

2023年 1月 4日
此文件在 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。

This document is received on 4 JAN 2023
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/1197 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/te/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

^ Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1197
	Date Received 收到日期	- 4 JAN 2023

- 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)

Xu Sen Lin (徐森林)

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1198 S.A (Part), 1198 S.B (Part), 1228 (Part) & 1231 S.A ss.1 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,592 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,305 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) 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	Warehouse for storage of vehicle and vehicle parts & vehicle repair workshop (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[#]
於 (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on
30/11/2022 (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 8/12/2022 (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 Vehicle Repair Workshop & Warehouse for Storage of Vehicle, Vehicle Parts and Electronic 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) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	537sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,055sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 1,305sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 1,305sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)	
Structure 1: Vehicle repair workshop, Warehouse and site office (Not exceeding 8.5m, 2 storey), Structure 2: Guard room (Not exceeding 3m, 1 storey), Structure 3: Site office (Not exceeding 3m, 1 storey), Structure 4: Toilet (Not exceeding 3m, 1 storey), Structure 5: Electricity meter room (Not exceeding 3m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	1 space of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴士車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 5:00p.m. from Mondays to Saturdays. 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	<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)) Vehicular access leading 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)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細面及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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"/>
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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"/>																															

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

(B) 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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

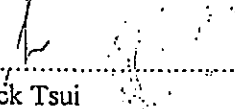
1. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13F) because it is situated within the "Category 1 Areas".
2. The application site is subject to three previous planning permissions for warehouse use (TPB Ref.: A/YL-TYST/829, 879 & 1022).
3. The proposed development fulfills the planning intention of "U" zone. The planning intention of the zone is to cater for the continuing demand for open storage uses which cannot be accommodated in conventional godown premises.
4. The planning circumstance is similar to the date of last planning approval and compatible with the surrounding environment.
5. Shortage of land for open storage purpose in Tong Yan San Tsuen.
6. The proposed development is compatible with the surrounding environment and a good number of similar open storage and port back-up uses such as A/YL-TYST/982, 1038, 1070 & 1112 have been approved by Town Planning Board.
7. The storage of vehicle, vehicle parts and electronic goods will be stored within an enclosed warehouse so that the impact to the surrounding environment is insignificant.
8. Minimal traffic impact especially the operation hours of the proposed development is outside the peak hours.
9. The applicant has fulfilled the requirement of the provision of trees and surface U-channel at the application site so that the visual and drainage impact will be insignificant.
10. The electronic goods to be stored at the application site includes brand new mobile phones and computer accessories. No storage of the recyclable materials will occur at the application site.
11. No open storage, repairing, dismantling, recycling, cleaning, assembling, other workshop activities and handling of cathode-ray tubes will occur at the application site.
12. The applicant will submit the FSI proposal shortly. He intends to submit a fresh planning application for the consideration of the Town Planning Board to implement the FSI proposal.
13. Similar vehicle repair workshop has been approved in the same "U" zone within the same OZP such as A/YL-TYST/1008. Preferential treatment should be given.
14. The presence of the covid-19 in the last two years makes the applicant delayed the submission and implementation of FSI proposal because it is an expensive investment. He intends to submit and implement the FSI proposal in the current application.

8. Declaration 聲明

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

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

Signature
簽署


.....
Patrick Tsui

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

Name in Block Letters
姓名 (請以正楷填寫)

Consultant
Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

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

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

Date 日期

8/12/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送至相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1198 S.A (Part), 1198 S.B (Part), 1228 (Part) & 1231 S.A ss.1 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.
Site area 地盤面積	1,592 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) 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 Vehicle Repair Workshop & Warehouse for Storage of Vehicle, Vehicle Parts and Electronic 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	Domestic 住用	sq.m 平方米 NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,305 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.82 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 to 8.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 to 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	66.27 % <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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		1 1 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) NA		1 0 0 1 0 0

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

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

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

Proposed Temporary Vehicle Repair Workshop & Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years

at

Lots 1198 S.A (Part), 1198 S.B (Part), 1228 (Part) & 1231 S.A ss.1 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is accessible via a short vehicular access leading from Kung Um Road. Having mentioned that the site is intended for storage of vehicle, vehicle parts and electronic goods, traffic generated by the proposed development is extremely insignificant. No medium and heavy goods vehicle exceeding 5.5 tonnes and container trailer/tractor will access the application site.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

