

2023年 8月 2 8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。

Appendix I of RNTPC  
Paper No. A/YL-TYST/1239

This document is received on 28 AUG 2023  
The Town Planning Board will formally acknowledge  
the 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/1239 UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年  
的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: [https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

### **General Note and Annotation for the Form**

#### **填寫表格的一般指引及註解**

\* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

\* Please attach documentary proof 請夾附證明文件

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

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

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

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

2302330

24.8.2023

By Hand

Form No. S16-III 表格第 S16-III 號

|                                 |                         |                |
|---------------------------------|-------------------------|----------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/YL-7487/1239 |
|                                 | Date Received<br>收到日期   | 28 AUG 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。

|  |
|--|
| <b>1. Name of Applicant 申請人姓名/名稱</b>   |
| ( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) |
| Cheung Hang Choi (張杏財)   |

|  |
|--|
| <b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>   |
| ( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) |
| Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)   |

|   |   |
|---|---|
| <b>3. Application Site 申請地點</b>   |   |
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼(如適用) | Lots 2704 S.A & S.B (Part), 2707, 2708, 2709, 2710, 2711 in D.D. 120, Lots 1638, 1639 (Part), 1640 (Part), 1671, 1672, 1673 (Part), 1674 (Part), 1676 S.A & B (Part), 1668 (Part), 1669 (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T. |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 7,428 sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Not more than<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 906 sq.m 平方米 <input type="checkbox"/> About 約                              |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積(倘有)   | 95 sq.m 平方米 <input checked="" type="checkbox"/> About 約   |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Tong Yan San Tsuen Outline Zoning Plan No.<br>S/YL-TYST/14  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | 'Residential (Group A)3' ("R(A)3") and 'Open Space' ("O")  |
| (f) Current use(s)<br>現時用途   | Warehouse and Open Storage for Storage of Construction Materials and Scrap Metal with Ancillary Workshop & Vehicle Repair Workshop<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 -

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

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
16/8/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 24/8/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

---



---



---



---

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 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

Proposed Temporary Warehouse and Open Storage for Storage of Construction Materials, Scrap Metal &amp; Vehicle Parts 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 ..... 6,620 ..... sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 808 ..... sq.m ☒ 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 ..... NA ..... sq.m ☒ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... Not more than 906 ..... sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積 ..... Not more than 906 ..... sq.m ☐ About 約

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

Structure 1: Warehouse (Not exceeding 6.5m, 1 storey), Structure 2: Warehouse (Not exceeding 6.5m, 1 storey), Structure 3: Site office (Not exceeding 7.5m, 2 storey), Structure 4: Warehouse (Not exceeding 6m, 1 storey), Structure 5: Toilet (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 ..... 2 spaces 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 旅遊巴車位 ..... Nil .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... Nil .....

Medium Goods Vehicle Spaces 中型貨車車位 ..... 2 spaces of 11m x 3.5m .....

Heavy Goods Vehicle Spaces 重型貨車車位 ..... Nil .....

Others (Please Specify) 其他 (請列明) ..... NA .....

|  |  |  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
|--|--|--|--|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| Proposed operating hours 擬議營運時間<br>7:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.  |  |  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | Yes 是  | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br>Vehicular access leading from Shan Ha Road  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
|  | No 否   | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (c) Impacts of Development Proposal 擬議發展計劃的影響<br>(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。) |  |  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (i) Does the development proposal involve alteration of existing building?<br>擬議發展計劃是否包括現有建築物的改動?  | Yes 是  | <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>.....<br>.....   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
|  | No 否   | <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程?   | Yes 是  | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br>(請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)<br><input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
|  | No 否   | <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響?   | <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"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |

|  |   |
|--|---|
|  | 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)<br>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)<br>.....<br>.....<br>.....<br>.....<br>..... |
|--|---|

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

1. The use at the application site has been changed so that a fresh planning application is submitted for the consideration of the Town Planning Board.
2. The application site subjects to a 6 previous planning permission since 2006 for similar open storage and warehouse use.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G) because it is subject to previous planning permission.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. No workshop activities are proposed at the application site.
8. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
9. Minimal traffic impact.
10. Insignificant environmental and noise impacts because no operation will be held during sensitive hours.
11. Insignificant drainage impact because surface U-channel has been provided at the application site.
12. Shortage of land for port back-up purpose in Tong Yan San Tsuen.
13. No storage or handling (including loading and unloading) of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste would occur at the application site.
14. No heavy goods vehicle and container trailer/tractor would park at/access the application site.



**8. Declaration 聲明**

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

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

Signature  
簽署

.....  
Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）



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

.....  
Consultant

Position (if applicable)  
職位（如適用）

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

專業資格

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

Others 其他 .....

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

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

Date 日期

24/8/2023

..... (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：  
(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。
- 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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

|  |  |
|--|--|
| Application No.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)   |
| Location/address<br>位置/地址              | Lots 2704 S.A & S.B (Part), 2707, 2708, 2709, 2710, 2711 in D.D. 120, Lots 1638, 1639 (Part), 1640 (Part), 1671, 1672, 1673 (Part), 1674 (Part), 1676 S.A & B (Part), 1668 (Part), 1669 (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.  |
| Site area<br>地盤面積                      | 7,428 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 95 sq. m 平方米 <input checked="" type="checkbox"/> About 約)   |
| Plan<br>圖則                             | Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14   |
| Zoning<br>地帶                           | 'Residential (Group A)3' ("R(A)3") and 'Open Space' ("O")  |
| Type of Application<br>申請類別            | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | Proposed Temporary Warehouse and Open Storage for Storage of Construction Materials, Scrap Metal & Vehicle Parts for a Period of 3 Years   |

|  |  |   |   |
|--|--|---|---|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率   |
|  | Domestic<br>住用   | NA <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於             | NA <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於               |
|  | Non-domestic<br>非住用  | 906 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Not more than 不多於 | 0.122 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數  | Domestic<br>住用   | NA  |   |
|  | Non-domestic<br>非住用  | 5   |   |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | NA  | m 米<br><input type="checkbox"/> (Not more than 不多於)   |
|  |  | NA  | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                    |
|  | Non-domestic<br>非住用  | 7.5   | m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)                                  |
|  |  | 2   | Storeys(s) 層<br><input checked="" type="checkbox"/> (Not more than 不多於)                         |
| (iv) Site coverage<br>上蓋面積   | 10.88 % <input checked="" type="checkbox"/> About 約  |   |   |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  |   | 2   |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>NA |   | 2<br>0<br>0<br>0<br>0   |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |   | 2   |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>NA   |   | 0<br>0<br>0<br>2<br>0   |

