

This document is received on - 2 NOV 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
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2302806

26.10.2023

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1244
	Date Received 收到日期	- 2 NOV 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

Yat Cheong (China) Development Limited 溢昌 (中國) 發展有限公司

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

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

Top Bright Consultants Limited

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 1544(Part) and 1545(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,691 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 888.5 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 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 Documents and Office Supplies (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
11/10/2023 (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 1/11/2023 (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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse for Storage of Documents and Office Supplies (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 802.5sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 888.5sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 8 Proposed domestic floor area 擬議住用樓面面積 Nilsq.m <input checked="" type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 888.5sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 888.5sq.m <input checked="" type="checkbox"/> About 約	
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Figure 5 of the Supplementary Planning Statement	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 Nil Motorcycle Parking Spaces 電單車車位 Nil Light Goods Vehicle Parking Spaces 輕型貨車泊車位 1 (3.5m x 7m) Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil Others (Please Specify) 其他 (請列明) Nil	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Nil Coach Spaces 旅遊巴車位 Nil Light Goods Vehicle Spaces 輕型貨車車位 Nil Medium Goods Vehicle Spaces 中型貨車車位 Nil Heavy Goods Vehicle Spaces 重型貨車車位 Nil Others (Please Specify) 其他 (請列明) Nil	

Proposed operating hours 擬議營運時間 The proposed hours of operation at the Application Site will be between 9:00 a.m. and 7:00 p.m. from Mondays to Saturdays and 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)) It is directly accessible via a track branching off from Kung Um Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<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／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input 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？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

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

7. Justifications 理由

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

Please refer to Chapter 6 of the Supplementary Planning Statement

8. Declaration 聲明

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

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

Signature
簽署



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

Adam Chow

Assistant Town Planner

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Top Bright Consultants Limited

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

Date 日期

24/10/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 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 available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1544(Part) and 1545(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories
Site area 地盤面積	1,691 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	"Undetermined" ("U")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	888.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.53 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil	<input type="checkbox"/> (Not more than 不多於) m 米
		Nil	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2.65 - 6.8	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	53 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		Nil Nil 1 (3.5m x 7m) Nil Nil Nil
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		Nil
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		Nil Nil Nil Nil Nil Nil

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"/>
Location Plan, Site Plan, Plan Showing the General Area, Extract from Tong Yan San Tsuen OZP No. S/YL-TYST/14, Yuen Long South RODP		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
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。

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

**Temporary Warehouse for Storage of Documents
and Office Supplies for a Period of 3 Years
in “Undetermined” (“U”) Zone at Lots 1544 (Part) and
1545 (Part) in D.D 119, Pak Sha Tsuen,
Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Yat Cheong (China)
Development Limited

Planning Consultant:



Top Bright Consultants Ltd.

October, 2023

Executive Summary

This planning application is prepared by Top Bright Consultants Ltd. on behalf of Yat Cheong (China) Development Ltd. (the “Applicant”) to the Town Planning Board (the “Board”) to seek planning permission for the temporary warehouse for storage of documents and office supplies (the “Proposed Development”) for a period of 3 years at Lots 1544(Part) and 1545(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories (the “Application Site”).

The Application Site, with a total area of 1,691 square metres is currently being used as a warehouse for the storage of documents and office supplies. It is subject to six previous applications for temporary open storage and storage of used private vehicles and the applied use, which were approved by the Board. The last planning application, No. A/YL-TYST/1054, was approved for the same use for a period of 3 years from 25.11.2020 to 24.11.2023. As the application will expire on 24.11.2023, the Applicant seeks the Board’s permission for using the Application Site for the same use for a further period of 3 years. All the approval conditions of the last application were complied with. Compared with the last application, the use, site area, number of parking space and operation under the current application remain unchanged while two one-storey meter rooms are added at the north-eastern portion of the Application Site and the gross floor area (“GFA”) of the warehouse and site office are increased to meet the operational need.

The Application Site falls within an “Undetermined” (“U”) zone on the Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 and has been specifically designated for the continuing demand for open storage which cannot be accommodated in conventional godown premises. The Application Site, which is located in the immediate outskirts of Yuen Long New Town, is a preferred location for the proposed warehouse use. It is also compatible with the surrounding warehouses, open storage yards for building materials, construction machineries/materials, recycling materials, vehicles, and relative land uses. In this regard, the Board approved a number of similar applications for warehouse use in the past within the same “U” zone.

The Application Site falls within the Yuen Long South Development Area (YLS DA) announced by the Chief Executive in the 2011-2012 Policy Address. As the Proposed Development is only temporary use and located in the third phase of the development schedule, in which the site formation and infrastructure works will start after 2029, the approval of the applied temporary use for three years would not intervene the potential developments.

The justifications of this application are: not contravening the long term planning intention of Yuen Long South; in line with the planning intention; site with previous planning approvals; compatible with surrounding land uses; compliance with previous approval conditions, shortage of suitable site for warehouse use; no adverse environmental and drainage impacts; no additional traffic generated and approval of similar applications. The Applicant therefore seeks the Board’s permission to use the Application Site for the Proposed Development for a further period of three years.

