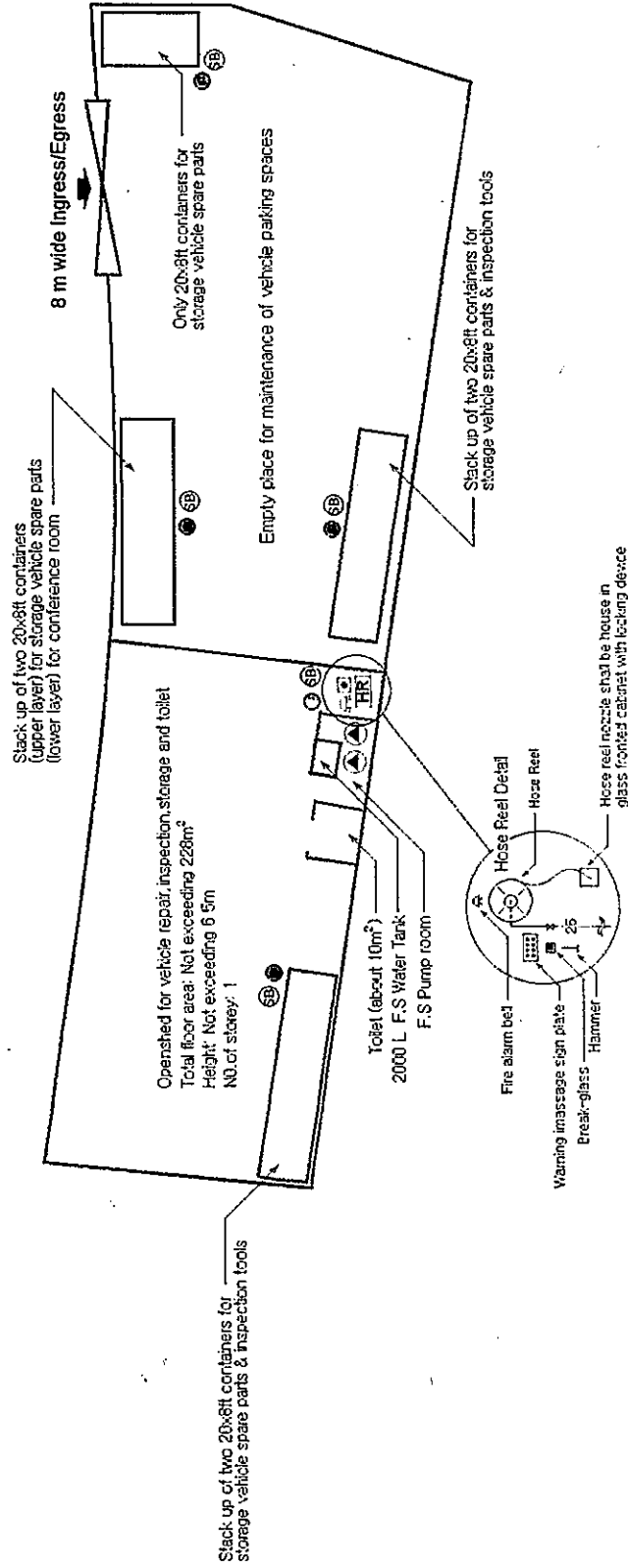
We are glad to submit the FSI plan and the FS251 certificates herewith for the consideration of the Director of Fire Services (D of FS).

Yours faithfully,



Patrick Tsui

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



# Legend :

☒	2m <sup>3</sup> FS water tank	HR	Hose reel	☐	Manual fire alarm call point	🔔	Fire alarm bell	EXT	Exit sign	🚪	Emergency light
⊕	5.0kg CO <sub>2</sub> gas type fire extinguisher	SB	Sand bucket	⊕	Hose reel pump	🚒	Hose reel pump control panel				

## FS Notes :

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266 part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266 part 1 and FSD Circular Letter 5/2008.
3. A modified hose reels system supplied by 2m<sup>3</sup>FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
4. Fire alarm system shall be provided to the entire building in accordance with BS 5839: Part 1:2002 + A2:2008 and FSD Circular Letter No. 1/2009. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
5. Portable hand-operated approved appliances shall be provided as required by occupancy.

Application No: A/YL-TY57/428 (Fire service installation layout proposal) Lots 1438 (Part) and 1440 S.A (Part) in D.D. 119 Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title : Fire Service Installation Layout Plan

Scale: 1:300

Drawing No: YT/428

Date: 16 March 2020

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處編號消防(裝置及設備)規例  
(Regulation 9(1))

A 7954544

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Lots 1439, 1440 S.A. in D.D.1197

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Shan Ha Tsuen

Block:

座

District:

分區

Yuen Long, N.T.