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

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

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

**Proposed Temporary Warehouse and Open Storage for Storage of Construction Materials, Scrap Metal & Vehicle Parts for a Period of 3 Years**

at

**Lots 2704 S.A & S.B (Part), 2707, 2708, 2709, 2710, 2711 in D.D. 120, Lots 1638, 1639 (Part), 1640 (Part), 1671, 1672, 1673 (Part), 1674 (Part), 1676 S.A & B (Part), 1668 (Part), 1669 (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.**

**Annex 1 Estimated Traffic Generation**

- 1.1 The application site is abutting and serviced by a vehicular access leading from Shan Ha Road (**Figure 2**). Having mentioned that the site is intended for storage use which is static, traffic generated by the proposed development is insignificant.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

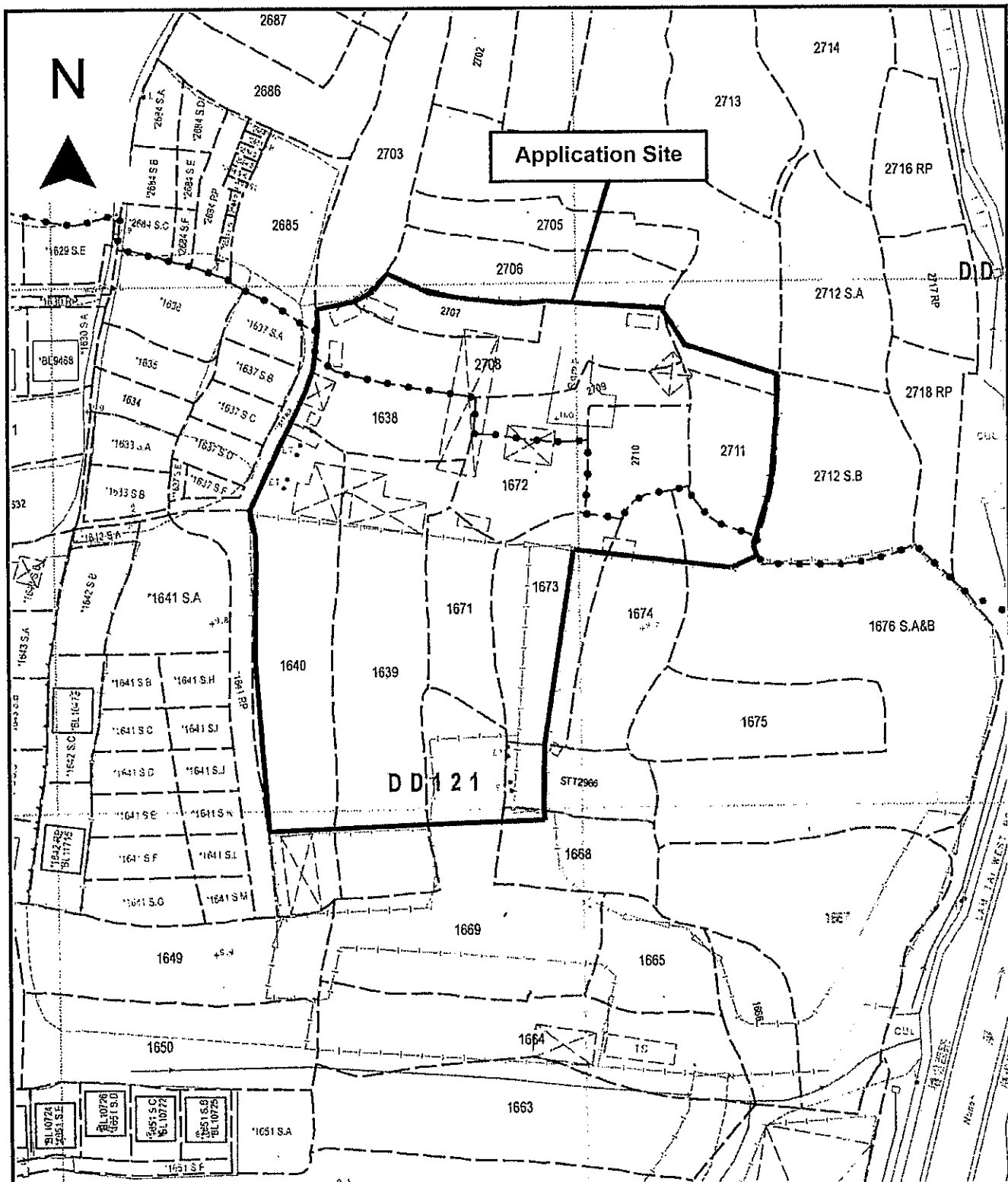
| Type of Vehicle      | <u>Average Traffic Generation Rate</u><br>(pcu/hr) | <u>Average Traffic Attraction Rate</u><br>(pcu/hr) | <u>Traffic Generation Rate at Peak Hours</u><br>(pcu/hr) | <u>Traffic Attraction Rate at Peak Hours</u><br>(pcu/hr) |
|----------------------|--|--|--|--|
| Private car          | 0.17   | 0.17   | 1  | 1  |
| Medium goods vehicle | 0.67   | 0.67   | 2  | 2  |
| Total                | 0.84   | 0.84   | 3  | 3  |

