

此文件在2022年7月19日收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-TYST/1174

This document is received on 19 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/1174 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

220/1174

15/6 By Hand

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/YL-7YST/1174
	Date Received 收到日期	19 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)

Nice China Enterprise Limited 中佳企業有限公司

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

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

Top Bright Consultants Ltd.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	<div style="text-align: center;">✓ ✓ ✓ ✓</div> <p>Lots 1195(Part), 1197SA(Part), 1198SC(Part) and 1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories</p> <div style="text-align: center;">✓ ✓</div>
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p><input checked="" type="checkbox"/> Site area 地盤面積 1,255 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 920 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	<p>Nil sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>

(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	"Undetermined" ("U") ✓
(f) Current use(s) 現時用途	Temporary Warehouse for Storage of General Goods ✓ (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"¹² (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹² (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"¹² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」¹² (請夾附業權證明文件)。
- ☒ is not a "current land owner"¹².
並不是「現行土地擁有人」¹²。 ✓

- ☐ 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)"¹².
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」¹²。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"¹².
已取得 名「現行土地擁有人」¹²的同意。

Details of consent of "current land owner(s)" ¹² obtained 取得「現行土地擁有人」 ¹² 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)"[#]
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
25/5/2022 (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 26/5/2022 (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

Temporary Warehouse for Storage of General Goods for a Period of 3 Years

(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 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 335sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 920sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 6

Proposed domestic floor area 擬議住用樓面面積 0sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 920sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 920sq.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)

Please refer to Figure 5 of the Supplementary Planning Statement

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

Private Car Parking Spaces 私家車車位 Nil

Motorcycle Parking Spaces 電單車車位 Nil

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil

Others (Please Specify) 其他 (請列明) Nil

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

Taxi Spaces 的士車位 Nil

Coach Spaces 旅遊巴車位 Nil

Light Goods Vehicle Spaces 輕型貨車車位 1 ✓

Medium Goods Vehicle Spaces 中型貨車車位 Nil

Heavy Goods Vehicle Spaces 重型貨車車位 Nil

Others (Please Specify) 其他 (請列明) Nil

Proposed operating hours 擬議營運時間

10:00 a.m. and 16:00 p.m. on Mondays to Saturdays, and there will be no operation on Sundays and public holidays.

(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 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) accessible via a track branching off from Kung Um Road <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, 請另頁註明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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<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 checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input checked="" 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 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

	<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>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

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

7. Justifications 理由

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

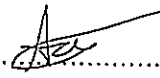
Please refer to Chapter 6 of the Supplementary Planning Statement

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application 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


.....
Adam Chow

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

Name in Block Letters
姓名 (請以正楷填寫)

Assistant Town Planner

Position (if applicable)
職位 (如適用)

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

Top Bright Consultants Limited

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

Date 日期

9/6/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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

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 號北角政府台署 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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1195(Part), 1197SA(Part), 1198SC(Part) and 1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories
Site area 地盤面積	1,255 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	"Undetermined" ("U")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Warehouse for Storage of General Goods 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	Nil	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	920	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil	<input type="checkbox"/> (Not more than 不多於) m 米
		Nil	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2.5-8.4	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	73 % <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		Nil
	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)		Nil Nil Nil Nil Nil Nil
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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)		Nil Nil 1 Nil Nil Nil

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary Warehouse for Storage of General
Goods for a Period of 3 Years in “Undetermined”
 (“U”) zone at Lots 1195(Part), 1197SA(Part),
 1198SC(Part) and 1198SF(Part) in DD119,
 Pak Sha Tsuen, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Nice China Enterprise Limited

Planning Consultant:



Top Bright Consultants Ltd.

June, 2022

Executive Summary

This application is to seek planning permission from the Town Planning Board (the "Board") for temporary warehouse for storage of general goods (the "Proposed Development") for a period of 3 years at Lots 1195(Part), 1197SA(Part), 1198SC(Part) and 1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories (the "Application Site").

The Application Site, with an area of approximately 1,255 square metres, falls within an "Undetermined" ("U") zone on the Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 and has been specifically designated for open storage uses that cannot be housed in conventional godown premises. In view of the current physical condition and the prevalence of other storage sites and warehouses in its immediate vicinity, the Board had approved a number of similar applications in the past within the same "U" zone and the Application Site is considered suitable for the Proposed Development.

The Application Site falls within the Yuen Long South Development Area (YLS DA) announced by the Chief Executive in the 2011-2012 Policy Address. As the Proposed Development is only temporary use and located within Stage 3 of the development schedule, in which the site formation and infrastructure works will start after 2029, it would not frustrate the long-term planning intention of Yuen Long South.

The Application Site is bisected into eastern and western portions by a local track. The proposed warehouses occupy the eastern and western portions of the Application Site, respectively. A loading/unloading bay (3.5m x 7m) will be provided for light goods vehicle (not exceeding 5.5 tonnes). Ancillary facilities, including washrooms and meter room, can be found within the Application Site. As the Application Site is divided into two portions, there are two ingresses/egresses. The ingress/egress at the western portion of the Application Site is 8 metres wide, whereas another one at the eastern portion is 6 metres wide. Compared with the last application (No. A/YL-TYST/960), all the planning parameters, operations and use under the current application remain unchanged.

The justifications of this application are: short term waiver application is pending, not contravening the long term planning intention of Yuen Long South, site with previous planning approval, compatible with surrounding land uses; shortage of suitable site for warehouse use, no adverse environmental, visual, drainage and traffic impacts to the surrounding areas; and approval of similar applications in the vicinity. The Applicant respectfully requests that the Board give favourable consideration and approve this application for a period of 3 years.

行政摘要

這宗規劃申請乃向城市規劃委員會(“城規會”)呈交，擬議在新界元朗白沙村丈量約份第 119 約地段第 1195(部份), 1197SA(部份), 1198SC(部份)及 1198SF(部份) (“申請地點”)，用作臨時貯存一般貨物貨倉(“擬議發展”)，為期三年。

申請地點的面積約 1,255 平方米，座落於唐人新村分區計劃大綱圖編號 S/YL-TYST/14 中的“未決定用途”地帶。該地帶旨在應付不斷增加的露天貯物用地需求，貯存不能存於普通倉庫的貨物。鑑於目前的狀況及申請地點鄰近主要用作貨倉及露天貯物，城規會過去在該“未決定用途”地帶已批准多個類似用途的規劃許可。

申請地點位於行政長官在 2011-2012 年施政報告中公佈的元朗南發展計劃內。由於擬議發展只是臨時用途及位於發展計劃的第三階段，工地平整和基礎設施工程將於 2029 年後才開始，因此不會影響元朗南的長遠規劃意向。

申請地點由一條道路分隔為東、西兩部份，各部份均設有貨倉。申請地點將提供一個供輕型貨車（不超過 5.5 公噸）使用的上落貨位（3.5 米 x 7 米），及附屬設施，包括洗手間及電錶房。申請地點因分為兩部份，故設有兩個出入口，西面的出入口為 8 米闊，東面的出入口為 6 米闊。與上次申請(申請編號：A/YL-TYST/960)比較，所有規劃參數、營運和使用均維持不變。

這宗規劃申請的理由為：短期豁免申請有待批准；不會違背元朗南長遠規劃意向；申請地點之前已獲得規劃許可；與附近土地用途協調；缺乏合適的貨倉用地；不會產生不良的環境、視覺、排水及交通影響；及同類申請已獲規劃許可。因此，申請人希望城規會批准為期三年的臨時用途。

TABLE OF CONTENTS

TABLE OF CONTENTS	Page
LIST OF FIGURES	i
SUMMARY OF APPLICATION	1
1. INTRODUCTION	2
2. SITE CONTEXT	3
Location	
Existing Site Conditions	
Surrounding Land Uses	
Access	
3. LAND STATUS	3
4. PLANNING CONTEXT	4
Yuen Long South Development Area	
Statutory Plan	
Previous Application	
Similar Applications	
5. DEVELOPMENT PROPOSAL	6
Proposed Use	
Site Layout and Design	
Site Operations	
Landscape Proposal	
Drainage Facilities	
Fire Services Installations	
Environmental Consideration	
6. JUSTIFICATIONS	7
Short Term Wavier Application is Pending	
Not Contravening the Long Term Planning Intention of Yuen Long South	
Site with Previous Planning Approval	
Compatible with Surrounding Land Uses	
Shortage of Suitable Site for Warehouse Use	
No Adverse Environmental or Visual Impact	
No Adverse Drainage Impact	
No Adverse Traffic Impact	
Approval of Similar Applications in the Vicinity	
7. CONCLUSION	9
 LIST OF FIGURES	
Figure 1	Location Plan
Figure 2	Site Plan
Figure 3	Plan Showing the General Area
Figure 4	Extract from Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Figure 5	Layout Plan
Figure 6	Landscape Plan
Figure 7	Revised Recommended Outline Development Plan of Yuen Long South

SUMMARY OF APPLICATION

Applicant : Nice China Enterprise Limited

Applied Use : Temporary Warehouse for Storage of General Goods for a Period of 3 Years

Location : Lots 1195(Part), 1197SA(Part), 1198SC(Part) and 1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories

Site Area : Government Land: Nil
Total: 1,255 square metres

Lease : Block Government Lease demised as agricultural land

Statutory Plan : Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 gazetted on 20.8.2021

Zoning : "Undetermined" ("U")

Previous Application : A/YL-TYST/960 approved on 16.8.2019
A/YL-TYST/212 rejected on 29.8.2003 and 12.12.2003 (review)

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Nice China Enterprise Limited (the "Applicant") to seek planning permission from the Town Planning Board (the "Board") for a temporary warehouse for the storage of general goods (the "Proposed Development") for a period of 3 years at Lots 1195(Part), 1197SA(Part), 1198SC(Part) and 1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site is the subject of a previous application (No. A/YL-TYST/960) for a temporary warehouse for storage of general goods was approved by the Board on 16.8.2019 for a period of 3 years from 16.8.2019 until 16.8.2022. All approval conditions of the last application (No. A/YL-TYST/960) were complied with, except the implementation of the fire service installations (FSIs) proposal as the Applicant is still waiting for approval of the Short Term Waiver (STW) by the Lands Department.
- 1.03 At present, no new structure is permitted to erect at the Application Site prior to the issuance of the STW. And for this reason, implementation of the FSIs cannot be proceeded. The Applicant now seeks planning application from the Board for the Proposed Development for a period of 3 years. Compared with the last application, all the planning parameters, operations and use under the current application remain unchanged.
- 1.04 The Application Site, with an area of approximately 1,255 square metres, falls within an "Undetermined" ("U") zone on the Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 and has been specifically designated for open storage uses that cannot be housed in conventional godown premises. In view of the current physical condition and the prevalence of other storage sites and warehouses in its immediate vicinity, the Board had approved a number of similar applications in the past within the same "U" zone and the Application Site is considered suitable for the Proposed Development.
- 1.05 The Application Site falls within the Yuen Long South Development Area (YLS DA) announced by the Chief Executive in the 2011-2012 Policy Address. As the Proposed Development is only temporary use and located within Stage 3 of the development schedule, in which the site formation and infrastructure works will start after 2029, it would not frustrate the long-term planning intention of Yuen Long South.
- 1.06 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the proposed development and provide justifications in support of the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is situated to the west of Kung Um Road about 3 kilometres south of Yuen Long New Town in the North West New Territories. **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site is bisected into eastern and western portions by a local track and covers an area of about 1,255 square metres. The western portion is currently vacant. A vacant structure for warehouse use is erected on the eastern portion. The Application Site is generally irregular in shape (see **Figure 2**), hard paved and fenced off by 2-metre high corrugate metal sheets.