行政摘要

這宗規劃申請是向城市規劃委員會(“城規會”)呈交，擬議在新界元朗白沙村丈量約份 119 地段第 1544(部份) 及 1545(部份)(“申請地點”)，用作臨時貯存文件及辦公室用品貨倉(“擬議發展”)，為期 3 年。

申請地點的面積為 1,691 平方米，目前被申請人用作臨時貯存文件及辦公室用品貨倉。申請地點涉及 6 宗類似/相同用途的規劃申請，全部申請獲城規會批准。申請地點先前已獲城規會於 2020 年 11 月 25 日批准用作相同申請用途(申請編號：A/YL-TYST/1054)，至 2023 年 11 月 24 日。鑑於申請期限快將屆滿，申請人現向城規會提出申請，繼續於申請地點作相同用途，為期三年。與上一次申請比較，申請用途、場地面積、停車位數量和營運維持不變，惟申請場地東北面增設兩個單層電錶房，並增加貨倉及辦公室的樓面面積，以滿足營運需求。

申請地點座落於唐人新村分區計劃大綱圖編號 S/YL-TYST/14 中的“未決定用途”地帶，該地帶旨在應付不斷增加的露天貯物用地需求，貯存不能存於普通貨倉的貨物。申請地點位於元朗市中心的外圍邊緣地帶，為擬議貨倉用途的理想地點，並與附近用作貨倉、露天存放建材料、循環再造物料、汽車及相關土地用途協調，故城規會在同一地帶已批准多個同類貨倉用途的申請。

申請地點位於元朗南發展區範圍內。由於擬議發展僅為臨時用途，且位於元朗南發展計畫的第三階段，第三階段的土地平整及基礎設施工程將於 2029 年後才展開，因此批准擬議臨時用途不會影響未來發展。

這宗規劃申請的理由為：不會阻礙元朗南的長遠發展；符合規劃意向；申請地點之前已獲得規劃許可；與附近土地用途配合；已全部履行規劃許可附帶條件；缺乏合適的貨倉場地；不會對附近環境及排水構成不良影響；不會增加額外的交通流量；及附近地點同類用途已獲規劃許可。申請人希望城規會再批准為期三年的臨時貨倉用途申請。

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SUMMARY OF APPLICATION

Applicant	: Yat Cheong (China) Development Ltd.
Applied Use	: Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years
Existing Use	: Warehouse for Storage of Documents and Office Supplies
Location	: Lots 1544(Part) and 1545(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories
Site Area	: Private Land: 1,691 square metres Total: 1,691 square metres
Lease	: Block Government Lease demised as agricultural land
Statutory Plan	: Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 gazetted on 20.8.2021
Zoning	: "Undetermined" ("U")
Previous Applications	: A/YL-TYST/1054 – approved by the Board on 25.11.2020 A/YL-TYST/861 – approved by the Board on 24.11.2017 A/YL-TYST/739 – approved by the Board on 3.7.2015 A/YL-TYST/677 – approved by the Board on 9.5.2014 A/YL-TYST/487 – approved by the Board on 27.8.2010 A/YL-TYST/355 – approved by the Board on 22.6.2007

1. INTRODUCTION

- 1.01 This planning statement is prepared by Top Bright Consultants Ltd. on behalf of Yat Cheong (China) Development Ltd. (the “Applicant”) to seek planning permission from the Town Planning Board (the “Board”) for a temporary warehouse for storage of documents and office supplies (the “Proposed Development”) for a period of 3 years at Lots 1544(Part) and 1545(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories (the “Application Site”).
- 1.02 The Application Site, with a total area of 1,691 square metres, is currently used as a warehouse for the storage of documents and office supplies. It is subject to six previous applications for temporary open storage and storage of used private vehicles and the applied use, which were approved by the Board. The last planning application, No. A/YL-TYST/1054, was approved for the same use for a period of 3 years from 25.11.2020 to 24.11.2023. As the application will expire on 24.11.2023, the Applicant seeks the Board’s permission for using the Application Site for the same use for a further period of 3 years. All the approval conditions of the last application were complied with. Compared with the last application, the use, site area, number of parking space and operation under the current application remain unchanged while two one-storey meter rooms are added at the north-eastern portion of the Application Site and the gross floor area (“GFA”) of the warehouse and site office are increased to meet the operational need.
- 1.03 The Application Site falls within an “Undetermined” (“U”) zone on the Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 and has been specifically designated for the continuing demand for open storage which cannot be accommodated in conventional godown premises. The Application Site, which is located in the immediate outskirts of Yuen Long New Town, is a preferred location for the open storage and warehouse use¹. It is also compatible with the surrounding warehouses, open storage yards for building materials, construction machineries/materials, recycling materials, vehicles, and relative land uses. In this regard, the Board approved a number of similar applications for warehouse use in the past within the same “U” zone.
- 1.04 The Application Site falls within the Yuen Long South Development Area (YLS DA) announced by the Chief Executive in the 2011-2012 Policy Address. As the Proposed Development is only temporary use and located in the third phase of the development schedule, in which the site formation and infrastructure works will start after 2029, the approval of the applied temporary use for three years would not intervene the potential developments.
- 1.05 The following sections are intended to help facilitate the Board’s decision, and will briefly describe the Application Site and its surroundings, give details of the proposed development and provide justifications in support of the application.

¹ According to the TPB PG-No. 13G (Rev. April 2023), the Application Site falls within a “Category 1” area, which is considered suitable for open storage, port back-up and industrial uses.

2. SITE CONTEXT

Location

- 2.01 The Application Site is situated just off Kung Um Road about one kilometre south of Yuen Long New Town in the North West New Territories. **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site covers an area of about 1,691 square metres and is generally irregular in shape. It is currently used as a warehouse for storage of documents and office supplies. A site office is erected on the southern part of the Application Site. Two one-storey meter rooms are located at the north-eastern portion of the Application Site. The Application Site has been hard-paved and partly fenced off. Please refer to the Site Plan in **Figure 2**.