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

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

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

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



Project 項目名稱:

Proposed Temporary Warehouse and Open Storage for Storage of Construction Materials, Scrap Metal & Vehicle Parts for a Period of 3 Years at Lots 2704 S.A & S.B (Part), 2707, 2708, 2709, 2710, 2711 in D.D. 120, Lots 1638, 1639 (Part), 1640 (Part), 1671, 1672, 1673 (Part), 1674 (Part), 1676 S.A & B (Part), 1668 (Part), 1669 (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖名:

Application Site

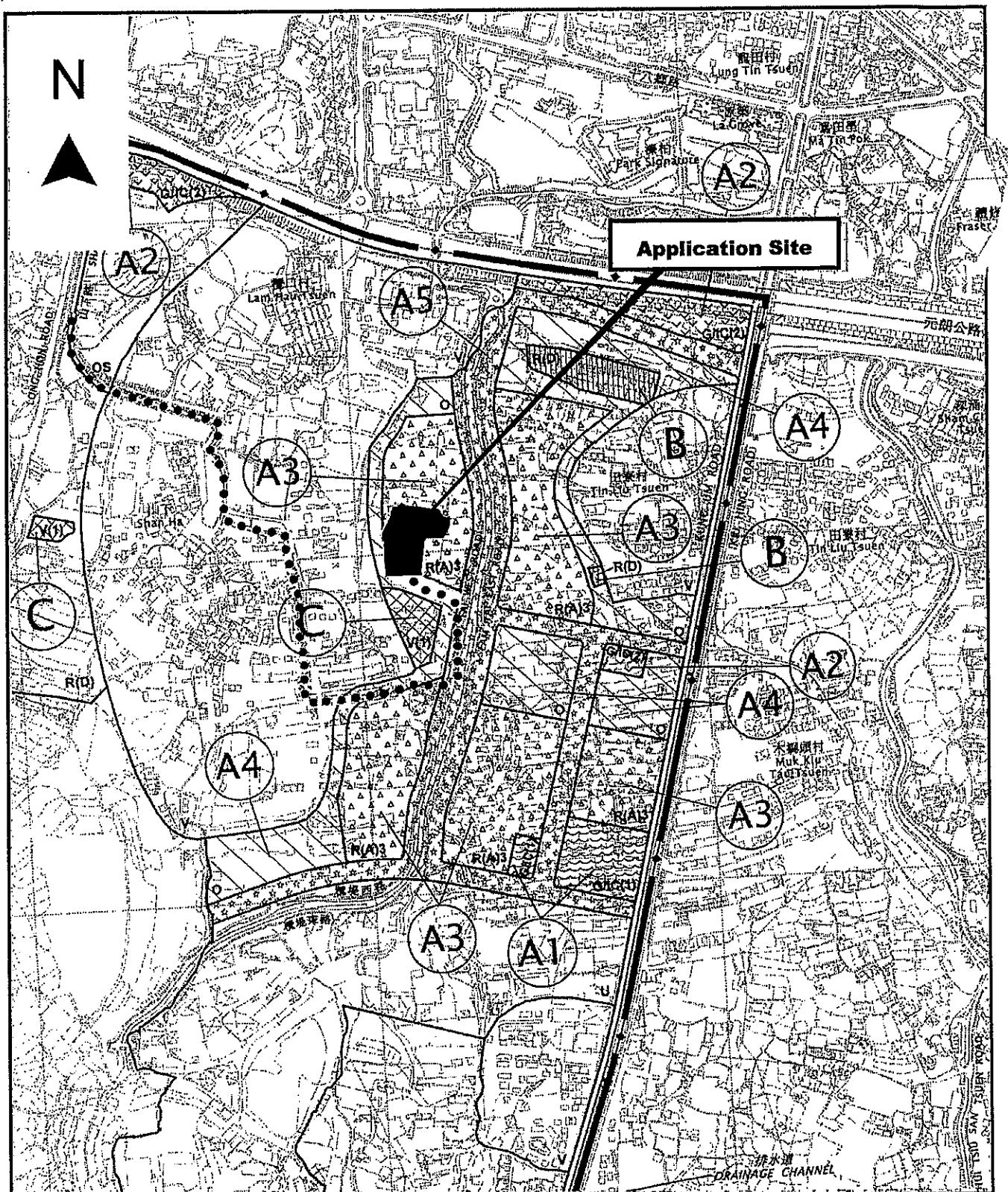
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse and Open Storage for Storage of Construction Materials, Scrap Metal & Vehicle Parts for a Period of 3 Years at Lots 2704 S.A & S.B (Part), 2707, 2708, 2709, 2710, 2711 in D.D. 120, Lots 1638, 1639 (Part), 1640 (Part), 1671, 1672, 1673 (Part), 1674 (Part), 1676 S.A & B (Part), 1668 (Part), 1669 (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

●●● Vehicular access leading from Shan Ha Road

Scale 比例:

1:7500

N



**Structure 3**  
Site office  
GFA: Not exceeding 196m<sup>2</sup>  
Height: Not exceeding 7.5m  
No. of storey: 2

**Structure 2**  
Warehouse for storage of  
Scrap metal  
GFA: Not exceeding 230m<sup>2</sup>  
Height: Not exceeding 6.5m  
No. of storey: 1

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

**Structure 5**  
Toilet  
GFA: Not exceeding 20m<sup>2</sup>  
Height: Not exceeding 3m  
No. of storey: 1

Open storage  
of scrap  
metal

Open storage of  
construction materials

Open  
storage of  
vehicle parts

2 parking spaces  
of 5m x 2.5m for  
private car

**Structure 4**  
Warehouse for storage of vehicle parts  
GFA: Not exceeding 230m<sup>2</sup>  
Height: Not exceeding 6m  
No. of storey: 1