Surrounding Land Uses

- 2.03 The Application Site is surrounded by a mixture of land uses mainly warehouses intermixed with some storage/open storage yards, workshop, parking of vehicles and some vacant land/structures. There is a warehouse for storage of furniture located to the northeast of the Application Site under Application No. A/YL-TYST/1094. To the immediate north, northwest and south are warehouses for the storage of vehicle parts and construction materials (Application Nos. A/YL-TYST/1022, 1133 and 1019). A variety of mixed uses such as warehouses, open storage, and parking of vehicles are located to the east and south.
- 2.04 The nearest village, Wong Nai Tun Tsuen, is located approximately 250 metres to the east. **Figure 3** shows the Application Site in the context of its local surroundings.

Access

- 2.05 The Application Site is located about 50 metres to the west of Kung Um Road. It is directly accessible via a track branching off from Kung Um Road that is shared with the adjacent storage facilities. The entrance to the Application Site has been hard paved. A plan showing the access road is in **Figure 2**.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises Lots 1195(Part), 1197SA(Part), 1198SC(Part) and 1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories. The Applicant is the current landowner of Lot 1198SF in DD119. A plan showing the configuration of the Application Site is in **Figure 2**.
- 3.02 The subject lots are all held under Block Government Lease and demised as agricultural land. The lease is virtually unrestricted, apart from the standard non-offensive trade clause, and will expire on 30.6.2047.

- 3.03 The subject lots are under application for STW submitted by the Applicant on 6.1.2020 (Reference Number: (15) in DLOYL 173/YAT/2019).

4. PLANNING CONTEXT

Yuen Long South Development Area

- 4.01 To meet housing land demand, the Chief Executive announced in the 2011-2012 Policy Address to explore the possibility of converting 150 hectares of agricultural, industrial and open storage land into housing land in Yuen Long. The area to the south of Yuen Long New Town was identified as one of these areas for review.
- 4.02 The YLS DA is broadly bounded by Yuen Long Highway, Kung Um Road and Tai Lam Country Park, mainly in Tong Yan San Tsuen and Tai Tong areas, covering an approximate area of about 224 ha. The YLS DA will serve as one of the major sources of land supply to meet the territory's medium to long-term housing needs through comprehensive planning and improvement of infrastructure. It is also one of the major land development areas falling within the Northern Metropolis.
- 4.03 Accordingly, a Planning and Engineering Review on the Recommended Outline Development Plan (RODP) has been undertaken in which a series of planning and technical assessments were conducted. The RODP has been revised (Revised RODP) for a total population of about 101,200, of which about 98,700 will be housed in about 32,850 new flats. The YLS DA, including site formation and infrastructure works, is proposed to be implemented in 3 stages from 2022 to 2038.
- 4.04 The Application Site is zoned as "Other Specified Uses (Mixed Use)" in the Yuen Long South RODP. According to the RODP, public transport interchange, social welfare facility and kindergarten are proposed in the subject zone (see **Figure 7**). The Application Site falls within Stage 3 of the YLS DA development schedule, which will start the site formation and engineering infrastructure works not earlier than 2029.

Statutory Plan

- 4.05 According to the Tong Yan San Tsuen OZP No. S/YL-TYST/14 which was gazetted on 20.8.2021, the Application Site falls within a "U" zone (see **Figure 4**). The planning intention of the "U" zone for this area is to cater to the continuing demand for open storage which cannot be accommodated in conventional godown premises. At the Board's discretion, applications for temporary uses within this zone may be approved for a period of not exceeding 3 years.

Previous Application

- 4.06 The Application Site is the subject of a previous application (No. A/YL-TYST/960) for a temporary warehouse for storage of general goods was approved by the Board on 16.8.2019 for a period of 3 years from 16.8.2019 until 16.8.2022 (see the paragraph 1.2 above). Compared with the last application, the current application is submitted by the same applicant for the same use on the same site with the same site layout and development parameters.

Similar Applications

- 4.07 The Board has approved more than 100 applications for "temporary warehouse with/without open storage and/or ancillary workshop/site office uses" within the same "U" zone of Tong Yan San Tsuen OZP. They were approved mainly on similar considerations that the developments were not incompatible with the surrounding open storage/warehouse uses and the concerns of relevant government departments could be addressed by imposing approval conditions. A summary of some of the applications for warehouse is shown below:

Application No.	Date of Approval	Applied Use	Length of Planning Permission
A/YL-TYST/1140	28.1.2022	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	3 years
A/YL-TYST/1122	10.12.2021	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	3 years
A/YL-TYST/1109	24.9.2021	Proposed Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	3 years
A/YL-TYST/1009	26.6.2020	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	3 years
A/YL-TYST/1004	26.5.2020	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	3 years
A/YL-TYST/988	15.11.2019	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	3 years
A/YL-TYST/969	2.8.2019	Proposed Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	3 years
A/YL-TYST/945	28.3.2019	Temporary Warehouse and Open storage of Homeware for a Period of 3 Years	3 years
A/YL-TYST/928	7.12.2018	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	3 years
A/YL-TYST/917	21.9.2018	Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years	3 years
A/YL-TYST/909	7.9.2018	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	3 years

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.01 The Applicant seeks planning permission to use the Application Site as a temporary warehouse for the storage of general goods for a period of 3 years.

Site Layout and Design

- 5.02 The Layout Plan in **Figure 5** illustrates the proposed site configuration. Compared with the last approved application (No. A/YL-TYST/960), all planning circumstances and site configurations for the current application remain unchanged. The Application Site is bisected into eastern and western portions by a local track. The proposed warehouses occupy the eastern and western portions of the Application Site, respectively. A loading/unloading bay (3.5m x 7m) will be provided for light goods vehicles (not exceeding 5.5 tonnes). Ancillary facilities, including washrooms and meter room, can be found within the Application Site. As the Application Site is divided into two portions, there are two ingresses/egresses. The ingress/egress at the western portion of the Application Site is 8 metres wide, whereas another one at the eastern portion is 6 metres wide.

Site Operations

- 5.03 The Application Site will only be used to store general goods (including facial tissue paper, toilet roll tissue paper, kitchen paper towels, etc). No electronic goods will be stored at the Site. Only light goods vehicle (LGV, not exceeding 5.5 tonnes) will be used for the delivery of goods. The development will generate approximately two to three vehicle round trips per day. No workshop related activities will be conducted at the Application Site. The proposed hours of operation at the Application Site is restricted between 10:00 a.m. and 16:00 p.m. on Mondays to Saturdays, and there will be no operation on Sundays and public holidays.

Landscape Proposal

- 5.04 As indicated in the Landscape Proposal, a total number of 4 trees will be planted on the Application Site. The proposed tree species is *Ficus Microcarpa*, which grow to a mature height of 4 to 5 metres, with a canopy span of about 5 metres in diameter. The proposed tree height is 2.75 metres when first planted in the ground. All proposed trees will be planted on an area with 1.2m depth and secured by tree stakes.

Drainage Facilities

- 5.05 The Application Site is currently served by drainage facilities that were constructed for the last application (No. A/YL-TYST/960). These facilities have already received approval from the Drainage Services Department. These drainage facilities will be maintained by the Applicants.

Fire Services Installations

- 5.06 The Applicant has submitted the FSIs proposal to the satisfaction of the Director of Fire Services in compliance with the approval condition of the last application (No. A/YL-TYST/960). Once the STW is granted, the Applicant will implement the FSIs as early as possible.

Environmental Consideration

- 5.07 The proposed warehouse will be fully enclosed. The entire site has been hard paved to avoid fugitive dust impacts from loading/unloading and manoeuvring of vehicles. Furthermore, no workshop activities will be carried out within the premises to minimize the visual impact and any noise from site operations

6. JUSTIFICATIONS

Short Term Waiver Application is Pending

- 6.01 According to the comments of the Lands Department for the last approved application (No. A/YL-TYST/960), should planning approval be given to the planning application, the owner of the lot without STW will need to apply to her office to permit the structures to be erected or regularise any irregularities on Site. The Applicant submitted the STW application for the subject lots (Reference Number: (15) in DLOYL 173/YAT/2019) to Lands Department on 6.1.2020 for permission to erect the new structures on the Application Site.
- 6.02 The Applicant has spent more than two years to go through the long period of STW application process. Since the STW application is pending for approval, the proposed warehouses are not permitted to erect. The ending is sad that implementation of the FSIs cannot be proceeded, even the Applicant have made genuine effort to comply with the approval conditions. It is a simple wish to utilize the land resources before long term development. However, the time frame of planning application cannot match with the prolong waiting period of STW application. Unless there are changes in processing planning application with STW application, similar cases will keep repeating.

Not Contravening the Long Term Planning Intention of Yuen Long South

- 6.03 According to the Tong Yan San Tsuen OZP, the Application Site is zoned "Undetermined". The planning intention of the "U" zone is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. Kung Um Road is insufficient to cater for the heavy goods vehicular traffic generated from the proposed development. It is therefore considered appropriate that the temporary uses such as the Proposed Development accessed by light goods vehicles be approved.
- 6.04 According to the minutes of the 632nd meeting of RNTPC of the last application (No. A/YL-TYST/960) held on 16.8.2019, the Planning Department considered that the applied use was not in conflict with the planning intention of the U zone on the Outline Zoning Plan and the "Other Specified Uses" annotated "Mixed Use" zone on the RODP of Yuen Long South Study. Approval of the application on a temporary basis would not jeopardise the long-term development of the area. In addition, a number of similar applications approved by the Board on the same site and its vicinity indicate that the Proposed Development is acceptable within this "U" zone. For the current application, the planning circumstances (i.e. land use zoning, character of the area, warehouse use) remain unchanged since the last application was granted. In this regard, the proposed use would not jeopardize the long term planning intention for the area.

- 6.05 In August 2017, the Planning Department and the Civil Engineering and Development Department announced the Yuen Long South RODP prepared for YLS DA under the Planning and Engineering Study. The Proposed Development at the Application Site which falls within the Yuen Long South Development Boundary is only temporary use and would not frustrate the future development within the area. As the Yuen Long South Development is set to be implemented in 3 stages from 2022 to 2038, the Application Site and its concerned lots fall within Stage 3 of the development schedule. The Development Bureau submitted a funding application to Legislative Council's Finance Committee for the Yuen Long South Development on 26.4.2022. According to the Legislative Council Paper No. CB(1)209/2022(02), the funding included the construction works for first phase development and detailed design for second phase development and third phase (part) development. The timing for site formation and engineering infrastructure works for third phase development will tentatively be 2029-2033/2038. As a result, the clearance of the Application Site and its surrounding area will not be realised within the next 36 months.

Site with Previous Planning Approval

- 6.06 The Board previously approved a warehouse for storage of general goods on the same site on 16.8.2019 for a period of 3 years. The Board's decision to approve the previous application on the same site and a number of similar applications in the vicinity indicates that the Proposed Development is acceptable within the "U" zone. The land use (i.e. warehouse use) and planning circumstances for the current application remain unchanged since the previous planning application was approved.

Compatible with Surrounding Land Uses

- 6.07 The surrounding developments, which are mainly accommodated in low-rise temporary structures, include warehouses and open storage uses which are of a similar nature to the Proposed Development. In fact, warehouses and open storage yards can be found immediately to the north, west and south of the Application Site. The Proposed Development is therefore compatible with its immediate surroundings.

Shortage of Suitable Site for Warehouse Use

- 6.08 In November 2019, the Planning Department conducted the "Study on the Use and Operation of Brownfields in the New Territories". There are 1,579 hectares of brownfield sites in the New Territories, of which 1,414 hectares are in operation with 7,373 operators, and the remaining 165 hectares are not in operation. More than 80% of brownfields are privately owned.
- 6.09 About 803 of 1,579 hectares have been included in ongoing or planned new development area projects or other known government or private developments. The existing brownfield operations will be gradually phased out in stages, while the proposed multi-storey industrial buildings may not be applicable for all brownfield uses. Moreover, 450 hectares of the remaining 700 hectares of brownfield sites are classified as having high or moderate potential for development. The Planning Department has been assessing how many of them are suitable

for short and medium-term public housing development. In future, the sites for warehouse use will be much fewer than now.