Surrounding Land Uses

- 2.03 The surrounding area of the Application Site comprises predominately open storage/storage yards, warehouses and rural industries intermixed with residential structures, construction sites, and vacant land/structures. To the immediate north of the Application Site is a temporary warehouse for storage of electronic goods (approved under Planning Application No. A/YL-TYST/1125). To its west is an open storage yard for construction machinery and materials, recycling materials and used electrical appliances with ancillary workshop activities (approved under Planning Application No. A/YL-TYST/1003). To its immediate south is a warehouse for storage of furniture (approved under Planning Application No. A/YL-TYST/1122). To the further south are some village houses. A number of rural industries including open storage yards, workshops and warehouses are located to the east of the Application Site, dominate both sides of Kung Um Road. **Figure 3** shows the Application Site in the context of its local surrounds.

Access

- 2.04 The Application Site is located about 100 metres to the west of Kung Um Road². It is directly accessible via a track branching off from Kung Um Road that is shared with the adjacent storage facilities. The 8-metre-wide ingress/egress point is located at the south-eastern side of the Application Site. A plan showing the access road is in **Figure 3**.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises of Lots 1544(Part) and 1545(Part) in DD 119, Pak Sha Tsuen, Yuen Long, New Territories. A plan showing the configuration of these lots is in **Figure 2**.

² Kung Um Road leads out to Yuen Long Highway, which forms part of the strategic road network.

- 3.02 The subject lots are all held under Block Government Lease and demised as agricultural land with lease terms expiring on 30.6.2047. There are no user restrictions in the lease except the standard non-offensive trade clause.

4. PLANNING CONTEXT

Yuen Long South Development Area

- 4.01 To meet housing land demand, the Chief Executive announced in the 2011-2012 Policy Address to explore the possibility of converting 150 hectares of agricultural, industrial and open storage land into housing land in Yuen Long. The area to the south of Yuen Long New Town was identified as one of these areas for review.
- 4.02 The YLS DA is broadly bounded by Yuen Long Highway, Kung Um Road and Tai Lam Country Park, mainly in Tong Yan San Tsuen and Tai Tong areas, covering an approximate area of about 224 hectares. The YLS DA will serve as one of the major sources of land supply to meet the territory's medium to long-term housing needs through comprehensive planning and improvement of infrastructure. It is also one of the major land development areas falling within the Northern Metropolis.
- 4.03 Accordingly, a Planning and Engineering Review on the Recommended Outline Development Plan (RODP) has been undertaken in which a series of planning and technical assessments were conducted. The RODP has been revised (Revised RODP) for a total population of about 101,200, of which about 98,700 will be housed in about 32,850 new flats. The YLS DA, including site formation and infrastructure works, is proposed to be implemented in 3 phases from 2022 to 2038.
- 4.04 The Application Site falls partly within an area zoned "Other Specified Uses (Mixed Use)", partly within an area zoned "Residential - Zone 2 (with Commercial)" and partly within an area zoned as "Road" in the Yuen Long South RODP (see **Figure 6**). The Application Site falls within third phase of the YLS DA development schedule, which will start the site formation and engineering infrastructure works not earlier than 2029.

Statutory Plan

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

Previous Applications

- 4.06 The Application Site is the subject of six previous planning applications (Nos. A/YL-TYST/355, 487, 677, 739, 861 and 1054) which were all approved for the use of open storage, storage of used private vehicles and warehouse for storage of documents and office supplies by the Board on 22.6.2007, 27.8.2010, 9.5.2014, 3.7.2015, 24.11.2017 and 25.11.2020 respectively for a period of 3 years. All approval conditions of the last application (No. A/YL-TYST/1054)

had been complied with, including submission and implementation of fire service installations proposal and submission of records of the existing drainage facilities.

Similar Applications

- 4.07 A number of similar applications have been approved within the “U” zone in recent years. Details are summarised as follows:

Application No.	Applied Use	TPB's Decision	Date of Approval
A/YL-TYST/1137	Renewal of Planning Approval for Temporary Warehouse and Open Storage for Storage of Homeware for a Period of 3 Years	Approved with conditions	28.1.2022
A/YL-TYST/1131	Temporary Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years	Approved with conditions	18.3.2022
A/YL-TYST/1125	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	Approved with conditions	24.12.2021
A/YL-TYST/1122	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	Approved with conditions	10.12.2021
A/YL-TYST/1094	Proposed Temporary Warehouse for Storage of Furniture for a Period of 3 Years	Approved with conditions	11.6.2021
A/YL-TYST/1053	Temporary Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office for a Period of 3 Years	Approved with conditions	20.11.2020
A/YL-TYST/1019	Temporary Warehouse for Storage of Construction Materials and Exhibition Materials for a Period of 3 Years	Approved with conditions	20.11.2020
A/YL-TYST/1012	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	Approved with conditions	24.4.2020

5. DEVELOPMENT PROPOSAL

Applied Use

- 5.01 As the last approved application (No. A/YL-TYST/1054) will expire on 24.11.2023, the Applicant seeks the Board's permission to use the Application Site for the same temporary warehouse for storage of documents and office supplies use at the Application Site for a period of 3 years.