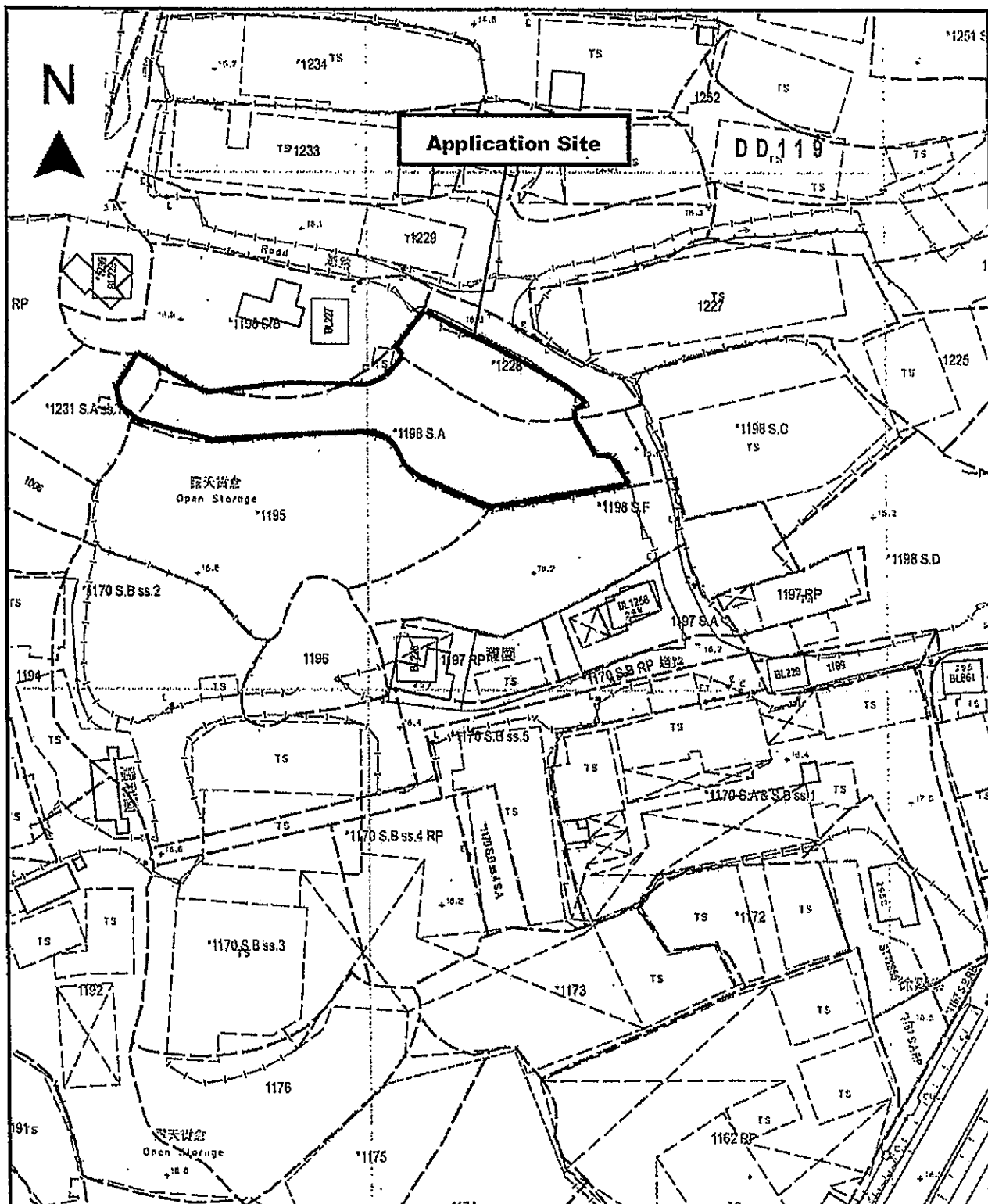
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.5	0.5	0	0
Light goods vehicle	0.38	0.38	0	0
Total	0.88	0.88	0	0

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

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively.