No Adverse Environmental or Visual Impact

- 6.10 Unlike port back-up sites and certain types of open storage uses, such as dumpsites, container vehicle parks, storage of sand and gravel, etc., the proposed warehouse would not generate adverse noise, air pollution or visual intrusion. In addition, the noise impact will also be negligible as the storage area will be enclosed, and no workshop activities will be carried out on the premises. Notwithstanding the above, the entire site is hard paved and perimeter fencing had been provided to minimize the chance of noise and dust emissions from the Application Site. Hence, the potential environmental impact of the proposed storage facility is limited.

No Adverse Drainage Impact

- 6.11 In view of the site's locality, which is not at risk of flooding owing to extensive drainage works carried out by the Drainage Services Department in the vicinity, and the existing drainage facilities serving the Application Site, no adverse drainage impacts are anticipated.

No Adverse Traffic Impact

- 6.12 The proposed use, as with most other passive storage facilities, is not a high traffic generating use. The frequency of delivery trips to and from the Application Site will be about 2-3 round trips per day and the goods will be transported to and from the Application Site by light goods vehicles under 5.5 tonnes only. Heavy and medium goods vehicles will not be permitted to enter the Application Site. In addition, vehicles will normally travel along Kung Um Road, Kiu Hing Road and Tai Tong Road, thereby avoiding the northern stretch of Kung Um Road and its junction with Ma Tin Road, which experiences serious traffic congestion during peak hours.

Approval of Similar Applications in the Vicinity

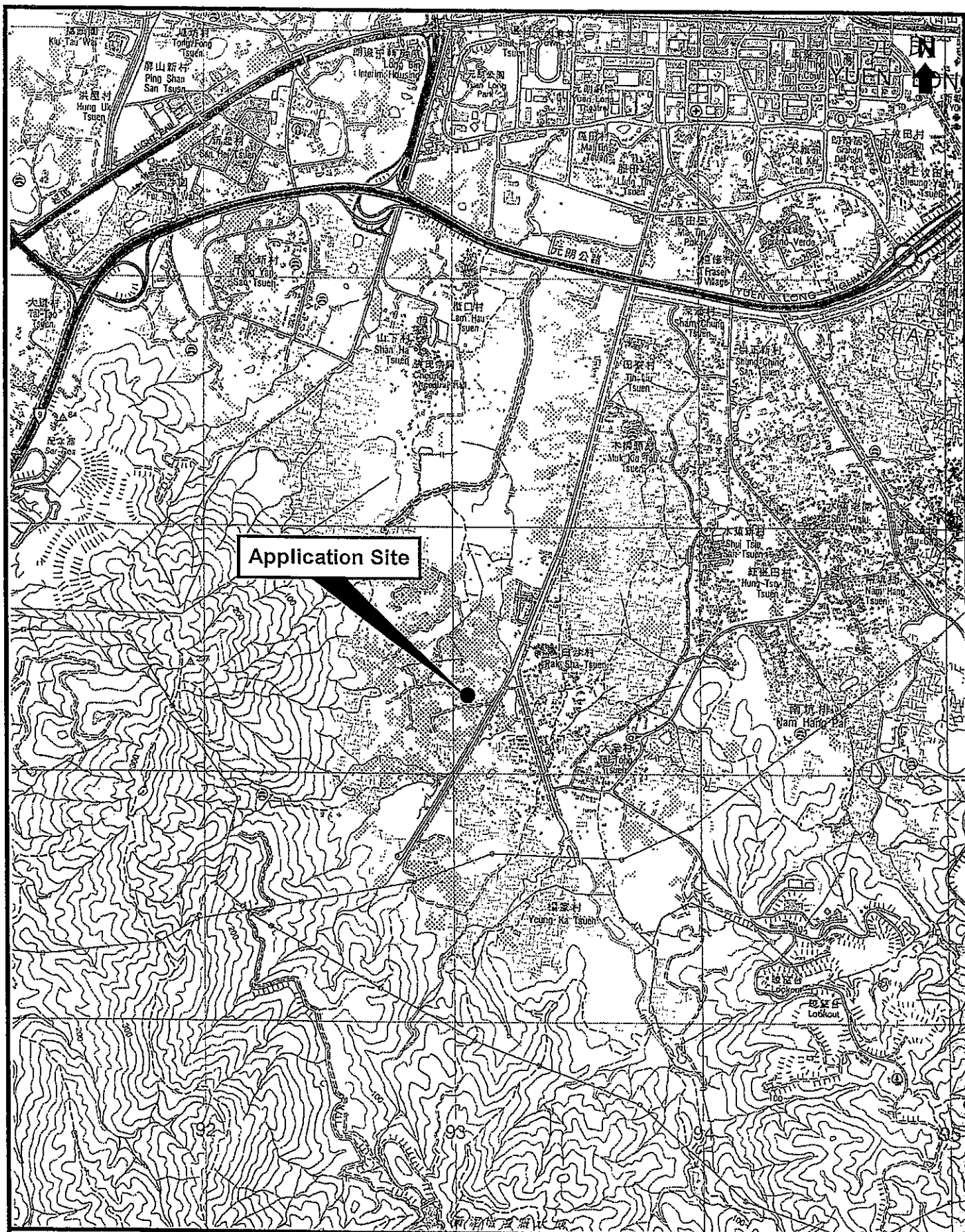
- 6.13 As mentioned in Paragraph 4.06 above, a number of similar applications have been approved by the Board within the "U" zone under the Tong Yan San Tsuen OZP. This indicates that the Application Site is suitable for warehouse use.

7. CONCLUSION

- 7.01 The Application Site falls within a "U" zone on the Tong Yan San Tsuen OZP and, as evidenced by the existing surrounding land uses, has been a popular location for open storage/storage sites and rural industrial uses. The Board has approved a number of applications within the same "U" zone of Tong Yan San Tsuen OZP, indicating that such use is both compatible and suitable in land use terms, at least on a temporary basis of up to 3 years.
- 7.02 As the Proposed Development falls within Stage 3 of the YLS DA development schedule, the clearance of the Application Site will not be realised within the next 3 years. The Applicant; therefore seeks the Board's permission to use the Application Site as a temporary warehouse for the storage of general goods for a period of 3 years. Temporary approval of the proposed use would not frustrate the future planning intention for the area.

7.03 The Applicant had made a genuine effort to comply with most of the approval conditions in the last application and will implement the FSIs once the STW is granted. As there has not been any material change in planning circumstances since the previous temporary approval, together with the reasons detailed in the previous sections, the Applicant respectfully request that the Board give favourable consideration and approve this application for a period of 3 years.

Top Bright Consultants Ltd.
June 2022



Top Bright Consultants Ltd.

Extract Plan Based on Map
Series HM20C of Sheet 6'

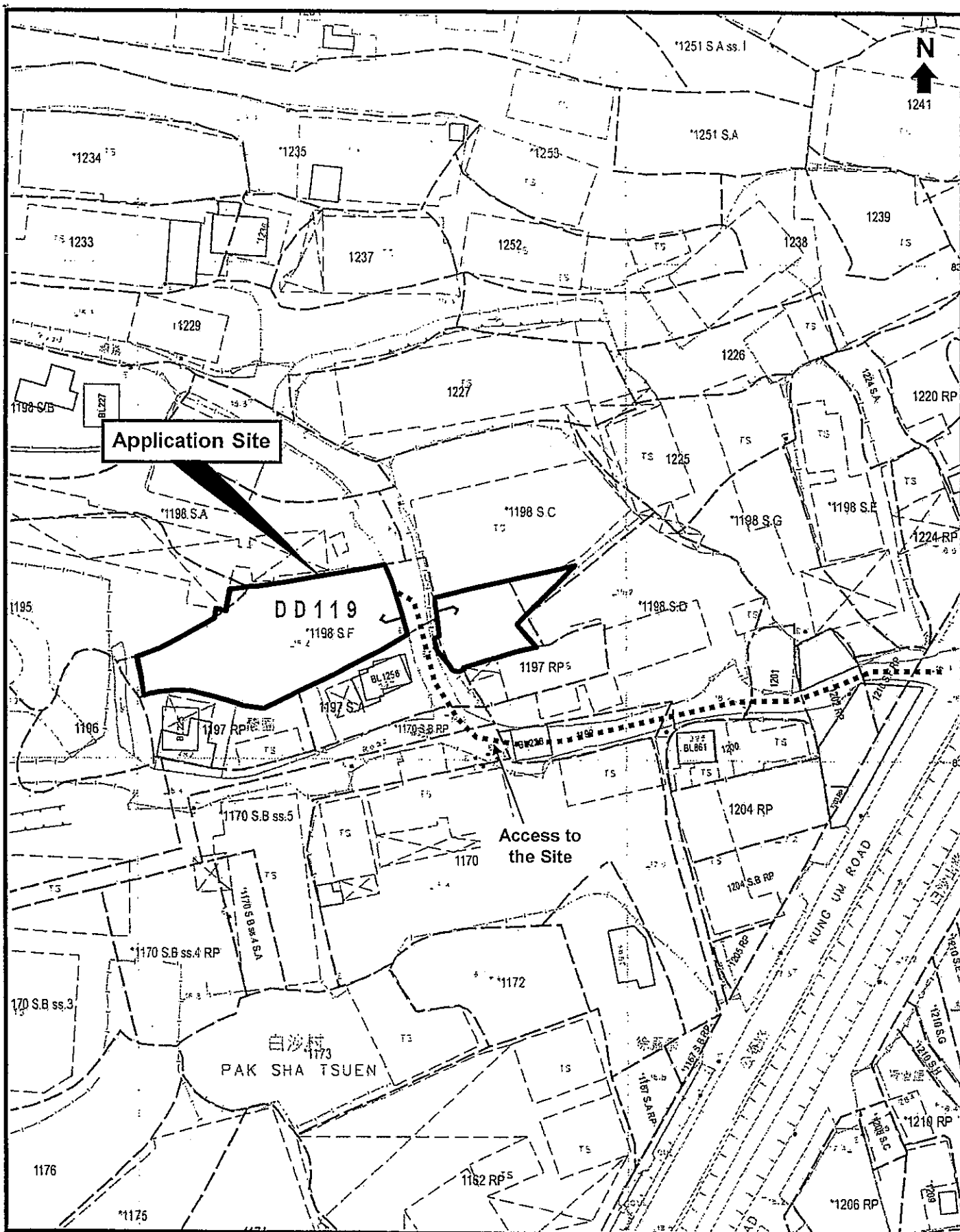
Location Plan

Scale 1 : 20 000

FIGURE 1

For Identification Purpose

Date: 8.6.2022



Top Bright Consultants Ltd.