Site Layout and Design

- 5.02 The Layout Plan in **Figure 5** illustrates the proposed site configuration. The majority of the Application Site is being used as a warehouse for storage of documents and office supplies. A site office is erected at the southern part and a parking space for light goods vehicles (LGV) is also provided near the site entrance of the Application Site. The existing vehicular ingress/egress, which is located at the southeastern corner of the Application Site, is about 8 metres wide and has been hard-paved. Compared with the last application, the use, number of parking space and operation under the current application remain unchanged while two one-storey meter rooms are added at the north-eastern portion of the Application Site and the warehouse and site office are enlarged from 750m² to 817m² and 24m² to 31m² respectively to meet the operational need. The total GFA is increased from 799m² to 888.5m² (increased by about 11.2%). Details are as follows:

	Previous Application (No. A/YL-TYST/1054)	Current Application	Difference
Site Area	1,691m ²	1,691m ²	--
Proposed uncovered land area	892m ²	802.5m ²	-89.5m ² (-10%)
Proposed covered land area/non-domestic floor area	799m ²	888.5m ²	+89.5m ² (+11.2%)
Proposed number of buildings/structures	6 - 1 warehouse - 1 site office - 4 rain shelters	8 - 1 warehouse - 1 site office - 4 rain shelters - 2 meter rooms	+2 meter rooms
Building Height	3 - 6.8m (1-storey)	2.65 - 6.8m (1-storey)	--
Parking Space for LGV	1 (3.5m x 7m)	1 (3.5m x 7m)	--

Site Operations

- 5.03 The Application Site will only be used for storage purpose. Only LGV (not exceeding 5.5 tonnes) will be used for delivery of storage materials, generating about 2 to 4 trips per day. The proposed hours of operation at the Application Site will be between 9:00 a.m. and 7:00 p.m. from Mondays to Saturdays and no operation on Sundays and public holidays. No workshop activities will be carried out on the Application Site.

Tree Preservation

- 5.04 In accordance with the implementation of the approved Landscape and Tree Preservation Proposal of the previous application (No. A/YL-TYST/739), trees had already been planted around the perimeter of the Application Site and was considered satisfactory by the Planning Department. All existing trees within the Application Site will be preserved by the Applicant by providing routine horticultural maintenance.

Drainage Proposal

- 5.05 The Applicant has implemented the drainage facilities on site under previous planning approval (No. A/YL-TYST/355). The submission of the photographic record of the existing drainage facilities under the last approved application (No. A/YL-ST/1054) was considered satisfactory by the Drainage Services Department. These facilities will be maintained for the current application.

Fire Service Installations

- 5.06 The fire service installations (FSIs) (i.e. hose reels, emergency lights, fire alarms, sprinkler etc.) had been provided within the Application Site. The Applicant will maintain the FSIs for the current application.

Environmental Consideration

- 5.07 The entire site has been hard paved to avoid fugitive dust impacts from manoeuvring of vehicle. No medium or heavy good vehicles will be allowed to access the Application Site. Furthermore, screen planting is provided, and no workshop activities will be carried out to minimize the visual and noise impacts of the Proposed Development respectively.

6. JUSTIFICATIONS

Not Contravening the Long Term Planning Intention of Yuen Long South

- 6.01 The Chief Executive announced to explore the possibility to develop YLS DA in the 2011-2012 Policy Address. The objective of YLS DA is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. In August 2017, the Planning Department and the Civil Engineering and Development Department announced the Yuen Long South RODP prepared for YLS DA under the Planning and Engineering Study. It is noted that the YLS DA is set to be implemented in 3 phases from 2022 to 2038 and the Application Site falls within third phase of the development schedule. According to the Legislative Council Paper No. CB(1)209/2022(02), the timing for site formation and engineering infrastructure works for the third phase development will tentatively be 2029-2033/2038. As a result, the clearance of the Application Site and its surrounding area will not be realised within the next 36 months. The applied use would not jeopardize the long-term development for the area.

In Line with the Planning Intention

- 6.02 According to the Tong Yan San Tsuen OZP, the subject area is zoned “Undetermined” which is to cater for the continuing demand for open storage which cannot be accommodated in conventional godown premises. This application, which is for temporary warehouse for storage of documents and office supplies, is therefore in line with the planning intention for the “U” zone for storage use which cannot be accommodated in conventional godown premises.

- 6.03 According to the minutes of the 660nd meeting of RNTPC of the last application (No. A/YL-TYST/1054) held on 20.11.2020, the Planning Department considered that the applied use was not in conflict with the planning intention of the U zone on the OZP. In addition, a number of similar applications approved by the Board on the same site and its vicinity. Approval of the application on a temporary basis would not jeopardise the planning intention of the area.

Site with Previous Planning Approvals

- 6.04 The Board previously approved open storage, storage of used private vehicles and warehouse for storage of documents and office supplies on the same site on 22.6.2007, 27.8.2010, 9.5.2014, 3.7.2015, 24.11.2017 and 25.11.2020 for a period of 3 years, respectively. The Board's decision to approve the previous applications on the same site indicates that the open storage and warehouse uses are acceptable within the "U" zone. The land use (i.e. warehouse use) for the current application remains unchanged since the last planning application was approved.

Compliance with Previous Approval Conditions

- 6.05 All approval conditions of the last planning application had been complied with, including submission and implementation of fire service installations proposal and submission of records of the existing drainage facilities. The Applicant commits to comply with the approval conditions should this application be approved. The Applicant hopes that the Board would give favourable consideration for the planning approval for same warehouse use at the Application Site.

Shortage of Suitable Site for Warehouse Use

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

Compatible with Surrounding Land Uses

- 6.08 The Proposed Development is compatible with the surrounding land uses which are mixed with open storage yards, warehouses and workshops. In view of the current physical condition and the prevalence of similar warehouse usage in the immediate vicinity, the Application Site is considered suitable for temporary warehouse use.

No Adverse Environmental Impact

- 6.09 The Proposed Development is complied with the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (Rev. Aug. 2005) as:

Air

- (a) the whole site has been hard-paved to avoid any fugitive dust impacts due to vehicle movements;

Drainage and Sewage

- (a) drainage channels have been constructed to the satisfactory of the Drainage Services Department.