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

- 1.3 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided and so queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Kung Um Road and nearby road networks.



Project 項目名稱:

Proposed Temporary Vehicle Repair Workshop & Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years at Lot 1198 S.A (Part), 1198 S.B (Part), 1228 (Part) & 1231 S.A ss.1 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

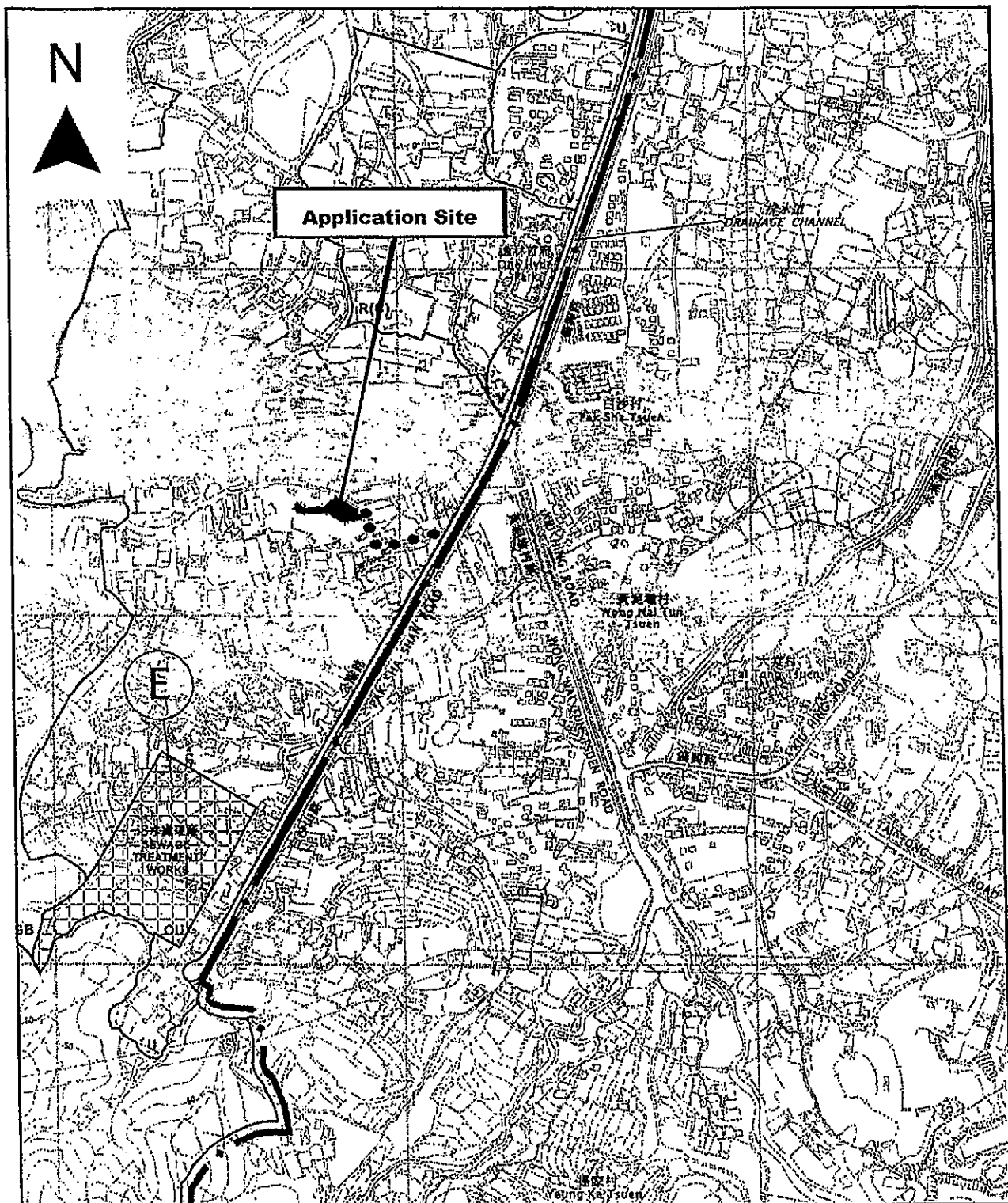
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Vehicle Repair Workshop & Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years at Lot 1198 S.A (Part), 1198 S.B (Part), 1228 (Part) & 1231 S.A ss.1 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