Extracted from Lot Index Plan
Nos. 6-NW-19C & 24A

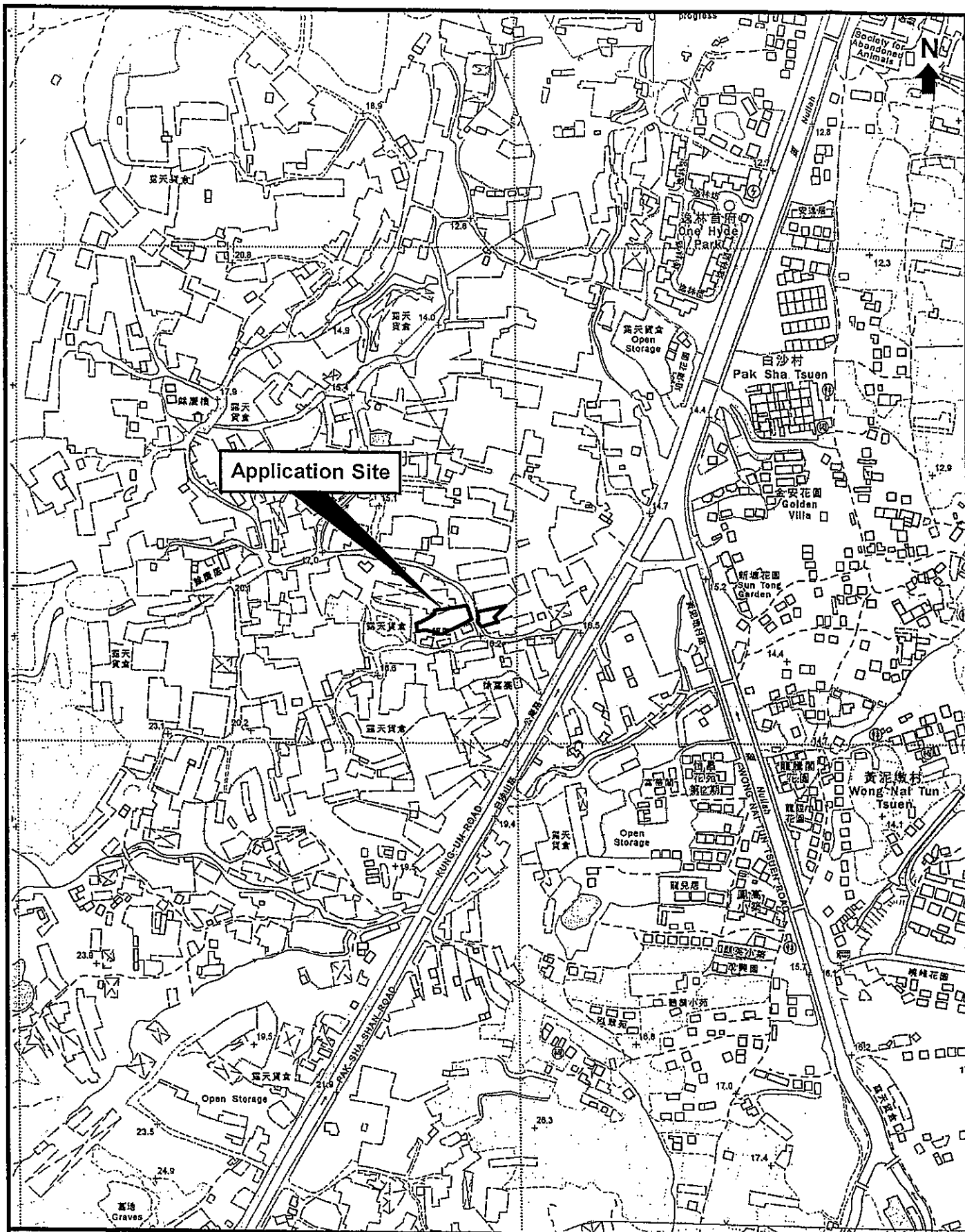
Site Plan

Scale 1 : 1 000

FIGURE 2

For Identification Purpose

Date: 8.6.2022



Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
6-NW-D

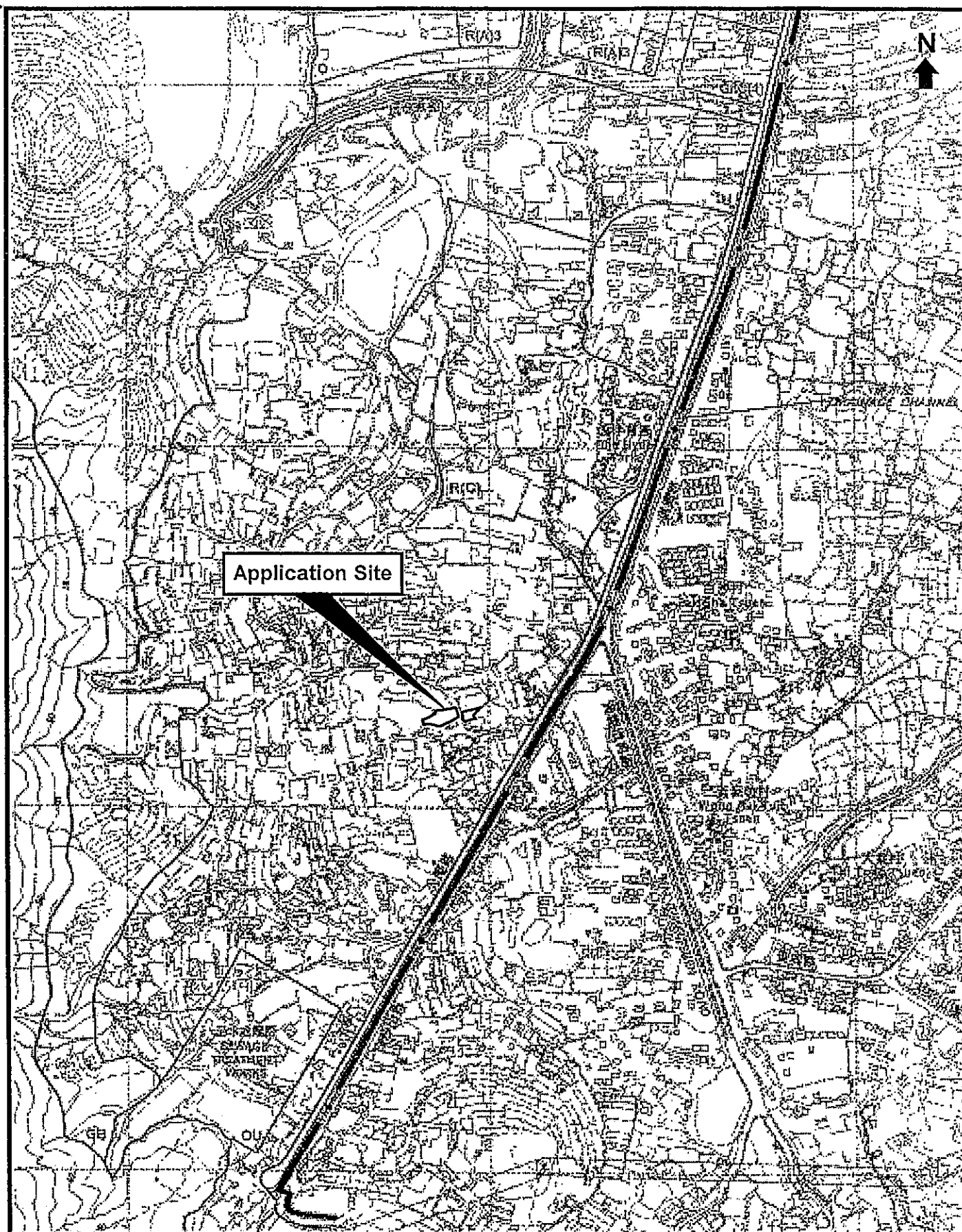
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 8.6.2022

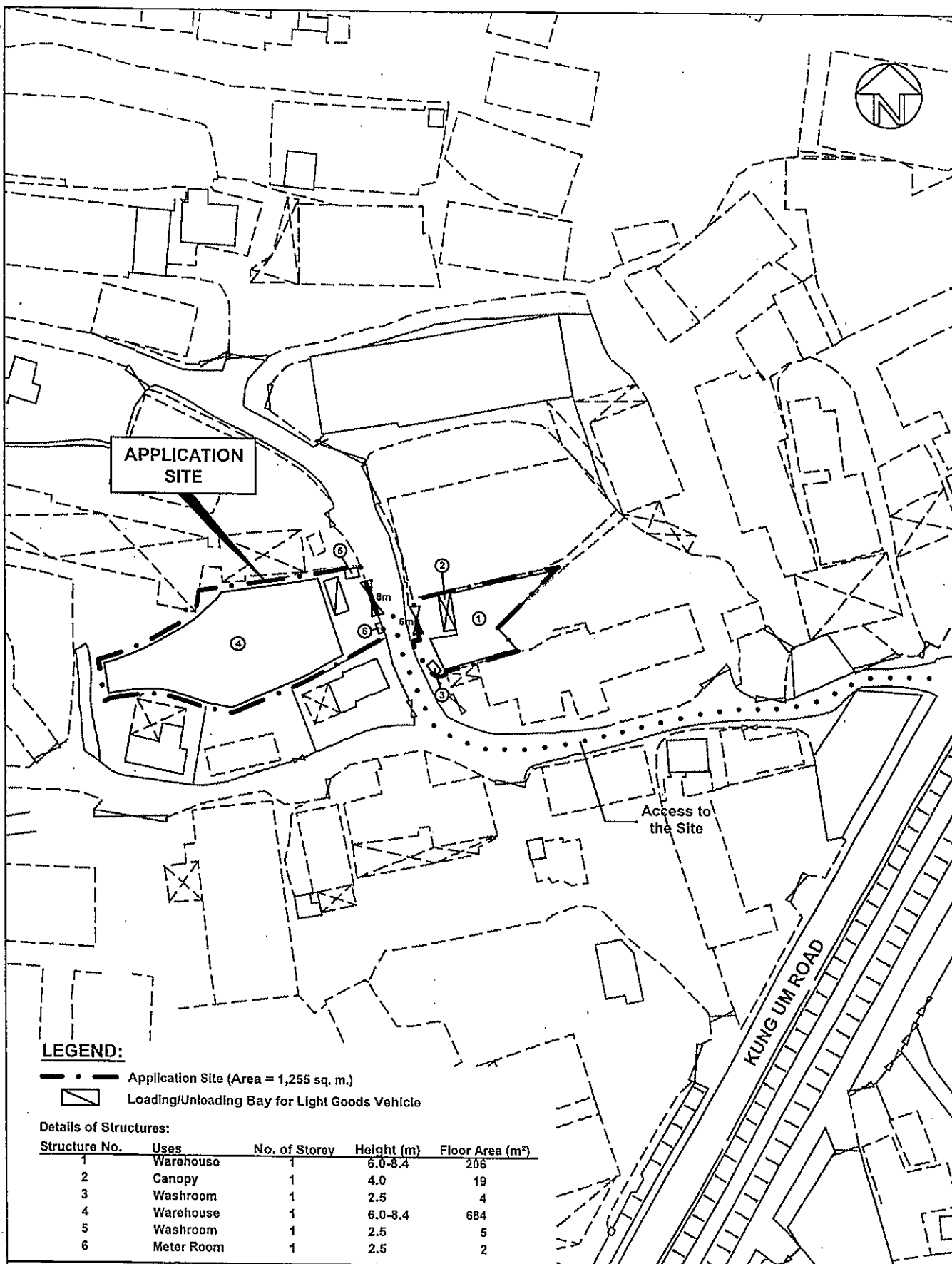


Extract from Tong Yan San Tsuen Outline Zoning
Plan No. S/YL-TYST/14 gazetted on 20.8.2021

FIGURE 4

For Identification Purpose

Date: 8.6.2022



Top Bright Consultants Ltd.