Noise

- (a) No workshop activities will be carried out.
(b) Prohibition of any operations during sensitive hours (i.e. 7:00pm to 9:00am).
- 6.10 In view of the above, proper environmental mitigation measures have been adopted to soften the possible visual intrusion as well as reduce any potential adverse impacts on the environment. Therefore, the environmental impact of the Proposed Development on the surrounding areas is considered to be insignificant. In addition, according to the Applicant, no complaints have been received for the business operation in the last three years.

No Adverse Drainage Impact

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

No Additional Traffic Generated

- 6.12 The applied use, as with most other passive storage facilities, is not a high traffic generating use. The frequency of delivery trips to and from the Application Site is same as the last application and will be low (estimated to be around 2 to 4 trips per day). In addition, vehicle will normally travel along Kung Um Road, Kiu Hing Road and Tai Tong Road, thereby avoiding the northern stretch of Kung Um Road and its junction with Ma Tin Road, which experiences serious traffic congestion during peak hours. The traffic generated by the Proposed Development would not increase the existing traffic and the traffic impact is therefore insignificant.

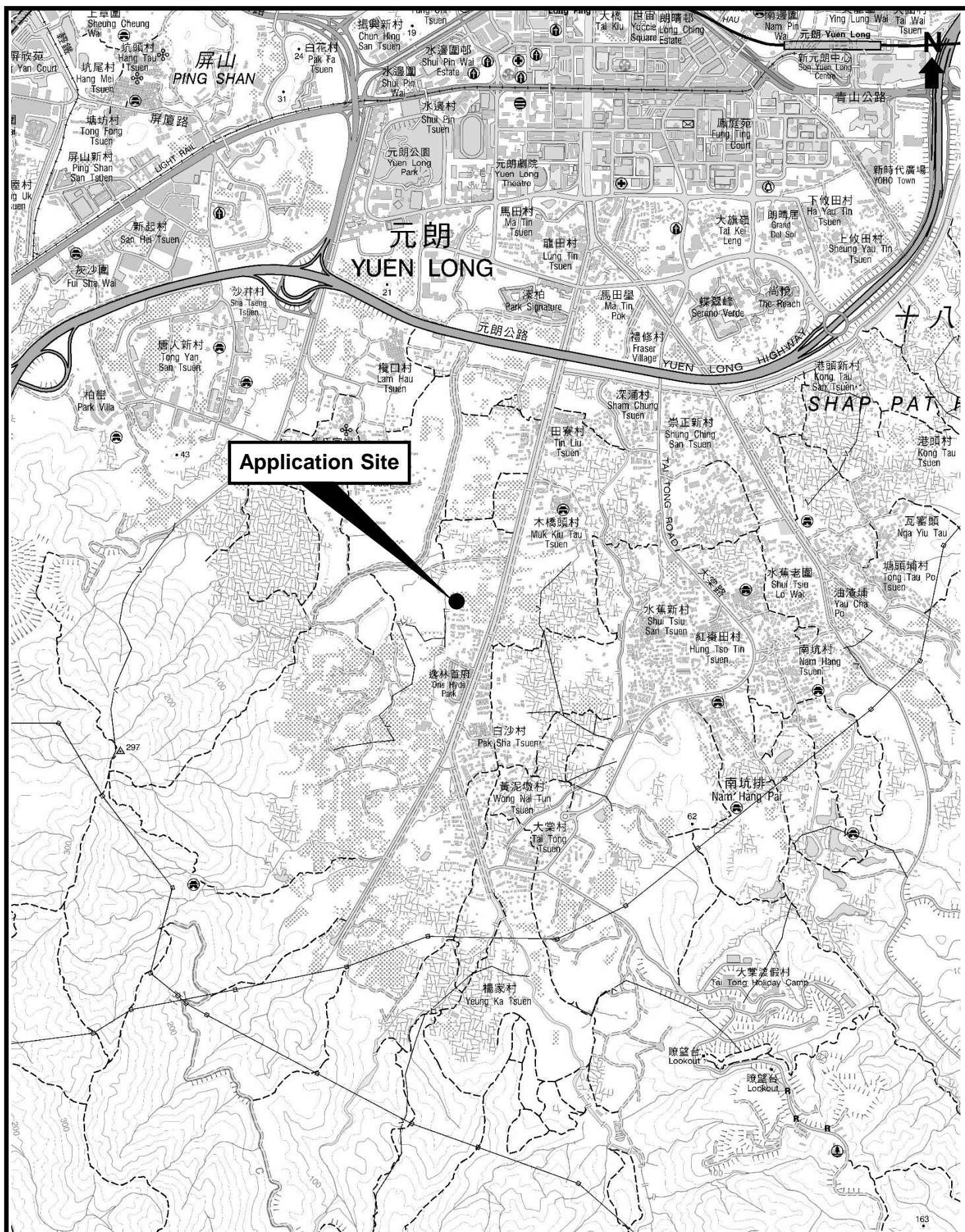
Approval of Similar Applications

- 6.13 As mentioned in paragraph 4.07, a number of planning approvals have been granted by the Board for similar warehouse use within the “U” zone in the past. This indicates that the warehouse use can be applied in the area with similar settings on a temporary basis.

CONCLUSION

- 7.01 The Application Site falls within an “U” zone on the Tong Yan San Tsuen OZP and, as evidenced by the existing surrounding land uses, has been a popular location for open storage sites, warehouses and rural industrial uses. Until the third phase of the YLS Development will be implemented, the area is a suitable location for warehouse use on a temporary basis. As the length of planning permission sought is only for a temporary period of 3 years, approval of the Application will not frustrate the long-term development for the area.
- 7.02 The Proposed Development is solely a covered storage facility, which does not involve any noise generating, visually intrusive or environmentally detrimental activities such as workshops. With the adoption of mitigation measures and maintaining of the existing facilities on site, no adverse impact on the local surroundings is anticipated. The Proposed Development is also compatible with the surrounding land uses in nature, including open storage yards, vehicle parks, workshops and warehouses.
- 7.03 As there are only minor changes in development parameters since the last planning approval was granted and all approval conditions had been complied with, together with the reasons detailed in the previous sections, the Applicant respectfully requests that the Board give favourable consideration and approve this application for a further period of 3 years.