Area:

地區

☐ HK☐ 香港☐ K☐ 九龍☒ NT☒ 新界Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款,擁有裝置在任何處所內的任何消防裝置或設備的業主,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)
13	Fire Alarm System (MFA)		1 No. Manual Call Point 1 No. Alarm Bell 1 No. Control Panel		
23	Hose Reel System	G/F Existing Installed	1 No. Hose Reel Set 2 Nos. Hose Reel Pumps 1 No. 2000 L Water Tank	29 June 2022	28 June 2023
11	Emergency Lighting		2 Nos. Emergency Lighting		
12	Exit Sign		1 No. Exit Sign		

## 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)

## 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

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測試,證明性能良好,符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則之規格。損壞事項列於第三部。

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

Site Contact:

CHONG YAU TAK

CHONG YAU TAK

RC 1/103 RC 2/237

WAT LEE FIRE-ENG. CO

威利消防工程公司

29 June 2022

For FSD  
use only

Inspected

Key-in

Verified

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.

FSD Ref.: \_\_\_\_\_  
消防處編號

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 9036628

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Lot 1439, 1440 S.A. in D.D. 119

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Shan Ha Tsuen

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業

☐ Commercial 商業

☐ Domestic 住宅

☐ Composite 綜合

☐ Licensed premises 持牌處所

☐ Institutional 社團

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMM/YY)
24	Fire Extinguisher		Conforms with FSD Requirements		
	5 Kg CO2 Gas		5 Nos. Checked	29/06/2022	28/06/2023
25	Sand Bucket		5 Nos. Checked	29/06/2022	28/06/2023

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核

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

F.S. 251 (Rev. 1/2016)

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

A. Chan & Brothers Co., Ltd.

Chan Kwok Wai Manager

RC3/352

宏利消防工程有限公司

29 JUN 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**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TYST/347	Proposed temporary open storage of construction materials and recyclable materials including metal, paper and plastic goods for a period of 3 Years	23.3.2007 [Approved for 2 years]
2	A/YL-TYST/428	Temporary open storage of construction materials and recyclable materials (including metal, paper and plastic goods) for a period of 3 Years	8.5.2009
3	A/YL-TYST/591	Temporary open storage of construction materials and recyclable materials (including metal, paper and plastic goods) for a Period of 3 Years	1.6.2012
4	A/YL-TYST/728	Temporary Open Storage of Construction Materials and Recyclable Materials (including Metal, Paper and Plastic Goods) for a Period of 3 Years	22.5.2015 [revoked on 22.5.2016]
5	A/YL-TYST/795	Temporary Open Storage of Construction Materials and Recyclable Materials (including Metal, Paper and Plastic Goods) for a Period of 3 Years	15.7.2016
6	A/YL-TYST/980	Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	18.10.2019

**Remarks:**

All the application sites were zoned “Undetermined” (“U”) and “Village Type Development” (“V”) at the time of consideration by RNTPC.

**Similar Applications within/straddling the Subject “O”, “R(A)3” and “V” Zones  
on the Tong Yan San Tsuen OZP Since 2017**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>
1	A/YL-TYST/826#	Temporary Open Storage of Vehicle Parts for a Period of 3 Years	17.2.2017
2	A/YL-TYST/835*	Renewal of Planning Approval for Temporary “Open Storage of Containers Keeping Sundries” for a Period of 3 Years	28.4.2017
3	A/YL-TYST/838#	Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years	26.5.2017
4	A/YL-TYST/842#	Temporary Open Storage of Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	23.6.2017
5	A/YL-TYST/845*	Temporary Open Storage of Scrap Metal for Recycling, Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	11.8.2017
6	A/YL-TYST/846#	Temporary Open Storage of Recycled Goods (Used Electronic Appliances) with Ancillary Workshop and Site Office for a Period of 3 Years	11.8.2017 [revoked on 11.1.2020]
7	A/YL-TYST/853#	Renewal of Planning Approval for Temporary “Open Storage of Construction Machinery and Material” for a Period of 3 Years	22.9.2017
8	A/YL-TYST/897#	Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, and Open Storage of Construction Machinery and Material for a Period of 3 Years	15.6.2018
9	A/YL-TYST/895#	Temporary Warehouse and Open Storage for Storage of Recyclable Materials (Plastic and Metal) with Ancillary Workshop for a Period of 3 Years	5.10.2018 [revoked on 26.6.2020]
10	A/YL-TYST/906*	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	17.8.2018 [revoked on 17.2.2019]
11	A/YL-TYST/919*	Renewal of Planning Approval for Temporary "Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office)" for a Period of 3 Years	5.10.2018
12	A/YL-TYST/931*	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a period of 3 years	21.12.2018 [revoked on 21.5.2021]