Drawing No. :TB/22/770/05

Layout Plan

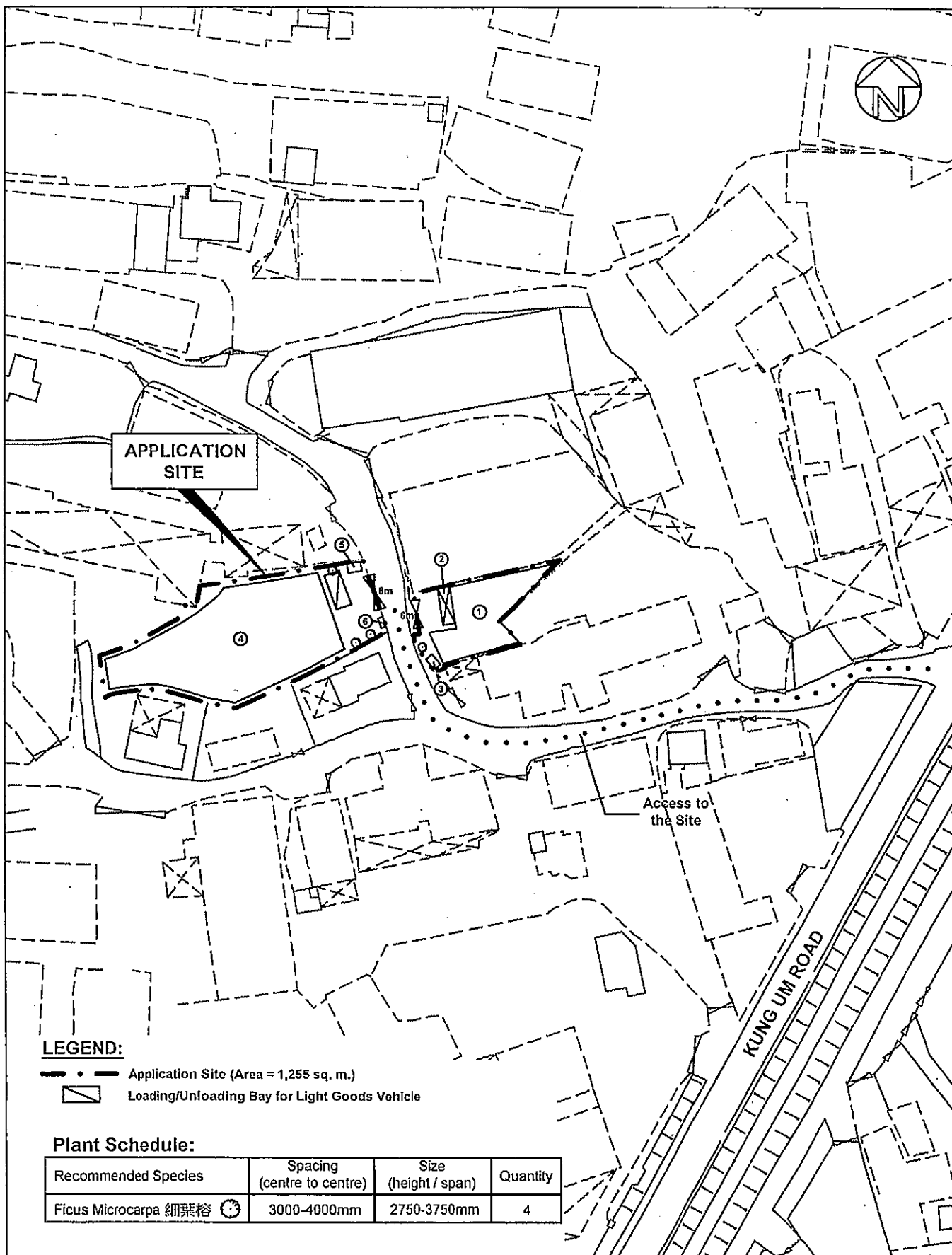
Lots 1195(Part), 1197SA(Part), 1198SC(Part) and
1198SF(Part) in DD119, Kung Um Road,
Yuen Long, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 8.6.2022

Scale: 1 : 1000 (A4)



Top Bright Consultants Ltd.

Drawing No. :TB/22/770/06

Landscape Plan

Lots 1195(Part), 1197SA(Part), 1198SC(Part) and
1198SF(Part) in DD119, Kung Um Road,
Yuen Long, N.T.

FIGURE 6

FOR IDENTIFICATION PURPOSE

Date: 8.6.2022

Scale: 1 : 1000 (A4)

房屋用地規劃及工程研究·勘查研究
PLANNING AND ENGINEERING STUDY FOR
HOUSING SITES IN YUEN LONG SOUTH · INVESTIGATION

Recommended Outline Development Plan



Date: 8.6.2022



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 22/770/L03
Your Ref.: A/YL-TYST/1174

29 July, 2022

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

By Email

Dear Sir/Madam,

**Temporary Warehouse for Storage of General Goods for a Period of 3 Years in
"Undetermined" Zone at Lots 1195(Part), 1197SA(Part), 1198SC(Part) and
1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories**

(Application No. A/YL-TYST/1174)

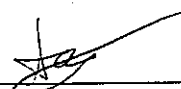
We would like to withdraw the further information to the Town Planning Board dated 28.7.2022 (please refer to [Our Ref.: 22/770/L02]).

Compared with the last application (No. A/YL-TYST/960), all the planning parameters, operations, layout and use under the current application remain unchanged. Therefore, the current application would use the same Fire Service Installations proposal approved by the Director of Fire Services in compliance with the approval condition of the last application.

Should you have any queries or require further information, please feel free to contact us at 2401 0173.

Yours faithfully,

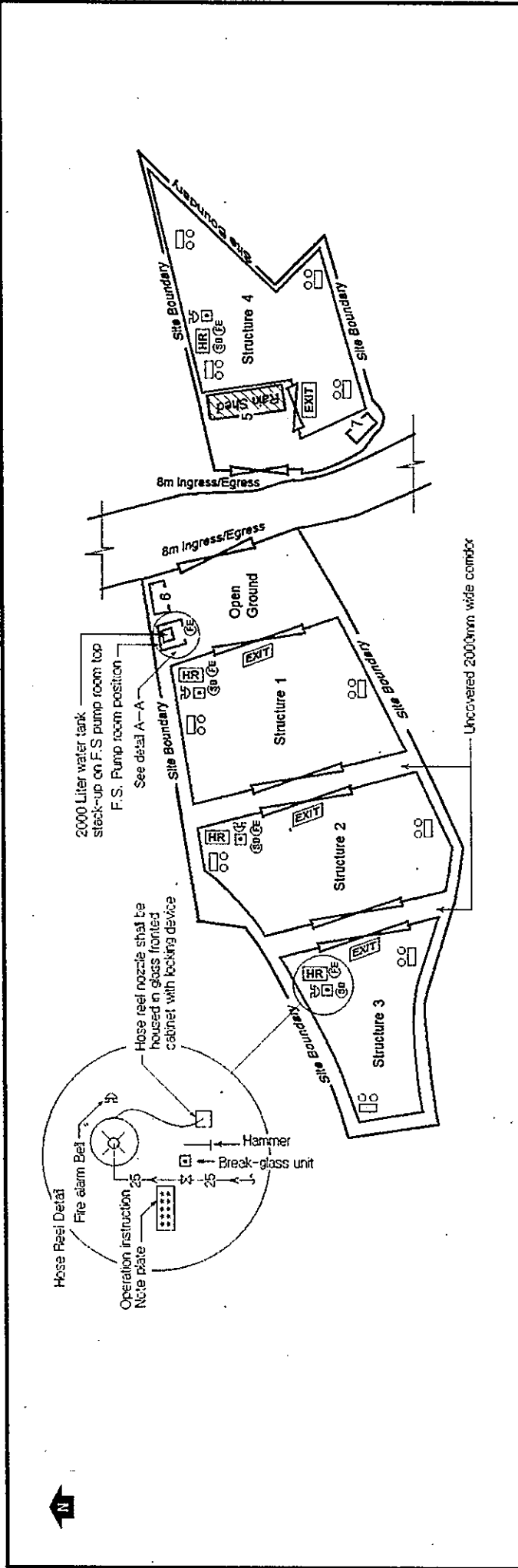
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

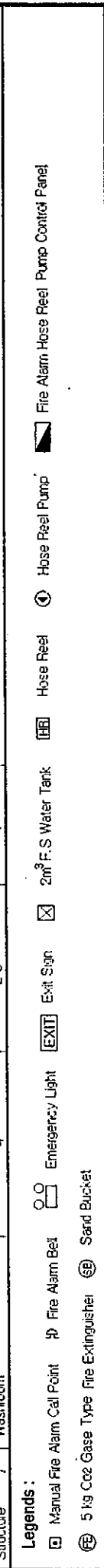
Encls

c.c.

Nice China Enterprise Limited (the Applicant)



Details of Structures				Detail A-A	
Structure number	Description Property	G.F.A. Not exceeding (m ²)	Height Not exceeding (m)	Number of storey	
Structure 1	Storage construction material	222	8.4	1	
Structure 2	Storage construction material	208	8.4	1	
Structure 3	Storage construction material	134	8.4	1	
Structure 4	Storage construction material	200.8	8.4	1	
Structure 5	Ran Shed	15.2	4.0	1	
Structure 6	Washroom	5	2.5	1	
Structure 7	Washroom	4	2.5	1	



Legends:

- Manual Fire Alarm Call Point
- Fire Alarm Bell
- 5 kg Co2 Gas Type Fire Extinguisher
- Sand Bucket
- 2m³ F.S. Water Tank
- Exit Sign
- Emergency Light
- Hose Reel
- Hose Reel Pump
- Fire Alarm Hose Reel Pump Control Panel

F.S. Notes:

- Sufficient Emergency lighting shall be provided in accordance with BS 5266 Part 1 and BS EN 1839
- Sufficient directional and Exit sign shall be provided in accordance with BS 5366 part 1 and FSD Circular Letter 5/2008
- Fire Alarm system shall be provided to the entire building in accordance with BS 5839 Part 1 2002 + A2: 2003 and FSD Circular Letter No: 1/2009. One activation point and one audio warning device to be located at each Hose reel point. This activation point should include facilities for the start and / visual warning device initiation
- Hose reel system supplied by 2m³ FS Water tank shall be provided there shall be sufficient Hose reel to ensure that every part of each building / Structure can be reached by a length of not more than 30m of Hose reels tubing.
- Portable hand-operate approved appliance shall be provided as required by occupancy
- Two fixed Fire Pump (Duty & Standby) to be provided in the Pump Room
- No Emergency Generator to be provided for serving the emergency power. Duplicated power supplies for at Fire Services installations comprising a cable connected from electrically mains directly before the main switch.

Planning Application No. AVL-TYST/960 Application Address : 1195 (Part), 1197 S.A (Part), 1198 S.C (Part) and 1198 S.F (Part) in D.D. 119, Kung Um Road, Yuen Long, N.T.

Drawing Title : Fire Service Installation Layout Plan Drawing No. YT/508mJFS Scale : 1: 500 Drawing by : K.W.Lee Date : 19 Sep 2021

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2401 0973) & Post
Planning Department

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

來函檔號 Your Reference 19/577/L018
本署檔號 Our Reference () in TPB/A/YL-TYST/960
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

19 October 2021

Top Bright Consultants Ltd.
Room 103
300 Kung Um Road
Yuen Long, New Territories
(Attn: Mr. LO Ming Kong)

Dear Sir,

Compliance with Approval Condition (j)
Planning Application No. A/YL-TYST/960

I refer to your submission dated 24.9.2021 for compliance with the captioned approval condition on the submission of a fire service installations (FSIs) proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LO Sin-tat (Tel: 2733 5845) of FSD.

Yours faithfully,

(Miss Ophelia WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

D of FS (Attn.: Mr. WONG Ho-yin)

Internal

CTP/TPB (2)

OW/am

APPENDIX**Comments of the Director of Fire Services (D of FS)**

You are advised that the installation/maintenance/modification/repair work of fire service installations (FSIs) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS.



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 22/770/L04
Your Ref.: A/YL-TYST/1174

30 August, 2022

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

By Email

Dear Sir/Madam,

**Temporary Warehouse for Storage of General Goods for a Period of 3 Years in
“Undetermined” Zone at Lots 1195(Part), 1197SA(Part), 1198SC(Part) and
1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories**
(Application No. A/YL-TYST/1174)

With reference to the comments suggested by Fire Services Department dated 19.8.2022, we submit herewith a revised Fire Service Installations proposal for your further consideration.

We would like to clarify that the hose reel provided in Structure 4 is extended from the site on the left by building an underground hose reel water supply pipe.

Should you have any queries or require further information, please feel free to contact us at 2401 0173.