Top Bright Consultants Ltd.
October 2023



Top Bright Consultants Ltd.

Extract Plan Based on Map
Series HM20C of Sheet 6

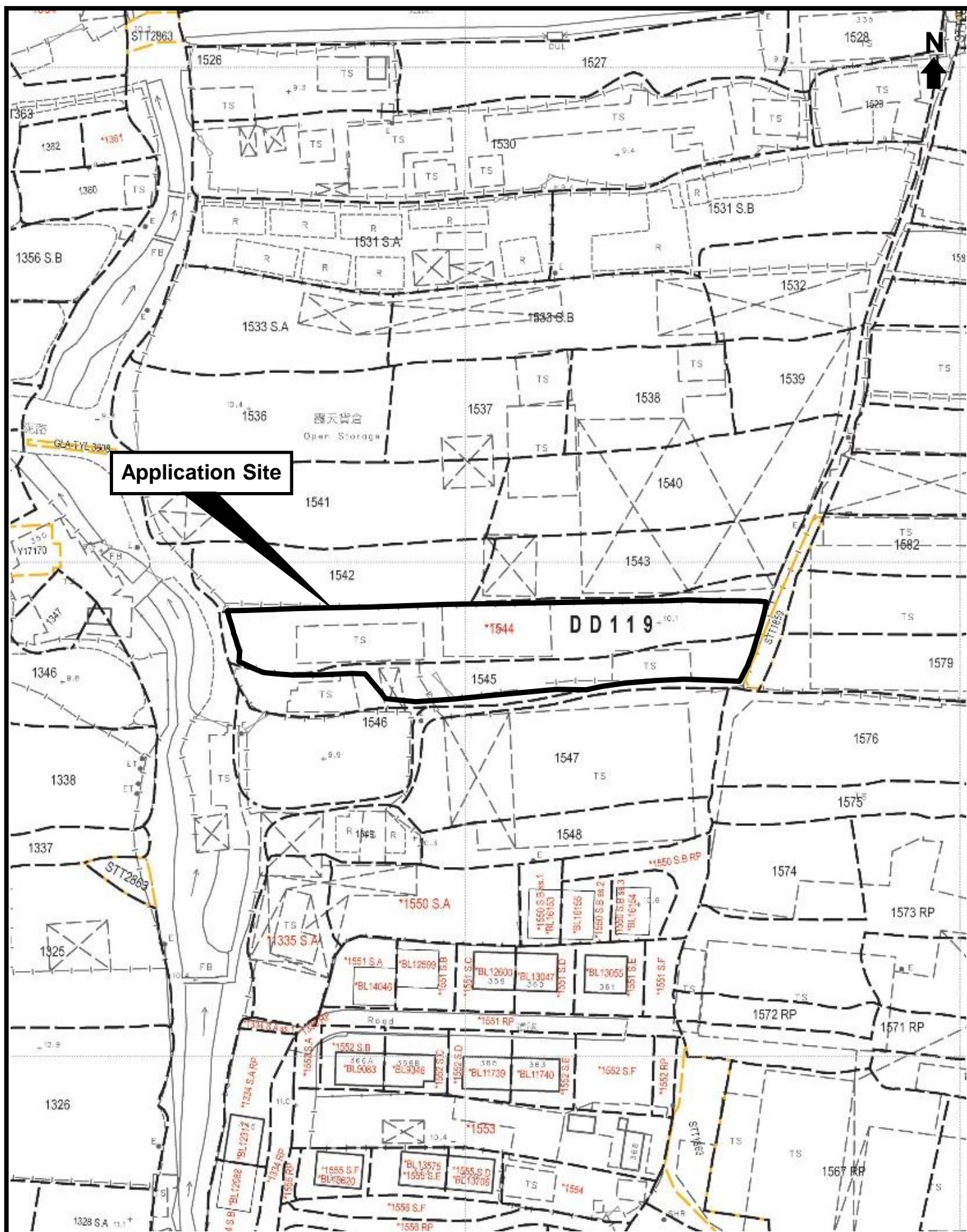
Location Plan

Scale 1 : 20 000

FIGURE 1

For Identification Purpose

Date: 9.10.2023



Top Bright Consultants Ltd.