15m wide  
Ingress/Egress

**Structure 1**  
Warehouse for storage of  
construction materials  
GFA: Not exceeding 230m<sup>2</sup>  
Height: Not exceeding 6.5m  
No. of storey: 1

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

Project 項目名稱:

Proposed Temporary Warehouse and Open Storage for Storage of Construction Materials, Scrap Metal & Vehicle Parts for a Period of 3 Years at Lots 2704 S.A & S.B (Part), 2707, 2708, 2709, 2710, 2711 in D.D. 120, Lots 1638, 1639 (Part), 1640 (Part), 1671, 1672, 1673 (Part), 1674 (Part), 1676 S.A & B (Part), 1668 (Part), 1669 (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



1:1000

Total: 2 pages

Date: 29 August 2023

TPB Ref.: A/YL-TYST/1239

By Email

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

Dear Sir,

**Proposed Temporary Warehouse and Open Storage for Storage of Construction Materials, Scrap Metal & Vehicle Parts for a Period of 3 Years at Lots 2704 S.A & S.B (Part), 2707, 2708, 2709, 2710, 2711 in D.D. 120, Lots 1638, 1639 (Part), 1640 (Part), 1671, 1672, 1673 (Part), 1674 (Part), 1676 S.A & B (Part), 1668 (Part), 1669 (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.**

We are glad to submit the FSI proposal for the consideration of the Director of Fire Services. All the structures as shown on the FSI proposal will be at least 2m apart from each other.

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

Yours faithfully,



Patrick Tsui

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

N



**Structure 3**

Site office

GFA: Not exceeding 196m<sup>2</sup>

Height: Not exceeding 7.5m

No. of storey: 2

**Structure 2**

Warehouse for storage of Scrap metal

GFA: Not exceeding 230m<sup>2</sup>

Height: Not exceeding 6.5m

No. of storey: 1

**Structure 5**

Toilet

GFA: Not exceeding 20m<sup>2</sup>

Height: Not exceeding 3m

No. of storey: 1

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

Open storage of scrap metal

Open storage of construction materials

Open storage of vehicle parts

2 parking spaces of 5m x 2.5m for private car

**Structure 4**

Warehouse for storage of vehicle parts

GFA: Not exceeding 230m<sup>2</sup>

Height: Not exceeding 6m

No. of storey: 1

**Structure 1**

Warehouse for storage of construction materials

GFA: Not exceeding 230m<sup>2</sup>

Height: Not exceeding 6.5m

No. of storey: 1

15m wide Ingress/Egress

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

Project 項目名稱:

Proposed Temporary Warehouse and Open Storage for Storage of Construction Materials, Scrap Metal & Vehicle Parts for a Period of 3 Years at Lots 2704 S.A & S.B (Part), 2707, 2708, 2709, 2710, 2711 in D.D. 120, Lots 1638, 1639 (Part), 1640 (Part), 1671, 1672, 1673 (Part), 1674 (Part), 1676 S.A & B (Part), 1668 (Part), 1669 (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.


Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

 5kg carbon dioxide fire extinguisher

Scale 比例:

1:1000

Total: 1 page

Date: 19 October 2023

TPB Ref.: A/YL-TYST/1239

By Email

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

Dear Sir,

**Proposed Temporary Warehouse and Open Storage for Storage of Construction Materials, Scrap Metal & Vehicle Parts for a Period of 3 Years at Lots 2704 S.A & S.B (Part), 2707, 2708, 2709, 2710, 2711 in D.D. 120, Lots 1638, 1639 (Part), 1640 (Part), 1671, 1672, 1673 (Part), 1674 (Part), 1676 S.A & B (Part), 1668 (Part), 1669 (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.**

This letter intends to supersede our letter dated 17.10.2023. The vehicle parts to be stored at the captioned site include GPS, audio systems, seat covers and alike. The construction materials to be stored at the captioned site include pipes, metal and alike.

The applicant is the latest occupier of the site. As informed by the last occupier, they have not followed the approved layout plan of the last planning permission so that they cannot implement the FSI proposal. The applicant will comply with the planning conditions to be imposed to the current planning application.

The applicant confirms that the application site does not involve storage of plastic.

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

Yours faithfully,



Patrick Tsui

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

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

On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for New Development Areas (NDAs):

- (a) The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
- (b) For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous Outline Zoning Plans, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
- (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
- (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

**Previous Applications covering the Application Site**

**Approved Applications**

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)</u></b>   | <b><u>Date of Consideration<br/>(RNTPC)</u></b>             |
|---|-------------------------------|---|---|
| 1 | A/YL-TYST/110*                | Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years  | 25.8.2000<br>approved for 2 years<br>[revoked on 25.5.2001] |
| 2 | A/YL-TYST/282*                | Temporary Open Storage of Construction Materials and Recycled Materials Including Metal, Paper and Plastic Goods for a Period of 3 Years  | 13.1.2006   |
| 3 | A/YL-TYST/416*                | Temporary Open Storage of Construction Materials, Mobile Toilets and Recycled Materials Including Metal, Paper and Plastic Goods for a Period of 3 Years  | 27.2.2009   |
| 4 | A/YL-TYST/458*                | Proposed Temporary Open Storage of Construction Machinery, Construction Materials and Recycled Materials Including Metal and Plastic for a Period of 3 Years  | 9.10.2009<br>approved for 1 year<br>[revoked on 9.8.2010]   |
| 5 | A/YL-TYST/516*                | Temporary Open Storage of Household Detergent, Construction Machinery/Materials and Recycled Materials Including Metal and Plastic with Ancillary Workshop for a Period of 3 Years  | 28.1.2011<br>approved for 1 year<br>[revoked on 24.6.2011]  |
| 6 | A/YL-TYST/588*                | Temporary Open Storage of Construction Materials, Scrap Vehicles, Vehicle Parts, Mobile Toilets and Recyclable Materials (Including Metal, Paper and Plastic Goods) with Ancillary Workshop for a Period of 3 Years               | 18.5.2012   |
| 7 | A/YL-TYST/731*                | Temporary Open Storage of Construction Machinery and Materials, Scrap Vehicles, Vehicle Parts, Mobile Toilets and Recyclable Materials (Including Metal, Paper and Plastic Goods) with Ancillary Workshop for a Period of 3 Years | 22.5.2015   |
| 8 | A/YL-TYST/895*                | Temporary Warehouse and Open Storage For Storage of Recyclable Materials (Plastic And Metal) with Ancillary Workshop for a Period of 3 Years  | 5.10.2018<br>[revoked on 26.6.2020]                         |
| 9 | A/YL-TYST/1114                | Proposed Temporary Warehouse and Open Storage for Storage of Construction Machinery and Construction Materials for a Period of 3 Years  | 24.9.2021<br>[revoked on 24.6.2023]                         |