Yours faithfully,

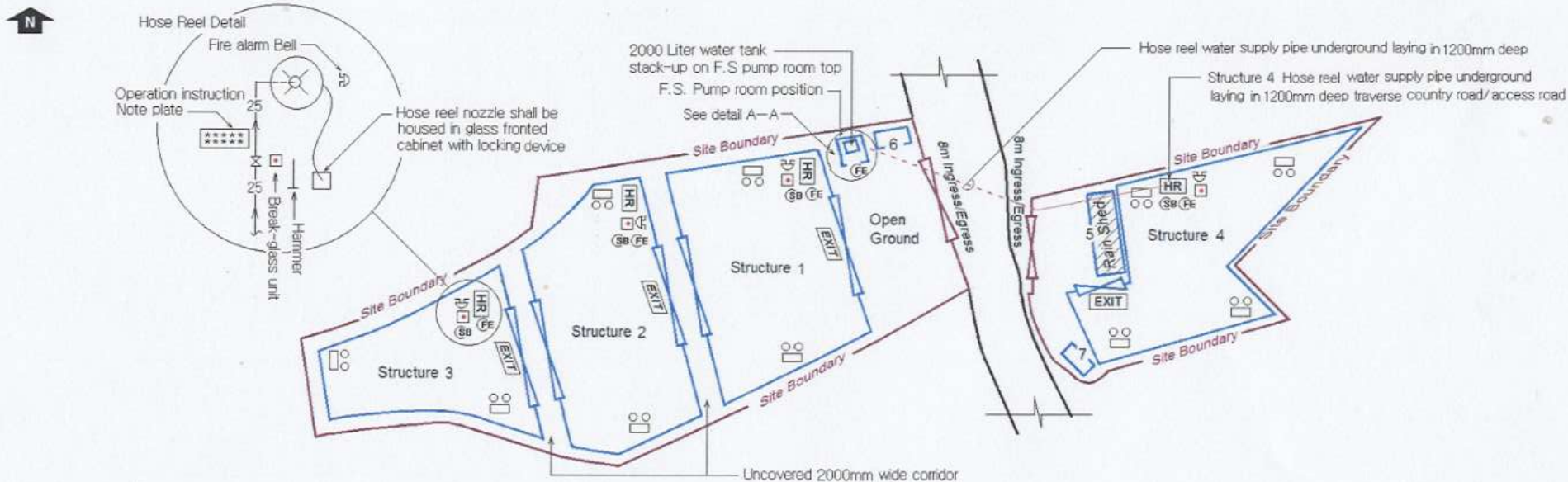
For and on behalf of
Top Bright Consultants Ltd.

Adam Chow

Encls

c.c.

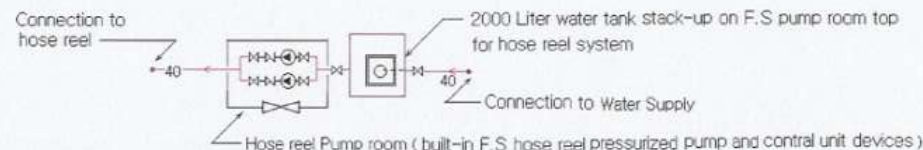
Nice China Enterprise Limited (the Applicant)



Details of Structures

Structure number	Description Property	G.F.A. Not exceeding (m ²)	Height Not exceeding (m)	Number of storey
Structure 1	Storage construction material	222	8.4	1
Structure 2	Storage construction material	209	8.4	1
Structure 3	Storage construction material	134	8.4	1
Structure 4	Storage construction material	200.6	8.4	1
Structure 5	Rain Shed	15.2	4.0	1
Structure 6	Washroom	5	2.5	1
Structure 7	Washroom	4	2.5	1

Detail A-A



Legends :

- Manual Fire Alarm Call Point
 ⬇ Fire Alarm Bell
 ○ Emergency Light
 EXIT Exit Sign
 ⊠ 2m³ F.S. Water Tank
 HR Hose Reel
 ⚙ Hose Reel Pump
 ■ Fire Alarm Hose Reel Pump Control Panel
⊞ 5 kg Co2 Gase Type Fire Extinguisher
⊞ Sand Bucket

F.S. Notes :

- Sufficient Emergency lighting shall be provided in accordance with BS 5266: Part 1 and BS EN 1836.
- Sufficient directional and Exit sign shall be provided in accordance with BS 5266 part 1 and FSD Circular Letter 5/2008.
- 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 actuation point and one audio warning device to be located at each Hose reel point. This actuation point should include facilities for the start and / visual warning device initiation.
- Hose reel system supplied by 2m³ FS Water tank shall be provided there shall be sufficient Hose reel to ensure that every part of each building / Structure can be reached by a length of not more than 30m of Hose reels tubing.
- Portable hand-operate approved appliance shall be provided as required by occupancy
- Two fixed Fire Pump (Duty & Standby) to be provided in the Pump Room.
- No Emergency Generator to be provided for serving the emergency power. Duplicated power supplies for all Fire Services installations comprising a cable connected from electricity mains directly before the main switch.

Planning Application No. YL-TYST/1174

Application Address : 1195 (Part), 1197 S.A (Part), 1198 S.C (Part) and 1198 S.F (Part) in D.D.119, Kung Um Road, Yuen Long, N.T.

Drawing Title : Fire Service Installation Layout Plan

Drawing No. YT/508m/FS

Scale : 1: 500

A4

Drawing by : K.W.Lee

Date : 26 Aug 2022



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 22/770/L06
Your Ref.: A/YL-TYST/1174

6 September 2022

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

By Email

Dear Sir/Madam,

**Temporary Warehouse for Storage of General Goods for a Period of 3 Years in
“Undetermined” Zone at Lots 1195(Part), 1197SA(Part), 1198SC(Part) and
1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories**
(Application No. A/YL-TYST/1174)

With reference to the captioned application, we would like to clarify that the structure in the western portion of the Application Site will be divided into 3 with fewer GFA. Please note that this letter will supersede the previous one (Our Ref.: 22/770/L05).


The following documents are submitted for your consideration:

- (a) A revised layout plan (Figure 5A);
- (b) A revised landscape plan (Figure 6A);
- (c) Replacement pages of the planning statement;
- (d) Replacement pages of the executive summary; and
- (e) Replacement pages of the application form.

Should you have any queries or require further information, please feel free to contact us at 2401 0173.

Yours faithfully,

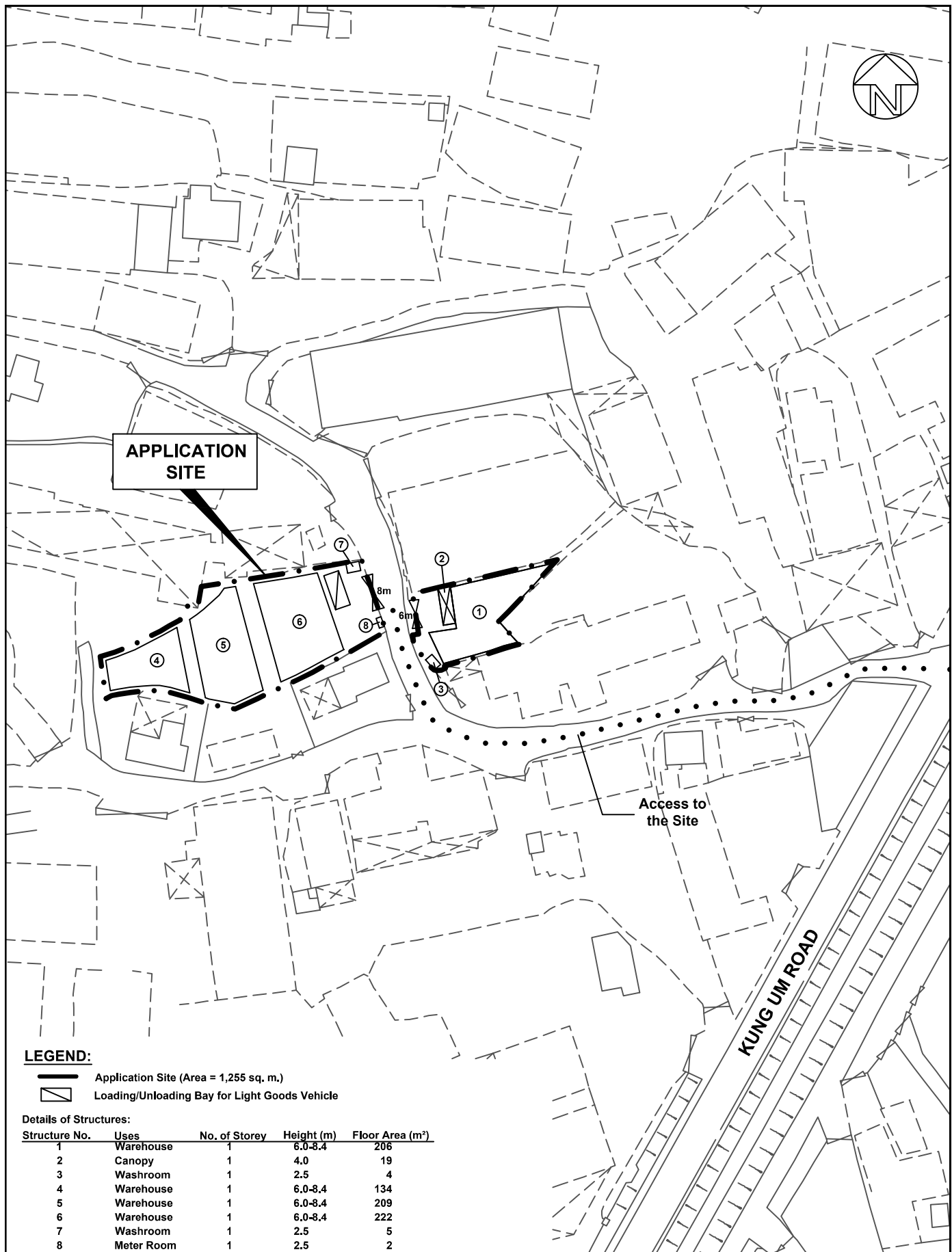
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encls

c.c.

Nice China Enterprise Limited (the Applicant)



Top Bright Consultants Ltd.