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>
13	A/YL-TYST/937	Temporary Open Storage of Construction Materials and Machinery, Vehicle Spare Parts and Recyclable Materials (including Plastic Goods, Paper and Metal) with Ancillary Workshop and Office for a Period of 3 Years	18.1.2019
14	A/YL-TYST/942#	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	1.2.2019 [revoked on 1.5.2021]
15	A/YL-TYST/946*	Temporary Open Storage of Recycled Goods (Used Electronic Appliances) with Ancillary Workshop and Site Office for a Period of 3 Years	8.3.2019 [revoked on 8.3.2020]
16	A/YL-TYST/993#	Proposed Temporary Open Storage of Construction Materials and Vehicle Spare Parts for a Period of 3 Years	29.11.2019 [revoked on 30.7.2021]
17	A/YL-TYST/994#	Temporary Open Storage of Construction Materials and Recycled Materials (Metal) for a Period of 3 Years	13.12.2019
18	A/YL-TYST/995#	Temporary Open Storage of Vehicle Parts for a Period of 3 Years	13.12.2019
19	A/YL-TYST/1014#	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years	15.5.2020
20	A/YL-TYST/1001*	Temporary Open Storage of Construction Machinery and Materials with Ancillary Workshop and Office for a Period of 3 Years	26.5.2020
21	A/YL-TYST/1017^	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	15.9.2020
22	A/YL-TYST/1036@	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Material for a Period of 3 Years	1.9.2020
23	A/YL-TYST/1039	Renewal of Planning Approval for Temporary Open Storage of Scrap Metal for Recycling, Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	15.9.2020
24	A/YL-TYST/1093@	Renewal of Planning Approval for Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, and Open Storage of Construction Machinery and Material for a Period of 3 Years	28.05.2021
25	A/YL-TYST/1102@	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a Period of 3 Years	23.7.2021
26	A/YL-TYST/1111@	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery and Scrap Metals with Ancillary Site Office for a Period of 3 Years	24.9.2021

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>
27	A/YL-TYST/1114@	Proposed Temporary Warehouse and Open Storage for Storage of Construction Machinery and Construction Materials for a Period of 3 Years	24.9.2021
28	A/YL-TYST/1123	Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	10.12.2021
29	A/YL-TYST/1128	Temporary Open Storage of Construction Materials and Machinery, Vehicle Spare Parts and Scrap Vehicle for a Period of 3 Years	14.1.2022

Remarks:

- # Zoned “U” at the time of consideration by RNTPC.  
 \* Zoned “U” and “V” at the time of consideration by RNTPC.  
 @ Zoned “Open Space” and “Residential (Group A)3” (“R(A)3”) at the time of consideration by RNTPC.  
 ^ Straddling the adjacent “U” zone.

**Rejected Application**

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

^ Straddling the adjacent “R(A)3” zone.

**Rejection Reason(s):**

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

**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; and
- there is no Small House application approved/under processing within the application site (the Site).

**2. Traffic**

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

- no adverse comment on the application; and
- 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. Environment**

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- no environmental complaint concerning the Site received in the past three years.

**4. Drainage**

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

- no objection in principle to the proposed development;
- based on the submission, apparently the applicant would maintain the same drainage facilities as those implemented under the previous planning application No. A/YL-TYST/980; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/980 and the 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.

## **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):

- no adverse comment on the application; and
- as there is no record of approval granted 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 partly within an area zoned “Special Residential – Public Rental Housing (Zone 1) (with commercial)”, partly within an area zoned “Local Open Space” and partly outside the “Development Area” of YLS; 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 received an adverse comment from the Village Representative of Shan Ha Tsuen on the application (**Appendix V-1**).

**9. Other Departments**

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Director of Leisure and Cultural Services (DLCS), Director of Agriculture, Fisheries and Conservation (DAFC) and Commissioner of Police (C of P) have no comment on the application.

Appendix V-1 of RNTPC  
Paper No. A/YL-TYST/1172

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/1172

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我強烈反對此一申請，理由如下：—

(1) 山厦村村路狹窄約 10 呎，其中涉及私家地不少，因此往往因使用私家地  
做成爭端，去年九月的案件更為難辦

(2) 山厦村內道路不能負荷

(3) 元朗兩層屋計畫已編制原第一期即基礎工程，而該地雖未收地但予撥給，  
2025 年收地，長遠不宜有此性質發展，可以該地近民居，加上道路不是水泥或  
瀝青路，汽車行經塵土飛揚，雨天泥水混濁。(4) 該地鄰近民居其中包括鄉村重寶區，日後該土地也收回作公共用途，而該地經營者  
日後被遷遷也需賠償，政府不應批准。

「提意見人」姓名/名稱 Name of person/company making this comment

張敬濤

山厦村村代表

簽署 Signature

日期 Date

5.8.2022



**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 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) Lot No. 1440 S.A in D.D. 119 within the Site is covered by Short Term Waiver (STW) No. 3641 to permit structures erected thereon for the purposes of “ancillary use to open storage of construction materials and recyclable materials (including metal, paper and plastic goods)”;
  - (iii) the STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department; and
  - (iv) the Yuen Long South (YLS) Development Area programme should be taken into account when drawing up the STW boundary and layout of structures to be built on the Site;
- (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;
  - (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; and
  - (iii) an application to relevant government departments should be submitted prior to forming any new run-in/out abutting public roads;
- (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 Shan Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Shan Ha Road;

- (f) 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 Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;

- (g) 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 (BA), 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 BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (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 the building plan submission stage;

- (h) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that:

the Site falls within the boundary of the YLS Development – Stage 2B. 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 2B.

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

參考編號

Reference Number:

220805-154448-84033

提交限期

Deadline for submission:

05/08/2022

提交日期及時間

Date and time of submission:

05/08/2022 15:44:48

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1172

「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，郊區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。