**Rejected Applications**

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)</u></b>  | <b><u>Date of Consideration<br/>(RNTPC)</u></b> | <b><u>Rejection<br/>Reason(s)</u></b> |
|---|-------------------------------|--|---|---------------------------------------|
| 1 | A/YL-TYST/146*                | Temporary Storage of Building Materials for a Period of 3 Years  | 7.9.2001  | (1), (2)                              |
| 2 | A/YL-TYST/1058                | Temporary Warehouse and Open Storage for Storage of Recyclable Materials (Plastic and Metal) with Ancillary Workshop for a Period of 3 Years | 18.12.2020                                      | (1), (3)                              |

Remarks:

\* Zoned “Undetermined” (“U”) at the time of consideration by RNTPC.

**Rejection Reason(s):**

- (1) Insufficient information in the submission to demonstrate that the development would not generate adverse environmental and/or drainage impacts on the surrounding areas.
- (2) Insufficient information in the submission to indicate clearly the vehicular access arrangement.
- (3) No strong justification is given in the submission for a departure from the planning intention of the “Residential (Group A) 3” zone, even on a temporary basis.

**Similar Applications within/straddling the subject “R(A)3” and “O” Zones  
on the Tong Yan San Tsuen OZP Since 2018**

**Approved Applications**

|    | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)/Development(s)</u></b>   | <b><u>Date of Consideration<br/>(RNTPC)</u></b> |
|----|-------------------------------|--|---|
| 1  | A/YL-TYST/897 <sup>#</sup>    | Temporary Open Storage an Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, and Open Storage of Construction Machinery and Material for a Period of 3 Years       | 15.6.2018                                       |
| 2  | A/YL-TYST/906 <sup>*</sup>    | Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years                           | 17.8.2018<br>[revoked on 17.2.2019]             |
| 3  | A/YL-TYST/919 <sup>*</sup>    | Renewal of Planning Approval for Temporary "Open Storage of Construction Materials, Machinery and Scrap Metals (with Ancillary Site Office)" for a Period of 3 Years   | 5.10.2018                                       |
| 4  | A/YL-TYST/931 <sup>*</sup>    | Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a period of 3 years              | 21.12.2018<br>[revoked on 21.5.2021]            |
| 5  | A/YL-TYST/935 <sup>#</sup>    | Temporary Open Storage of Construction Machinery and Materials with Ancillary Workshop & Office for a Period of 3 Years  | 18.1.2019                                       |
| 6  | A/YL-TYST/937 <sup>*</sup>    | Temporary Open Storage of Construction Materials and Machinery, Vehicle Spare Parts and Recyclable Materials (including Plastic Goods, Paper and Metal) with Ancillary Workshop and Office for a Period of 3 Years | 18.1.2019                                       |
| 7  | A/YL-TYST/942 <sup>#</sup>    | Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years  | 1.2.2019<br>[revoked on 1.5.2021]               |
| 8  | A/YL-TYST/946 <sup>*</sup>    | Temporary Open Storage of Recycled Goods (Used Electronic Appliances) with Ancillary Workshop and Site Office for a Period of 3 Years  | 8.3.2019<br>[revoked on 8.3.2020]               |
| 9  | A/YL-TYST/980 <sup>*</sup>    | Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years   | 18.10.2019                                      |
| 10 | A/YL-TYST/993 <sup>#</sup>    | Proposed Temporary Open Storage of Construction Materials and Vehicle Spare Parts for a Period of 3 Years  | 29.11.2019<br>[revoked on 30.7.2021]            |
| 11 | A/YL-TYST/994 <sup>#</sup>    | Temporary Open Storage of Construction Materials and Recycled Materials (Metal) for a Period of 3 Years  | 13.12.2019                                      |
| 12 | A/YL-TYST/995 <sup>#</sup>    | Temporary Open Storage of Vehicle Parts for a Period of 3 Years  | 13.12.2019                                      |