●●● Vehicular access leading from Kung Um Road

Scale 比例:

1:7500

N



Structure 1

Vehicle repair workshop &
Warehouse for storage of
vehicle, vehicle parts and
electronic goods & site office
Covered land area: Not exceeding 1,000m²
GFA: Not exceeding 1,250m²
Height: Not exceeding 8.5m
No. of storey: 1 for warehouse
2 for site office

One 7m x 3.5m
loading/unloading
bay for light goods vehicle

Warehouse for storage
of electronic goods,
vehicle and vehicle
parts

Structure 2

Guard room
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

6m wide
Ingress/Egress

14m diameter
manoeuvring circle

Vehicle repair
workshop

Site office at
cockloft

One 5m x
2.5m parking
space for
private
car

Structure 5

Electricity meter room
GFA: Not exceeding 5m²
Height: Not exceeding 3m
No. of storey: 1

Structure 3

Site office
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Structure 4

Toilet
GFA: Not exceeding 10m²
Height: Not exceeding 3m
No. of storey: 1

Project 項目名稱:

Proposed Temporary Vehicle Repair Workshop & Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years at Lot 1198 S.A (Part), 1198 S.B (Part), 1228 (Part) & 1231 S.A ss.1 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

1:1000

Date: 9 February 2023

TPB Ref.: A/YL-TYST/1197

By Email

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

Dear Sir,

Proposed Temporary Vehicle Repair Workshop & Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years at Lots 1198 S.A (Part), 1198 S.B (Part), 1228 (Part) & 1231 S.A ss.1 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.

We are glad to submit the proposed fire service installations proposal for the consideration of the Director of Fire Services (D of FS).

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

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Joyce TAM) –
By Email

F.S. NOTES:

1. GENERAL

- | | | |
|-----|---|--|
| 1.1 | FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2012 (COP 2012), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS. | |
| 1.2 | ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm. | |
| 1.3 | ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm. | |
| 1.4 | ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED. | |
| 1.5 | ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON | |
| 1.6 | THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE | <div style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold;"> SPRINK
PUMP </div> |
| 1.7 | VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED. | |

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2003 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 3/2006 AND 3/2012. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSED) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : FREE STANDING
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HEIGHT : 4.0m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH "BS 5226-PART 1 :2011 AND BS EN 1838 :2013", COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

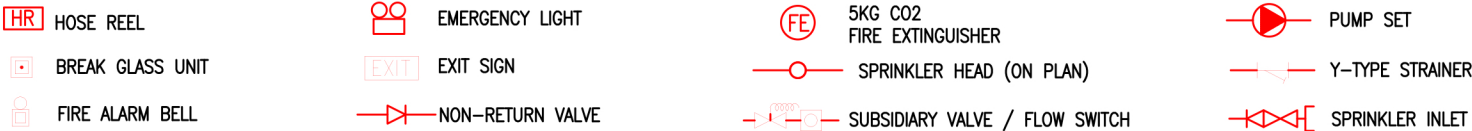
6. EXIT SIGN

- 5.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 5.10 OF COP 2012 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND



Structure 1 Openable Windows Calculation

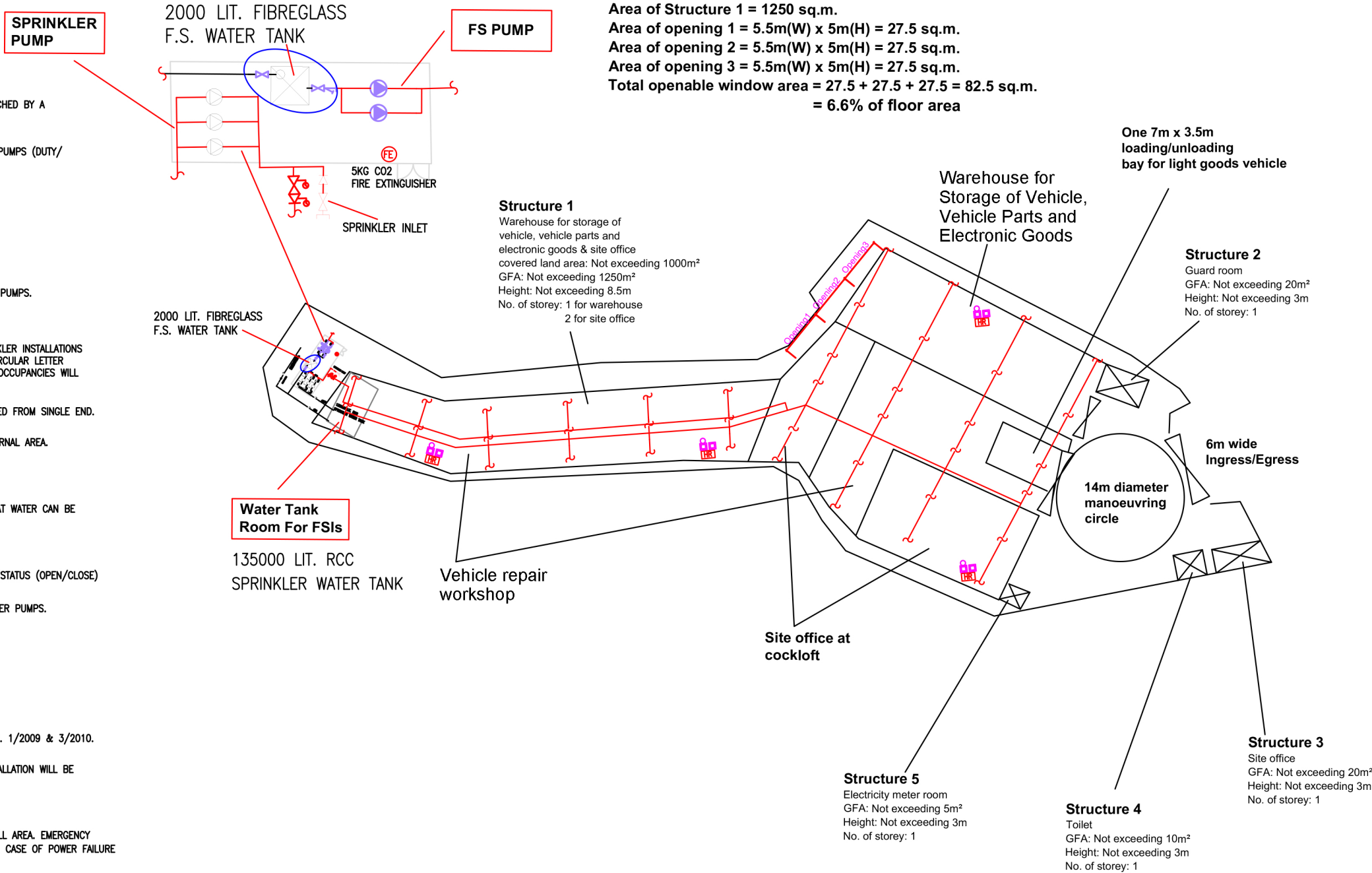
Area of Structure 1 = 1250 sq.m.

Area of opening 1 = 5.5m(W) x 5m(H) = 27.5 sq.m.

Area of opening 2 = 5.5m(W) x 5m(H) = 27.5 sq.m.

Area of opening 3 = 5.5m(W) x 5m(H) = 27.5 sq.m.

**Total openable window area = 27.5 + 27.5 + 27.5 = 82.5 sq.m.
= 6.6% of floor area**



PROJECT : Proposed Temporary Vehicle Repair Workshop & Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years at Lots 1198 S.A (Part), 1198 S.B (Park), 1228 (Part) & 1231 S.A ss.1 (Part) in D.D.119, Tong Yan San Tsuen, Yuen Long, N,T,	DRAWING TITLE :			ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.		NAME	DATE	DRAWING NO : FS-01	REV. 0			
	F.S. Notes, Legend, Fire Service Installation Layout Plan												SCALE : 1 : 400 (A3)	SOURCE : B.O.O. Ref. F.S.D. Ref.
	REV	DESCRIPTION	DATE											

TPB Ref.: A/YL-TYST/1197

By Email

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

Dear Sir,

Proposed Temporary Vehicle Repair Workshop & Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years at Lots 1198 S.A (Part), 1198 S.B (Part), 1228 (Part) & 1231 S.A ss.1 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, N.T.