Drawing No. :TB/22/770/05A

Layout Plan

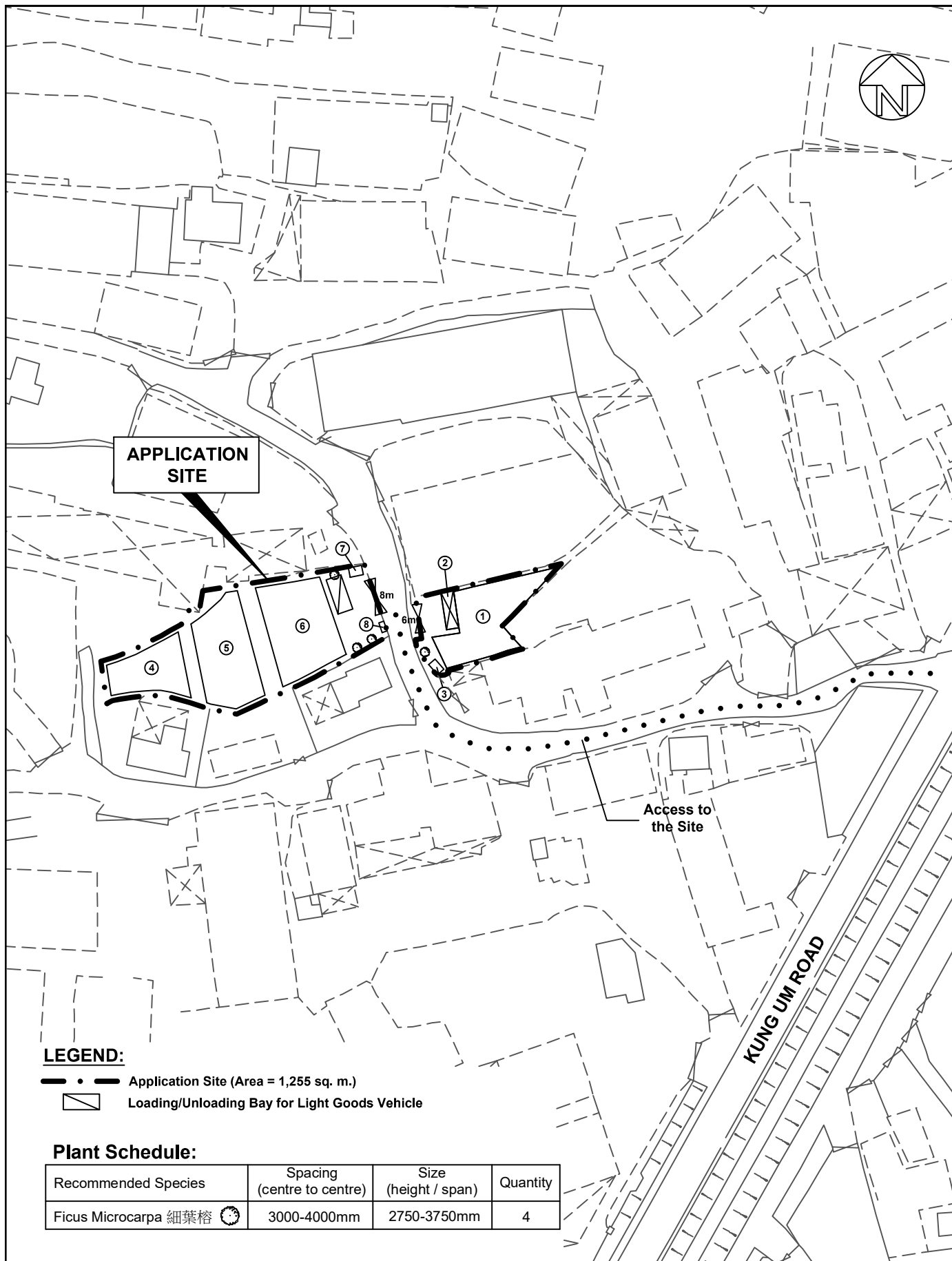
Lots 1195(Part), 1197SA(Part), 1198SC(Part) and
1198SF(Part) in DD119, Kung Um Road,
Yuen Long, N.T.

FIGURE 5A

FOR IDENTIFICATION PURPOSE

Date: 5.9.2022

Scale: 1 : 1000 (A4)



<p>Top Bright Consultants Ltd.</p> <p>Drawing No. :TB/22/770/06A</p>	<p>Landscape Plan</p> <p>Lots 1195(Part), 1197SA(Part), 1198SC(Part) and 1198SF(Part)in DD119, Kung Um Road, Yuen Long, N.T.</p>	<p>FIGURE 6A</p> <p>FOR IDENTIFICATION PURPOSE</p> <p>Date: 5.9.2022</p> <p>Scale: 1 : 1000 (A4)</p>
--	---	---

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Nice China Enterprise Limited (the “Applicant”) to seek planning permission from the Town Planning Board (the “Board”) for a temporary warehouse for the storage of general goods (the “Proposed Development”) for a period of 3 years at Lots 1195(Part), 1197SA(Part), 1198SC(Part) and 1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories (the “Application Site”).
- 1.02 The Application Site is the subject of a previous application (No. A/YL-TYST/960) for a temporary warehouse for storage of general goods was approved by the Board on 16.8.2019 for a period of 3 years from 16.8.2019 until 16.8.2022. All approval conditions of the last application (No. A/YL-TYST/960) were complied with, except the implementation of the fire service installations (FSIs) proposal as the Applicant is still waiting for approval of the Short Term Waiver (STW) by the Lands Department.
- 1.03 At present, no new structure is permitted to erect at the Application Site prior to the issuance of the STW. And for this reason, implementation of the FSIs cannot be proceeded. The Applicant now seeks planning application from the Board for the Proposed Development for a period of 3 years. Compared with the last application, the operations, use and number of loading/unloading space under the current application remain unchanged while the structure in the western portion of the Application Site will be divided into 3 with fewer GFA.
- 1.04 The Application Site, with an area of approximately 1,255 square metres, falls within an “Undetermined” (“U”) zone on the Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 and has been specifically designated for open storage uses that cannot be housed in conventional godown premises. In view of the current physical condition and the prevalence of other storage sites and warehouses in its immediate vicinity, the Board had approved a number of similar applications in the past within the same “U” zone and the Application Site is considered suitable for the Proposed Development.
- 1.05 The Application Site falls within the Yuen Long South Development Area (YLS DA) announced by the Chief Executive in the 2011-2012 Policy Address. As the Proposed Development is only temporary use and located within Stage 3 of the development schedule, in which the site formation and infrastructure works will start after 2029, it would not frustrate the long-term planning intention of Yuen Long South.
- 1.06 The following sections are intended to help facilitate the Board’s decision, and will briefly describe the Application Site and its surroundings, give details of the proposed development and provide justifications in support of the application.

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.01 The Applicant seeks planning permission to use the Application Site as a temporary warehouse for the storage of general goods for a period of 3 years.

Site Layout and Design

- 5.02 The Layout Plan in **Figure 5** illustrates the proposed site configuration. Compared with the last approved application (No. A/YL-TYST/960), the structure in the western portion of the Application Site will be divided into 3 with fewer GFA. The Application Site is bisected into eastern and western portions by a local track. The proposed warehouses occupy the eastern and western portions of the Application Site, respectively. A loading/unloading bay (3.5m x 7m) will be provided for light goods vehicles (not exceeding 5.5 tonnes). Ancillary facilities, including washrooms and meter room, can be found within the Application Site. As the Application Site is divided into two portions, there are two ingress/egresses. The ingress/egress at the western portion of the Application Site is 8 metres wide, whereas another one at the eastern portion is 6 metres wide.

Site Operations

- 5.03 The Application Site will only be used to store general goods (including facial tissue paper, toilet roll tissue paper, kitchen paper towels, etc). No electronic goods will be stored at the Site. Only light goods vehicle (LGV, not exceeding 5.5 tonnes) will be used for the delivery of goods. The development will generate approximately two to three vehicle round trips per day. No workshop related activities will be conducted at the Application Site. The proposed hours of operation at the Application Site is restricted between 10:00 a.m. and 16:00 p.m. on Mondays to Saturdays, and there will be no operation on Sundays and public holidays.

Landscape Proposal

- 5.04 As indicated in the Landscape Proposal, a total number of 4 trees will be planted on the Application Site. The proposed tree species is *Ficus Microcarpa*, which grow to a mature height of 4 to 5 metres, with a canopy span of about 5 metres in diameter. The proposed tree height is 2.75 metres when first planted in the ground. All proposed trees will be planted on an area with 1.2m depth and secured by tree stakes.

Drainage Facilities

- 5.05 The Application Site is currently served by drainage facilities that were constructed for the last application (No. A/YL-TYST/960). These facilities have already received approval from the Drainage Services Department. These drainage facilities will be maintained by the Applicants.

Fire Services Installations

- 5.06 The Applicant has submitted the FSIs proposal to the satisfaction of the Director of Fire Services in compliance with the approval condition of the last application (No. A/YL-TYST/960). Once the STW is granted, the Applicant will implement the FSIs as early as possible.

Executive Summary

This application is to seek planning permission from the Town Planning Board (the “Board”) for temporary warehouse for storage of general goods (the “Proposed Development”) for a period of 3 years at Lots 1195(Part), 1197SA(Part), 1198SC(Part) and 1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories (the “Application Site”).

The Application Site, with an area of approximately 1,255 square metres, falls within an “Undetermined” (“U”) zone on the Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 and has been specifically designated for open storage uses that cannot be housed in conventional godown premises. In view of the current physical condition and the prevalence of other storage sites and warehouses in its immediate vicinity, the Board had approved a number of similar applications in the past within the same “U” zone and the Application Site is considered suitable for the Proposed Development.

The Application Site falls within the Yuen Long South Development Area (YLS DA) announced by the Chief Executive in the 2011-2012 Policy Address. As the Proposed Development is only temporary use and located within Stage 3 of the development schedule, in which the site formation and infrastructure works will start after 2029, it would not frustrate the long-term planning intention of Yuen Long South.

The Application Site is bisected into eastern and western portions by a local track. The proposed warehouses occupy the eastern and western portions of the Application Site, respectively. A loading/unloading bay (3.5m x 7m) will be provided for light goods vehicle (not exceeding 5.5 tonnes). Ancillary facilities, including washrooms and meter room, can be found within the Application Site. As the Application Site is divided into two portions, there are two ingresses/egresses. The ingress/egress at the western portion of the Application Site is 8 metres wide, whereas another one at the eastern portion is 6 metres wide. Compared with the last application (No. A/YL-TYST/960), the operations, use and number of loading/unloading space under the current application remain unchanged while the structure in the western portion of the Application Site will be divided into 3 with fewer GFA.

The justifications of this application are: short term waiver application is pending, not contravening the long term planning intention of Yuen Long South, site with previous planning approval, compatible with surrounding land uses; shortage of suitable site for warehouse use, no adverse environmental, visual, drainage and traffic impacts to the surrounding areas; and approval of similar applications in the vicinity. The Applicant respectfully requests that the Board give favourable consideration and approve this application for a period of 3 years.

行政摘要

這宗規劃申請乃向城市規劃委員會(“城規會”)呈交，擬議在新界元朗白沙村丈量約份第 119 約地段第 1195(部份), 1197SA(部份), 1198SC(部份)及 1198SF(部份) (“申請地點”)，用作臨時貯存一般貨物貨倉(“擬議發展”)，為期三年。

申請地點的面積約 1,255 平方米，座落於唐人新村分區計劃大綱圖編號 S/YL-TYST/14 中的“未決定用途”地帶。該地帶旨在應付不斷增加的露天貯物用地需求，貯存不能存於普通倉庫的貨物。鑑於目前的狀況及申請地點鄰近主要用作貨倉及露天貯物，城規會過去在該“未決定用途”地帶已批准多個類似用途的規劃許可。

申請地點位於行政長官在 2011-2012 年施政報告中公佈的元朗南發展計劃內。由於擬議發展只是臨時用途及位於發展計劃的第三階段，工地平整和基礎設施工程將於 2029 年後才開始，因此不會影響元朗南的長遠規劃意向。

申請地點由一條道路分隔為東、西兩部份，各部份均設有貨倉。申請地點將提供一個供輕型貨車（不超過 5.5 公噸）使用的上落貨位（3.5 米 x 7 米），及附屬設施，包括洗手間及電錶房。申請地點因分為兩部份，故設有兩個出入口，西面的出入口為 8 米闊，東面的出入口為 6 米闊。與上次申請(申請編號：A/YL-TYST/960)比較，營運、用途及裝卸貨位數目維持不變，而申請地點西部的一個構築物將拆分為三個。

這宗規劃申請的理由為：短期豁免申請有待批准；不會違背元朗南長遠規劃意向；申請地點之前已獲得規劃許可；與附近土地用途協調；缺乏合適的貨倉用地；不會產生不良的環境、視覺、排水及交通影響；及同類申請已獲規劃許可。因此，申請人希望城規會批准為期三年的臨時用途。

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

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

1. Name of Applicant 申請人姓名/名稱	
<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	
Nice China Enterprise Limited 中佳企業有限公司	
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	
Top Bright Consultants Ltd.	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1195(Part), 1197SA(Part), 1198SC(Part) and 1198SF(Part) in DD119, 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 type="checkbox"/> Site area 地盤面積 1,255 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 801 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

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	Temporary Warehouse for Storage of General Goods for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年3..... <input type="checkbox"/> month(s) 個月
(c) <u>Development Schedule 發展細節表</u> Proposed uncovered land area 擬議露天土地面積 454sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 801sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 8 Proposed domestic floor area 擬議住用樓面面積 0sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 801sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 801sq.m <input checked="" type="checkbox"/> About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Figure 5 of the Supplementary Planning Statement	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 Nil Motorcycle Parking Spaces 電單車車位 Nil Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil Others (Please Specify) 其他 (請列明) Nil	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Nil Coach Spaces 旅遊巴車位 Nil Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 Nil Heavy Goods Vehicle Spaces 重型貨車車位 Nil Others (Please Specify) 其他 (請列明) Nil	

(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	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	801 <input checked="" type="checkbox"/> About 約 <input 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	Nil	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil	m 米 <input type="checkbox"/> (Not more than 不多於)
		Nil	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	2.5-8.4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	64 % <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		Nil
	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) _____ _____		Nil Nil Nil Nil Nil Nil
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		Nil Nil 1 Nil Nil Nil

Previous Applications covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/960	Temporary Warehouse for Storage of General Goods for a Period of 3 Years	16.8.2019 [revoked on 16.1.2022]

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/212	Temporary Open Storage of Building Plants/Materials and Mobile Container Site Office for a Period of 3 Years	12.12.2003 [on review]	(1), (2)

Rejection Reason(s):

- (1) The application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that the proposed development was not compatible with the surrounding residential and rural land uses with village houses, pigsties, vacant chicken farm and fallow agricultural/vacant land.
- (2) There was no information in the submission to demonstrate that the development would not generate adverse environmental and drainage impacts on the surrounding areas.