|    | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)/Development(s)</u></b>   | <b><u>Date of Consideration (RNTPC)</u></b> |
|----|-------------------------------|--|---|
| 13 | A/YL-TYST/1014 <sup>#</sup>   | Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years   | 15.5.2020                                   |
| 14 | A/YL-TYST/1001*               | Temporary Open Storage of Construction Machinery and Materials with Ancillary Workshop and Office for a Period of 3 Years  | 26.5.2020<br>[revoked on 26.8.2022]         |
| 15 | A/YL-TYST/1017 <sup>^</sup>   | Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years                            | 15.9.2020                                   |
| 16 | A/YL-TYST/1036                | Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Material for a Period of 3 Years   | 1.9.2020                                    |
| 17 | A/YL-TYST/1039 <sup>@</sup>   | Renewal of Planning Approval for Temporary Open Storage of Scrap Metal for Recycling, Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years | 15.9.2020                                   |
| 18 | A/YL-TYST/1093                | Renewal of Planning Approval for Temporary Open Storage of Scrap Metal for Recycling, Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years | 28.5.2021<br>[revoked on 9.8.2022]          |
| 19 | A/YL-TYST/1102 <sup>@+</sup>  | Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a Period of 3 Years                      | 23.7.2021                                   |
| 20 | A/YL-TYST/1111 <sup>@+</sup>  | Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery and Scrap Metals with Ancillary Site Office for a Period of 3 Years   | 24.9.2021                                   |
| 21 | A/YL-TYST/1123 <sup>@</sup>   | Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years   | 10.12.2021                                  |
| 22 | A/YL-TYST/1126                | Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Construction Materials with Ancillary Workshop and Office for a Period of 3 Years  | 24.12.2021                                  |
| 23 | A/YL-TYST/1128 <sup>@</sup>   | Temporary Open Storage of Construction Materials and Machinery, Vehicle Spare Parts and Scrap Vehicle for a Period of 3 Years  | 14.1.2022                                   |
| 24 | A/YL-TYST/1172 <sup>@+</sup>  | Renewal of Planning Approval for Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicle and Vehicle Parts for a Period of 3 Years  | 26.8.2022                                   |
| 25 | A/YL-TYST/1180 <sup>+</sup>   | Renewal of Planning Approval for Temporary Open Storage of Vehicle Parts for a Period of 3 Years   | 14.10.2022                                  |
| 26 | A/YL-TYST/1203                | Temporary Warehouse and Open Storage of Construction Materials, Vehicle Parts, Mobile Toilets and Construction Machinery for a Period of 3 Years   | 17.3.2023                                   |

|    | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)/Development(s)</u></b>  | <b><u>Date of Consideration<br/>(RNTPC)</u></b> |
|----|-------------------------------|---|---|
| 27 | A/YL-TYST/1209 <sup>+</sup>   | Temporary Open Storage of Construction Equipment and Materials with Ancillary Office and Maintenance Workshop for a Period of 3 Years | 5.5.2023  |

Remarks:

- \* Zoned “U” and “Village Type Development” (“V”) at the time of consideration by RNTPC.
- # Zoned “U” at the time of consideration by RNTPC.
- ^ Straddling the adjacent “U” zone.
- @ Straddling the adjacent “V” and/or “V(1)” zones.
- + Straddling the adjacent “R(A)3” zone.

**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 from traffic engineering perspective for the application; and
- the local track and footpath 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. 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 planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under the previous planning application No. A/YL-TYST/1114; 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 the drainage facilities implemented under application No. A/YL-TYST/1114 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 (FSIs) being provided to his satisfaction; and
- in consideration of the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.

## **5. Building Matters**

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

- no objection to the application; and
- as there is no record of approval granted by the Building Authority for the existing structure at the Site, he is not in a position to offer comments on its suitability for the use proposed in the application.

## **6. Open Space**

Comments of the Director of Leisure and Cultural Services (DLCS):

- no objection in principle to the proposal; and
- his department has no plan to develop the Site into public open space in upcoming three years.

## **7. Long-Term Development**

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

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls partly within an area zoned “Special Residential – Zone 1 – Public Rental Housing (with Commercial)”, “Residential – Zone 1 (Subsidised Sales Flats with Commercial)” and “Local Open Space”; and
- the objective of YLS development 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.

**8. District Officer's Comments**

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

His office has not received any feedback from locals.

**9. Other Departments**

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

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site might be resumed at any time during the planning approval for implementation of government projects;
- (c) prior planning permission should have been obtained before commencing the applied use at the Site;
- (d) the Site should be kept in a clean and tidy condition at all times;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) within the Site, Lots 2707 & 2708, 2709 and 2711 in D.D. 120, Lots 1666 & 1667, 1638, 1639, 1640, 1671, 1672, 1673, 1674 and 1676 S.A & 1676 S.B in D.D. 121 and the GL in D.D. 121 are covered by Short Term Waivers (STW) No. 4548 to 4553, 4556 to 4559, 4561 and Short Term Tenancy (STT) No. 2986 respectively for the purpose of “Temporary Open Storage of Construction Machinery and Materials, Scrap Vehicles, Vehicle Parts, Mobile Toilets and Recyclable Materials (including Metal, Paper and Plastic Goods) with Ancillary Workshop”. Lot 2704 S.A & S.B in D.D. 120 is covered by STW No. 4367 for the purpose of “Temporary Open Storage of Construction Machinery, Construction Materials, Recyclable Materials (including Paper, Metal and Plastic) with Ancillary Workshop and Office”;
  - (iii) the programme of Yuen Long South (YLS) Development should be taken into account when drawing up the STW boundary and layout of structures to be built on the Site. All STWs affected will have to be terminated upon land resumption and the site will be cleared in accordance with the Civil Engineering and Development Department’s (CEDD) scheduled programme; and
  - (iv) the STW/STT holders will need to apply to his office for modification of the STW/STT conditions where appropriate, if any and the owner(s) of the lot(s) 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. Applications 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(s) 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;
- (f) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and

- (ii) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) the access road connecting the Site with Shan Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Shan Ha Road;
- (h) 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;
- (i) to note the general comments of the Director of Fire Services (D of FS) and his technical comments on the submitted fire service installations proposal that:
  - (i) fire extinguisher(s) shall be provided to every storey of Structure 3;
  - (ii) the floor area of each storey of Structure 3 shall be indicated on plan;
  - (iii) to address the approval condition on provision of fire extinguisher(s), a valid fire certificate (FS 251) should be submitted to his department for approval;
  - (iv) the good practice guidelines for open storage (**Appendix VI** of this RNTPC Paper) should also be adhered to; and
  - (v) if the proposed structures are 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 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) if the existing structure is erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
  - (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) 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 BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (vi) 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
  - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (k) to note the comments of the Project Manager (West), CEDD (PM(W), CEDD) that:

the Site falls within the boundary of YLS Development – Stage 2B. The land resumption and clearance programme of the project is subject to Executive Council's authorisation on land resumption and Finance Committee's funding approval of the project. Land clearance operation is tentatively targeted to commence in 2024. The Site might be subject to land resumption for the implementation of the YLS Development – Stage 2B which might take place at any time before the expiry of the temporary planning permission. The applicant is reminded that no substantial works shall be carried out on the Site in view of the planned YLS Development – Stage 2B.