Extracted from Lot Index Plan
Nos. 6-NW-19A - 19D

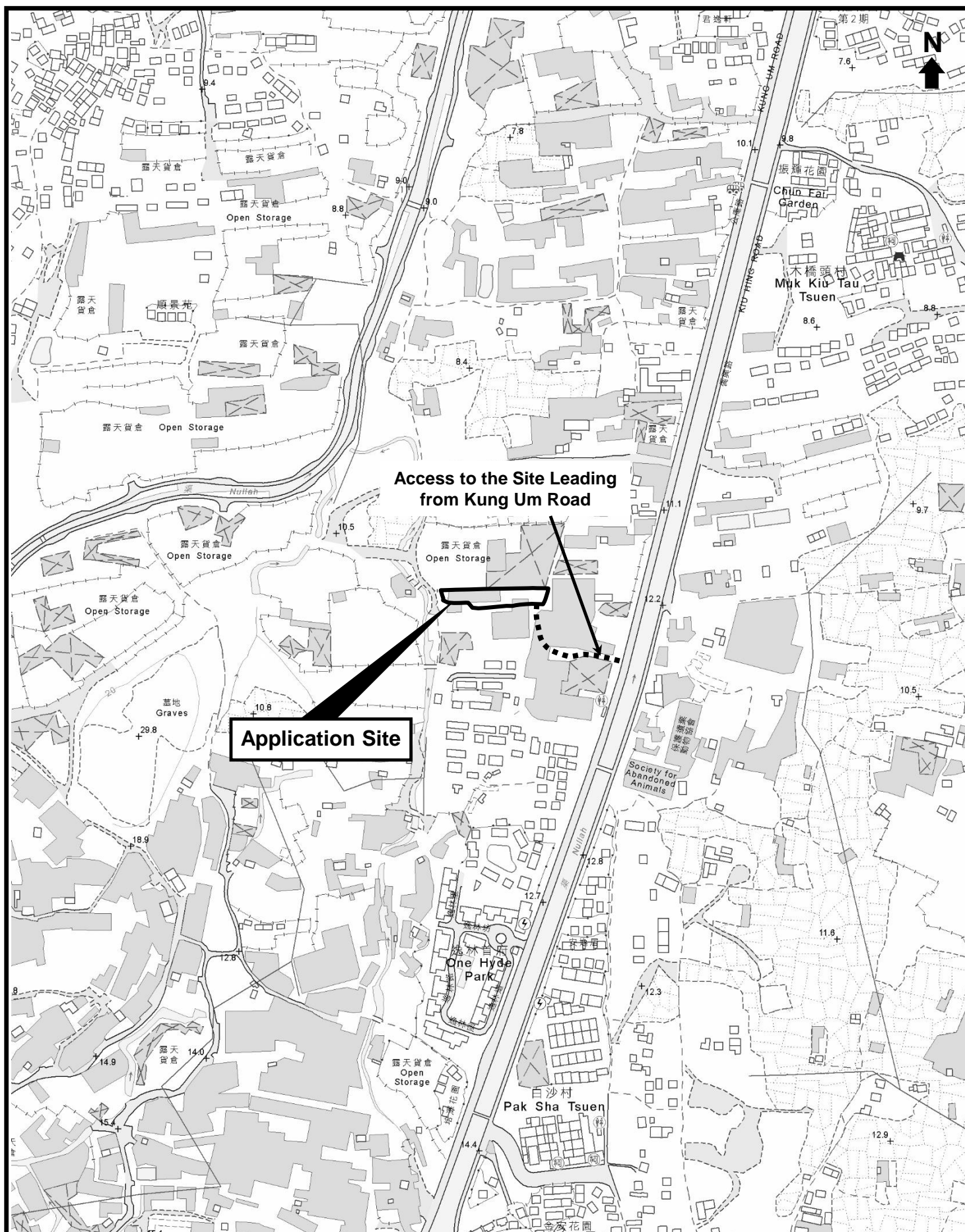
Site Plan

Scale 1 : 1 000

FIGURE 2

For Identification Purpose

Date: 9.10.2023



Top Bright Consultants Ltd.

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

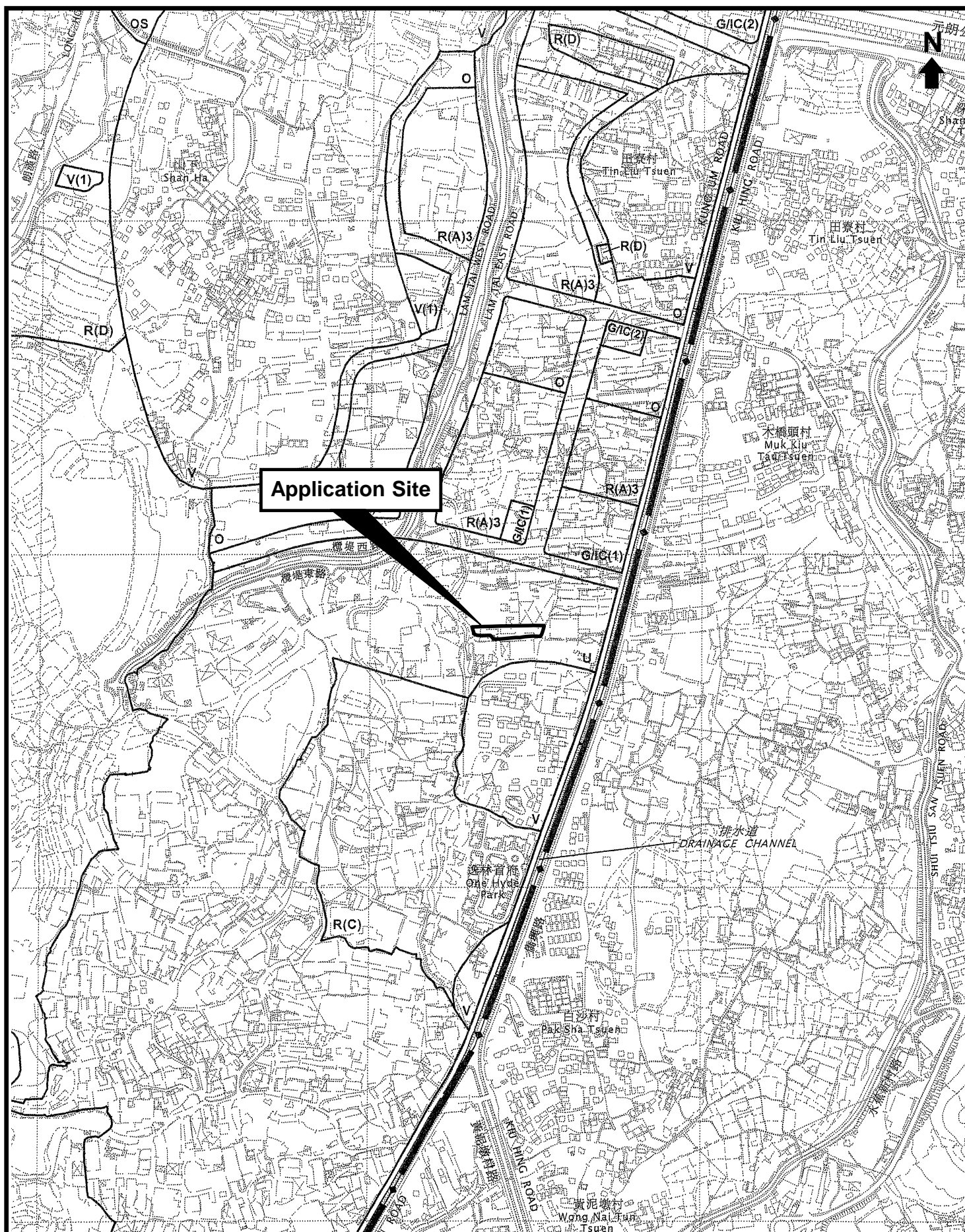
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 9.10.2023