**Similar Applications within/straddling the “U” Zone
on the Tong Yan San Tsuen OZP since 2017**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/822	Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	3.2.2017
2	A/YL-TYST/823	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	3.2.2017 [revoked on 3.5.2017]
3	A/YL-TYST/829	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	17.3.2017 [revoked on 17.6.2018]
4	A/YL-TYST/833	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	28.4.2017
5	A/YL-TYST/831	Temporary Warehouse for Storage of Construction Material and Electronic Goods for a Period of 3 Years	12.5.2017 [revoked on 12.6.2019]
6	A/YL-TYST/836	Temporary Warehouse for Storage of Home Appliance and Furniture and Ancillary Site Office for a Period of 3 Years	12.5.2017 [revoked on 12.8.2019]
7	A/YL-TYST/843	Temporary Warehouse for Storage of Construction Material and Scrap Metal for a Period of 3 Years	14.7.2017
8	A/YL-TYST/856	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2017
9	A/YL-TYST/857	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2017 [revoked on 13.3.2020]
10	A/YL-TYST/861	Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	24.11.2017
11	A/YL-TYST/851	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	22.12.2017 [revoked on 22.3.2018]
12	A/YL-TYST/867	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	22.12.2017
13	A/YL-TYST/868	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	22.12.2017 [revoked on 22.05.2020]
14	A/YL-TYST/876	Renewal of Planning Approval for Temporary "Warehouse for Storage of Construction Material and Used Electrical Appliance" for a Period of 3 Years	2.3.2018
15	A/YL-TYST/879	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	16.3.2018 [revoked on 16.2.2020]
16	A/YL-TYST/889	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	20.4.2018
17	A/YL-TYST/871	Temporary Warehouse for Storage of Clothes and Shoes for a Period of 3 Years	4.5.2018 [revoked on 4.8.2019]
18	A/YL-TYST/891	Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	4.5.2018
19	A/YL-TYST/893	Renewal of Planning Approval for Temporary “Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office” for a Period of 3 Years	1.6.2018 [revoked on 4.10.2020]

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
20	A/YL-TYST/904	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/ Machinery and Household Detergent for a Period of 3 Years	3.8.2018 [revoked on 3.7.2020]
21	A/YL-TYST/907	Proposed Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal for a Period of 3 Years	17.8.2018 [revoked on 17.1.2021]
22	A/YL-TYST/909	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	7.9.2018 [revoked on 7.12.2020]
23	A/YL-TYST/910	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	7.9.2018 [revoked on 7.12.2020]
24	A/YL-TYST/916	Renewal of Planning Approval for Temporary "Storage of Advertisement Material with Ancillary Workshop" for a Period of 3 Years	21.9.2018
25	A/YL-TYST/917	Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years	21.9.2018
26	A/YL-TYST/920	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	19.10.2018 [revoked on 19.3.2021]
27	A/YL-TYST/923	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	2.11.2018
28	A/YL-TYST/927	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	7.12.2018 [revoked on 7.5.2021]
29	A/YL-TYST/928	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	7.12.2018
30	A/YL-TYST/932	Renewal of Planning Approval for Temporary "Warehouse for Storage of Non-Staple Food" for a Period of 3 Years	4.1.2019
31	A/YL-TYST/941	Temporary Warehouse for Storage of Construction Materials, Food Provisions and Electronic Products for a Period of 3 Years	1.2.2019 [revoked on 1.5.2021]
32	A/YL-TYST/945	Temporary Warehouse and Open Storage of Homeware for a Period of 3 Years	8.3.2019
33	A/YL-TYST/947	Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	22.3.2019
34	A/YL-TYST/971	Temporary Warehouse for Storage of Paper Products and Electronic Goods for a Period of 3 Years	2.8.2019
35	A/YL-TYST/972	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	2.8.2019 [revoked on 2.1.2022]
36	A/YL-TYST/966	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	6.9.2019 [revoked on 6.2.2022]
37	A/YL-TYST/982	Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	18.10.2019
38	A/YL-TYST/987	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	15.11.2019

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
39	A/YL-TYST/992	Renewal of Planning Approval for Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years	29.11.2019
40	A/YL-TYST/983	Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	3.1.2020
41	A/YL-TYST/1007	Proposed Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	24.4.2020
42	A/YL-TYST/1012	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	24.4.2020
43	A/YL-TYST/1004	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	26.5.2020
44	A/YL-TYST/1009	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	26.6.2020
45	A/YL-TYST/1021	Temporary Warehouse for Storage of Furniture for a Period of 3 Year	26.6.2020
46	A/YL-TYST/1022	Temporary Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years	26.6.2020
47	A/YL-TYST/1030	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	1.9.2020
48	A/YL-TYST/1025	Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years	23.10.2020 [revoked on 23.4.2021]
49	A/YL-TYST/1000	Temporary Warehouse for Storage of Construction Materials and Household Materials with Ancillary Office for a Period of 3 Years	20.11.2020 [revoked on 20.5.2022]
50	A/YL-TYST/1019	Temporary Warehouse for Storage of Construction Materials and Exhibition Materials for a Period of 3 Years	20.11.2020
51	A/YL-TYST/1053	Temporary Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office for a Period of 3 Years	20.11.2020
52	A/YL-TYST/1054	Renewal of Planning Approval for Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	20.11.2020
53	A/YL-TYST/1057	Temporary Storage of Construction Materials for a Period of 3 Years	4.12.2020 [revoked on 4.12.2021]
54	A/YL-TYST/1059	Proposed Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building/Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	18.12.2020 [revoked on 18.9.2021]
55	A/YL-TYST/1060	Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	18.12.2020 [revoked on 18.9.2021]

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
56	A/YL-TYST/1038	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	22.1.2021
57	A/YL-TYST/1070	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.2.2021
58	A/YL-TYST/1079	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.3.2021
59	A/YL-TYST/1088	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	30.4.2021
60	A/YL-TYST/1081	Temporary Warehouse for Storage of Construction Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts and Scrap Metal for a Period of 3 Years	14.5.2021
61	A/YL-TYST/1089	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	14.5.2021
62	A/YL-TYST/1094	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.6.2021
63	A/YL-TYST/1097	Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	25.6.2021
64	A/YL-TYST/1100	Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years	9.7.2021
65	A/YL-TYST/1105	Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years	10.9.2021
66	A/YL-TYST/1106	Renewal of Planning Approval for Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years	10.9.2021
67	A/YL-TYST/1108	Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	24.9.2021
68	A/YL-TYST/1109	Proposed Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	24.9.2021
69	A/YL-TYST/1112	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	24.9.2021
70	A/YL-TYST/1122	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	10.12.2021
71	A/YL-TYST/1125	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	24.12.2021
72	A/YL-TYST/1137	Renewal of Planning Approval for Temporary Warehouse and Open Storage for Storage of Homeware for a Period of 3 Years	28.1.2022
73	A/YL-TYST/1138	Temporary Warehouse for Storage of Non-staple Food for a Period of 3 Years	28.1.2022

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
74	A/YL-TYST/1140	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	28.1.2022
75	A/YL-TYST/1141	Proposed Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	18.2.2022
76	A/YL-TYST/1152	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	1.6.2022
77	A/YL-TYST/1159	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	24.6.2022
78	A/YL-TYST/1167	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	29.7.2022
79	A/YL-TYST/1169	Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years	12.8.2022
80	A/YL-TYST/1171	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	26.8.2022

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason</u>
1	A/YL-TYST/922	Temporary Warehouse for Storage of Exhibition Materials, Furniture, Wooden Products, Construction Materials, and Vehicle and Electronic Parts for a Period of 3 Years	2.11.2018	(1)
2	A/YL-TYST/926	Temporary Warehouse for Storage of Construction Materials and Furniture for a Period of 3 Years	7.12.2018	(1)
3	A/YL-TYST/943	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	1.2.2019	(1)
4	A/YL-TYST/1082	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	23.7.2021	(1)

Rejection Reason:

- (1) The application involves previously revoked planning permissions due to non-compliance with the approval conditions. Approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, nullifying statutory planning control.

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):

- no adverse comment on the application; and
- the local track leading to the application site (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 substantiated 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 submitted planning statement, apparently the applicant would maintain the same drainage facilities as those implemented under the previous planning application No. A/YL-TYST/960; 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/960 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. Water Supply

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

- no objection to the application; and
- existing water mains will be affected (**Plan A-2**).

6. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction; and
- the submitted FSIs proposal is considered acceptable.

7. Building Matters

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

- no objection to the application.

8. 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”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls within an area zoned “Other Specified Uses (Mixed Use)”; 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.

9. 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.

10. Other Department

- Commissioner of Police (C of P) has 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 planning permission is given to the development/use under application. It does not condone any other development/use which currently exists on the Site (i.e. open storage of construction materials) but not covered by the application. Immediate action should be taken to discontinue such development/use covered by the permission;
- (c) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) 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 (OSALs) and a Building Licence has been granted for Lot No. 1197 S.A in D.D. 119 for erection of a 3-storey New Territories Exempted House not exceeding a height of 25 feet and a built-over area not exceeding 700 square feet for non-industrial purposes. The OSALs were 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) Lots No. 1198 S.C and 1198 S.F in D.D. 119 are covered by Short Term Waiver (STW) No. 4527 to permit structures erected thereon for the purpose of “Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent”;
 - (iii) 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; and
 - (iv) the STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (e) to note the comments of the Commissioner for Transport (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;
- (f) 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 should not be responsible for maintaining any access connecting the Site with Kung Um Road;
- (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 Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (h) to note the comments of the Chief Engineering/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 1.5 metres from the center line of the 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 or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the 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;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him; and
 - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be considered as two separate portions and 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;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;

- (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. The development intensity of the separated sites shall be considered separately. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) 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;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage;
- (k) 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 3. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS Development – Stage 3 is being formulated.

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

參考編號

Reference Number:

220805-154810-62805

提交限期

Deadline for submission:

16/08/2022

提交日期及時間

Date and time of submission:

05/08/2022 15:48:10

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1174

「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。

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



A/YL-TYST/1174 DD 119 Pak Sha Tsuen

16/08/2022 02:16

From:

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

File Ref:

A/YL-TYST/1174

Lots 1195 (Part), 1197 S.A (Part), 1198 S.C (Part) and 1198 S.F (Part) in D.D. 119,
Pak Sha Tsuen

Site area: About 1,255sq.m

Zoning: "Undetermined"

Applied use: Warehouse for Storage / 1 Vehicle Parking

Dear TPB Members,

Applicant does not appear to have fulfilled conditions for previous approval 960.

Members should question this. There are frequent reports of fires causing toxic smoke emissions from operations of this nature. With the district destined for the development of high rise residential towers nearby failure to fulfill conditions should not be tolerated.

Mary Mulvihill