**Good Practice Guidelines for Open Storage Sites**

|    |   | Internal Access<br>for Fire<br>Appliances | Lot<br>Boundaries<br>(Clear Width) | Distance<br>between<br>Storage<br>Cluster and<br>Temporary<br>Structure | Cluster Size | Storage<br>Height |
|----|---|---|------------------------------------|---|--------------|-------------------|
| 1. | Open Storage of<br>Containers                                   |   | 2m                                 | 4.5m  |              |                   |
| 2. | Open Storage of Non-<br>Combustibles or Limited<br>Combustibles | 4.5m                                      | 2m                                 | 4.5m  |              |                   |
| 3. | Open Storage of<br>Combustibles                                 | 4.5m                                      | 2m                                 | 4.5m  | 40m x 40m    | 3m                |

Remarks: Smoking and naked flame activities shall not be allowed within the open storage / recycling site.

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



**A/YL-TYST/1239 DD 121 Shan Ha Tsuen OS**  
25/09/2023 01:58

From:

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

File Ref:

Dear TPB Members,

1226 withdrawn, 1239 is essentially the same application with vehicle parking increased from 1 to 4..

Previous objections upheld. Conditions not fulfilled. How can roll over approval be justified.

Members have a duty to uphold measures that are put in place to protect the safety and good health of the community.

Mary Mulvihill

**From:**

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

**Date:** Tuesday, 11 July 2023 2:31 AM CST

**Subject:** A/YL-TYST/1226 DD 121 Shan Ha Tsuen OS

Dear TPB Members,

Conditions for 1114 were not fulfilled but of course the applicant knows how this works, file another application and good to go for another 3 years.

Members are filing in their duty to protect the community by following without question of recommendation of PlanD - a dept that clearly has no truck with law and order and rules and regulations - and roll over the approval.

As stated many times law and order is for urban districts only, north of Lion Rock its cowboy territory.

Mary Mulvihill

**From:**

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

**Date:** Wednesday, 8 September 2021 3:19 AM CST

**Subject:** A/YL-TYST/1114 DD 121 Shan Ha Tsuen OS

Dear TPB Members,

There were many objections to this operation and 1058 was rejected.

While the stated use is for storage of construction materials, it would appear that this is just a play on words to allow the operation to continue.

As these lots are an integral part of a planned new community of a considerable size, any activity that can impact the environment and public safety should be avoided.

Mary Mulvihill

---

---

**From:**

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

**Sent:** Tuesday, November 17, 2020 3:34:51 AM

**Subject:** A/YL-TYST/1058 DD 121 Shan Ha Tsuen

A/YL-TYST/1058

Lots 2704 S.A & S.B (Part), 2707, 2708, 2709, 2710 and 2711 in D.D. 120, Lots 1638, 1639 (Part), 1640 (Part), 1668 (Part), 1669 (Part), 1671, 1672, 1673 (Part), 1674 (Part) and 1676 S.A & B (Part) in D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long

Site area : About 7,428sq.m Includes Government Land of about 95sq.m

Zoning: "Res (Group A) 3" and "Open Space"

Applied use : Warehouse and Open Storage Recyclable Materials / 1  
Vehicle Parking

Dear TPB Members,

These lots previously zoned 'Undetermined' are part of the Tong Yan OZP amendments currently undergoing consultation. Operating hour condition not met.

Every effort should be made to encourage these brownfield operations to relocate so that the planned public housing estates and supporting community facilities can be realized ASAP.

Approval only prolongs the process and encourages procrastination on the part of government departments.

Mary Mulvihill

To

No

Date

1

城市規劃委員會主席及  
城市規劃委員會各成員  
香港北角渣華道333號  
北角政府合署十五樓

申請編號 A/YL-TYST/1239

RECEIVED

26 SEP 2023

Town Planning  
Board

主席及各位成員：

有關上述編號的發展事宜

你們好！

就上述的發展申請，我強烈反對，理由如下：

背景資料：此一發展所覆蓋的土地，連同其鄰近的約有十萬或以上平方呎。此土地由不同的業主所持有，約2000年初至今在此土地上經營的工業/商業活動有多種，其後由一個露天倉（主要做環保回收的發），其後發展成一個有上蓋（見圖）作製造工業用膠帶廠，自約2020年此地用作營運的膠帶廠，因發出嚴重塑膠臭味而被村民反對而結業至今空置約二年多。

此廠的土地現今被再用作發展，查此地曾經營廢料回收，曾發生兩次大火，火將熔解的廢塑膠吹散至村內，而距離我家祇有約40米，被塑膠雨般聚落我家及附近一帶，其後改造成有上蓋的塑料膠帶製造廠。

在過去，在此土地上的經營者皆是不守城市規劃委員會批出的經營條件，在營運上屢發出難以接受的噪音、臭味及依時間合法地營運與村民生磨擦及衝突，相信這片土地的經營者屬同一批人。

有關此土地在過去的经营情况,可向城市規劃委員會索取,值得向大家知悉的是在過去經營所謂的擺放建築器材,材料及擺放電子零件都是謊言被拆穿,如今又再以此名義提出經營,我個人甚表懷疑。