We write to confirm that vehicle repair workshop which involves vehicle repairing will be occurred at the application site. As such, we have updated page 8 (justifications) of the S.16-III application form for your further processing of the captioned application.

Our response to the comments of the DLO/YL is shown below:

DLO/YL's comments	Applicant's response
LandsD has grave concerns given that there are unauthorized building works and/or uses on Lot No. 1228 in D.D.119 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	The applicant would remedy the lease breaches as demanded by LandsD including demolition of existing structures and apply for short term waiver accordingly.

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

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Joyce TAM) –
By Email

7. Justifications 理由

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

1. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13F) because it is situated within the "Category 1 Areas".
2. The application site is subject to three previous planning permissions for warehouse use (TPB Ref.: A/YL-TYST/829, 879 & 1022).
3. The proposed development fulfills the planning intention of "U" zone. The planning intention of the zone is to cater for the continuing demand for open storage uses which cannot be accommodated in conventional godown premises.
4. The planning circumstance is similar to the date of last planning approval and compatible with the surrounding environment.
5. Shortage of land for open storage purpose in Tong Yan San Tsuen.
6. The proposed development is compatible with the surrounding environment and a good number of similar open storage and port back-up uses such as A/YL-TYST/982, 1038, 1070 & 1112 have been approved by Town Planning Board.
7. The storage of vehicle, vehicle parts and electronic goods will be stored within an enclosed warehouse so that the impact to the surrounding environment is insignificant.
8. Minimal traffic impact especially the operation hours of the proposed development is outside the peak hours.
9. The applicant has fulfilled the requirement of the provision of trees and surface U-channel at the application site so that the visual and drainage impact will be insignificant.
10. The electronic goods to be stored at the application site includes brand new mobile phones and computer accessories. No storage of the recyclable materials will occur at the application site.
11. No open storage, car dismantling, recycling and handling of cathode-ray tubes will occur at the application site.
12. The applicant will submit the FSI proposal shortly. He intends to submit a fresh planning application for the consideration of the Town Planning Board to implement the FSI proposal.
13. Similar vehicle repair workshop has been approved in the same "U" zone within the same OZP such as A/YL-TYST/1008. Preferential treatment should be given.
14. The presence of the covid-19 in the last two years makes the applicant delayed the submission and implementation of FSI proposal because it is an expensive investment. He intends to submit and implement the FSI proposal in the current application.

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	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]
2	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]
3	A/YL-TYST/1022	Temporary Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years	26.6.2020 [revoked on 26.9.2022]

**Similar Applications within/straddling the “U” Zone
on the Tong Yan San Tsuen OZP since 2018**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	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
2	A/YL-TYST/881	Temporary Vehicle Repair Workshop for a Period of 3 Years	16.3.2018 [revoked on 16.12.2018]
3	A/YL-TYST/889	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	20.4.2018
4	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]
5	A/YL-TYST/891	Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	4.5.2018
6	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]
7	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]
8	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]
9	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]
10	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]
11	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
12	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
13	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]
14	A/YL-TYST/923	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	2.11.2018
15	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]
16	A/YL-TYST/928	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	7.12.2018
17	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
18	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]

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
19	A/YL-TYST/945	Temporary Warehouse and Open Storage of Homeware for a Period of 3 Years	8.3.2019
20	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
21	A/YL-TYST/971	Temporary Warehouse for Storage of Paper Products and Electronic Goods for a Period of 3 Years	2.8.2019
22	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]
23	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]
24	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]
25	A/YL-TYST/982	Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	18.10.2019
26	A/YL-TYST/987	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 years	15.11.2019
27	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
28	A/YL-TYST/983	Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	3.1.2020
29	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
30	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
31	A/YL-TYST/1004	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	26.5.2020
32	A/YL-TYST/1009	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	26.6.2020
33	A/YL-TYST/1021	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	26.6.2020 [revoked on 26.11.2022]
34	A/YL-TYST/1030	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	1.9.2020 [revoked on 1.12.2022]
35	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]
36	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]
37	A/YL-TYST/1019	Temporary Warehouse for Storage of Construction Materials and Exhibition Materials for a Period of 3 Years	20.11.2020
38	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
39	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

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
40	A/YL-TYST/1057	Temporary Storage of Construction Materials for a Period of 3 Years	4.12.2020 [revoked on 4.12.2021]
41	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]
42	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]
43	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
44	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
45	A/YL-TYST/1079	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.3.2021
46	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
47	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
48	A/YL-TYST/1089	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	14.5.2021
49	A/YL-TYST/1094	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.6.2021
50	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
51	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
52	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
53	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
54	A/YL-TYST/1108	Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	24.9.2021
55	A/YL-TYST/1109	Proposed Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	24.9.2021
56	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

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
57	A/YL-TYST/1122	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	10.12.2021
58	A/YL-TYST/1125	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	24.12.2021
59	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
60	A/YL-TYST/1138	Temporary Warehouse for Storage of Non-staple Food for a Period of 3 Years	28.1.2022
61	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
62	A/YL-TYST/1141	Proposed Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	18.2.2022
63	A/YL-TYST/1152	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	1.6.2022
64	A/YL-TYST/1159	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	24.6.2022
65	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
66	A/YL-TYST/1169	Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years	12.8.2022
67	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
68	A/YL-TYST/1173	Proposed Temporary Warehouse for Storage of Electronic Goods, Furniture and Construction Materials for a Period of 3 Years	9.9.2022
69	A/YL-TYST/1174	Proposed Temporary Warehouse for Storage of General Goods for a Period of 3 Years	9.9.2022
70	A/YL-TYST/1175	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	9.9.2022
71	A/YL-TYST/1177	Proposed Temporary Warehouse for Storage of Exhibition Materials and Construction Materials for a Period of 3 Years	23.9.2022
72	A/YL-TYST/1182	Renewal of Planning Approval for Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years	14.10.2022
73	A/YL-TYST/1183	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	11.11.2022
74	A/YL-TYST/1184	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	11.11.2022
75	A/YL-TYST/1185	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.11.2022
76	A/YL-TYST/1187	Renewal of Planning Approval for Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	25.11.2022

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
77	A/YL-TYST/1191	Proposed Temporary Warehouse for Storage of Construction Materials and Metalware with Ancillary Office for a Period of 3 Years	13.1.2023

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, thus nullifying the statutory planning control.

Government Departments' General Comments

1. Traffic

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

- no 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.

2. Environment

Comments of the Director of Environmental Protection (DEP):

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

3. Drainage

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

- no objection in principle to the proposed development;
- based on the submission, apparently the applicant would implement the same drainage facilities as those illustrated under previous planning application No. A/YL-TYST/1022; and
- should the Town Planning Board (the Board) consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of drainage facilities implemented under application No. A/YL-TYST/1022 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.

4. Fire Safety

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

No objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

5. Building Matters

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

No objection to the application.

6. 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 partly within an area zoned “Residential Zone 2 (with Commercial)” and “Other Specified Uses (Mixed Use)” and partly within an area shown as ‘Road’; and
- the objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouse 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 three 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.

7. 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 locals.

8. Other Departments

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) and Commissioner of Police (C of P) have no comment on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (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 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) Lot No. 1231 S.A ss.1 in D.D. 119 is currently covered by Short Term Waiver (STW) No. 3219 for the purpose of “Storage of Construction Machinery and Ancillary Use”;
 - (iii) the Yuen Long South (YLS) Development Area programme should be taken into account when drawing up the STW boundary; and
 - (iv) the STW owner(s) will need to apply to his office for modification of the STW conditions where appropriate. The lot owners of the lots without STW will need to apply to his 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. Application(s) for any of the above will be considered by his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) 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 his department;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the proposed parking space shall not be used for any purpose other than car parking and in particular the said space shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services;
 - (ii) the proposed loading/unloading space shall not be used for any purpose other than loading/unloading and in particular the said space shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services;
 - (iii) consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Site; and
 - (iv) 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 general comments of the Director of Fire Services (D of FS) and his specific comments on the submitted fire service installations (FSIs) proposal that:

- (i) sprinkler inlet shall be provided at a prominent position on the exterior of the structure and preferably near the Ingress/Egress of the Site;
- (ii) fire extinguisher shall be provided for Structure 2, 3 & 5;
- (iii) gross floor area of each floor of Structure 1 shall be provided;
- (iv) means of access/staircase leading to 1/F of Structure 1 shall be clearly indicated on plan;
- (v) height of each storey of Structure 1 shall be clearly indicated on plan;
- (vi) layout plan of 1/F of Structure 1 shall be provided;
- (vii) sprinkler system shall be provided in accordance with BS EN 12845:2015 and FSD Circular Letter 5/2020;
- (viii) fire alarm system shall be provided in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021;
- (ix) emergency lighting shall be provided in accordance with BS 5266-1:2016 and BS EN 1838:2013 and FSD Circular Letter 4/2021;
- (x) elevation plan showing the location and dimension of openable windows shall be provided;
- (xi) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
- (xii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of where the proposed FSIs to be installed should also be clearly marked on the layout plans; and
- (xiii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (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 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. 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;
- (j) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that:

the Site falls partly within the boundary of the proposed 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.

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



A/YL-TYST/1197 DD 119 Pak Sha Tsuen
02/02/2023 03:09

From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

1170 withdrawn. Applicant back with similar application - 2 Vehicle Parking.

Previous objections upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 1 August 2022 3:46 AM CST
Subject: A/YL-TYST/1170 Tong Yan San Tsuen

Dear TPB Members,

Again conditions have never been fulfilled.

Members have a duty to ask questions and PlanD to elaborate.

In view of the plans for extensive high rise residential development in the area failure to fulfill conditions could have a significant negative impact on both good health and the environment and failure to fulfill should not be rewarded with roll over approval.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 2 June 2020 2:15 AM CST
Subject: A/YL-TYST/1022 Tong Yan San Tsuen

A/YL-TYST/1022
Lots 1198 S.A (Part), 1198 S.B (Part), 1228 (Part) and 1231 S.A ss.1 (Part)) in D.D.
119, Tong Yan San Tsuen, Yuen Long
Site area : About 1,592 m²
Zoning : "Undetermined"
Applied Use : Storage of Construction Material / 1 Vehicle Parking

Dear TPB Members,

Application 829 was approved On 17 March 2017 but revoked on 17 June 2018 for non compliance with a number of conditions.

Applicant had already resubmitted under 879 and another approval on 16 March 2018. Again revoked for non compliance.

For some unknown reason the Minutes for 879 do not mention the previous approval?

No doubt PlanD will trot out the usual

PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. The proposed development was not in conflict with the planning intention of "Undetermined" zone on the Outline Zoning Plan and was not incompatible with the surrounding uses such as warehouse/storages, opens storage yards and vehicle repair workshops. While the site fell within areas zoned "Other Specified Uses" annotated "Mixed Use" and "Residential – Zone 2 (with Commercial)" as well as an area shown as 'Road' on the Recommended Outline Development Plan of Yuen Long South, approval of the application on a temporary basis would not jeopardise the long-term development of the area

But now in view of the recent JR **HCAL 26/2012 2020 HKCFI 501** members can no longer rely on PlanD recommendations but must ask questions.

Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered ."

What is the PLAN for the district and timeline? The applicant has proven to be unreliable twice, should he be rewarded with a further approval?

Mary Mulvihill

From:

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

Sent: Thursday, March 2, 2017 1:55:36 AM

Subject: A/YL-TYST/829 Tong Yan San Tsuen

A/YL-TYST/829

Lot 1198 S.A and S.C-G (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long

Site area : About 1,292 m²

Zoning : "Undetermined"

Applied Use : Storage of Construction Material

Dear TPB Members,

There is no history of previous applications. Construction materials can be toxic and leak into the soil.

TPB should reject this application as approval would encourage the proliferation of brownfield sites.

There are already hundreds of degraded sites that can be used for this activity,

Instead of adding to the number, operators should be encouraged to develop large scale industrial buildings complete with appropriate services and amenities.

Mary Mulvihill