城市規劃委員會批准後,經營者是否依循條件運作,實有賴規劃署及環境保護署同工執行,但礙於人手不足,防礙其執法。過去能偵破此些經營者掛羊頭買狗肉是有賴村民舉報與有關部門合作才成功。過去四年,我擔任村代表一職時就較頻密視察村內外環境,故此明白上述情況。

茲將反對理由臚列如下:

(1) 此地段可以說貼近民居,正如規劃署所言較接近民居的發展是與環境不切合,問題亦會因此經營而生衝突。

(2) 元朗南房屋發展計劃第一期工程已經正式公告收地作為公共屋邨發展用途,工程相信會在未來一、二年動工。

(3) 申請經營該些物種在運輸上,依靠大型汽車,車輛全依賴村內羊腸小徑,道路雨天滿佈泥濘,引致排水及環境衛生問題。

(4) 由於元朗南房屋收地已經展開,賠償在即,此片土地曾停運兩年,遵照規劃署要求,當年被撤銷發展應將土地復原,所幸並沒有履行,規劃署又沒有跟進,如今元朗南房屋發展正動工,但經營者卻此時申請,令人想或可能為具賠償上蓋而申請,縱使成功,也祇可經營少於三年。

(5) 元朗南房屋發展計劃第一期工程已經展開,部分道路封閉,若再批准此一經營者做倉、物流實在增加道路、交通負荷,批准後山下路一帶交通更糟糕,尤其元

朗駕駛學院又再申請設置在山下路近唐人新村  
交匯處的地點。因此我期望諸位負責任的、存  
公義的、站在村民的利益大前題下認真考慮不決  
其申請。而事實上若批准其營運就好像一物流  
又或儲存倉在民居中運作與環境完全不配合！

此致  
城市規劃委員會

張致禧  
元朗山厦村村民  
元朗防火委員會委員

二〇一三年九月廿六日



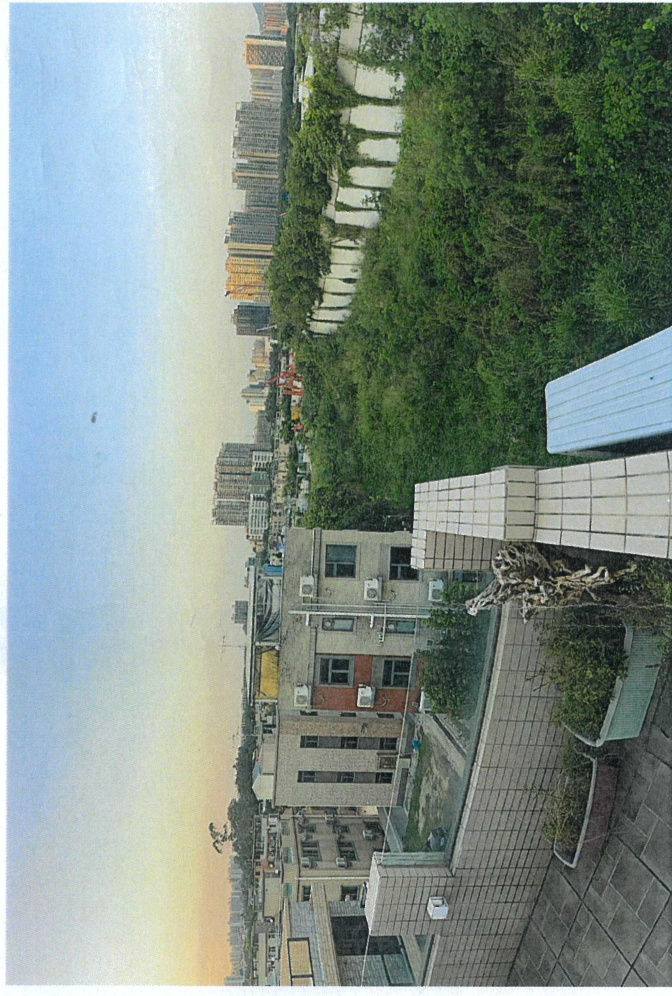


圖一及圖三乃相同照片  
中請寄編號 A/L-TYST/1239 的發展位置

正是此2圖的右方有白色圍板的地方，而  
積甚廣向北走向長約四百多呎，前後及  
西面民居所在，由於拍攝位置難找，祇  
拍攝到圍中民居，仍然有十多二十座丁屋  
存在附近，2017及2015(?)兩次火警都波  
及民居，而早於2019年前即膠帶製造廠也在  
此位置，整項待傳云煙順才後散整條村。



圖二



圖三



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

0008

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TYST/1239

1239

意見詳情 (如有需要，請另頁說明)

我強烈反對此項發展計劃

Details of the Comment (use separate sheet if necessary)

- (1) 此大片土地自從被開發為棕地之後，經過不少發展申請雜有廢料儲存倉，膠帶製造廠，屢屢違規，是幕後同一群人，經歷兩次大火，火燒粗料，而導致村中受塑膠雨污染。此群經營者不懂管理，沒有企業道義，更沒有不切遵守城市規劃委員會批出的發展條件，致被撤銷經營，見內部文件。
- (2) 太近民居，規劃署曾談任何發展太近民居都不宜，事實上發展地與民居只有100m。
- (3) 山屋村倉庫林立，重型汽車，尤其物流倉庫輕便使用道路頻繁，加上村中道路狹窄。
- (4) 汽車在行經村中時噪音及揚起塵土，對衛生健康帶來不利影響，尤其雨天泥水。
- (5) 正如前述，經營者只顧自己利益，往往不顧環境衛生，凡有倉庫或物流倉庫，附近環境必受垃圾污染，引致(6)排水不佳造成水浸及滋生蚊蟲。

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

簽署 Signature

日期 Date 25/9/2023

RECEIVED

26 SEP 2023

Town Planning  
Board