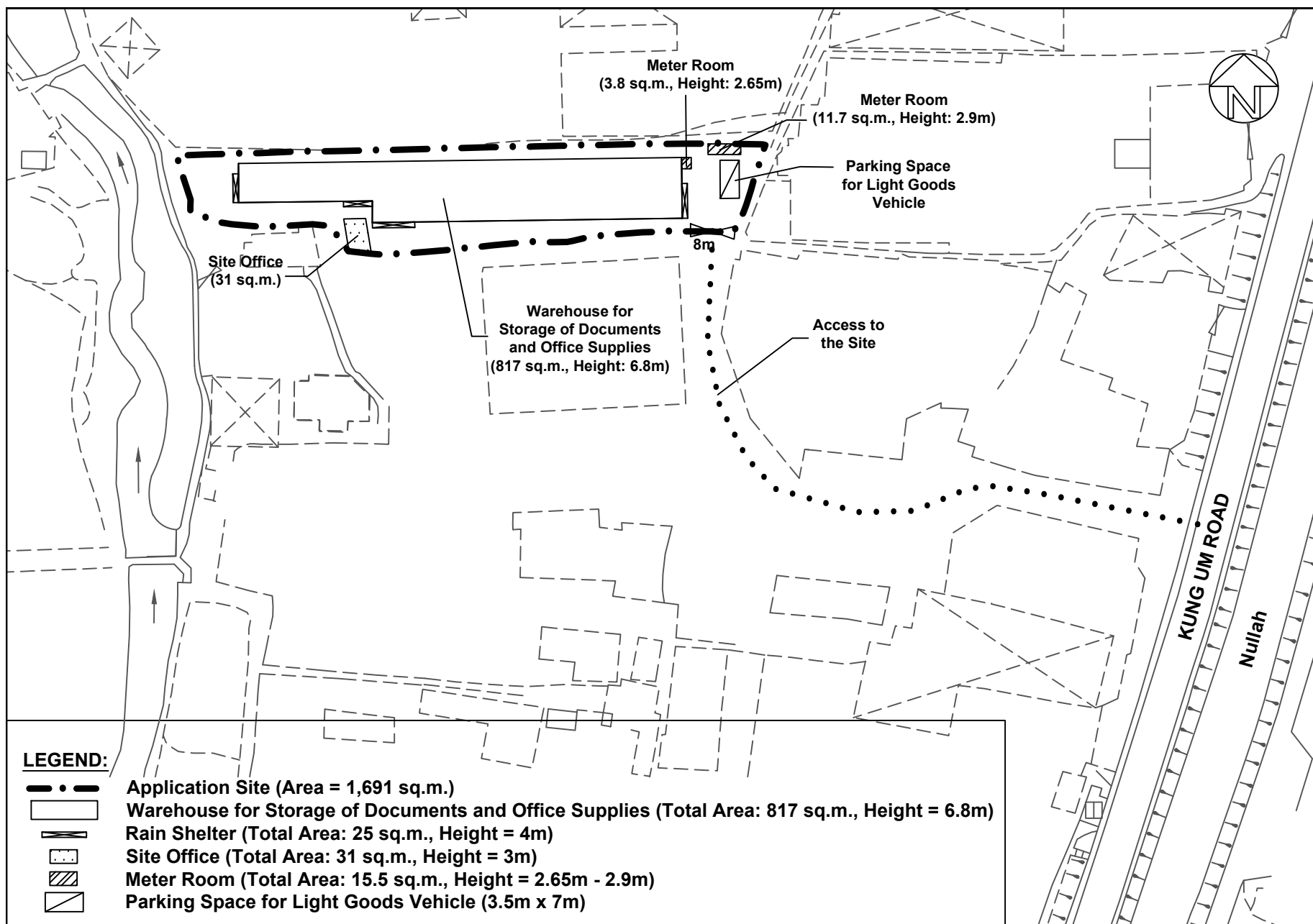


Extract from Tong Yan San Tsuen Outline Zoning
Plan No. S/YL-TYST/14 gazetted on 20.8.2021

FIGURE 4

For Identification Purpose

Date: 9.10.2023



Top Bright Consultants Ltd.

Drawing No. :TB/23/811/05

Layout Plan

Lots 1544(Part) and 1545(Part) in DD119,
Pak Sha Tsuen, Yuen Long, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

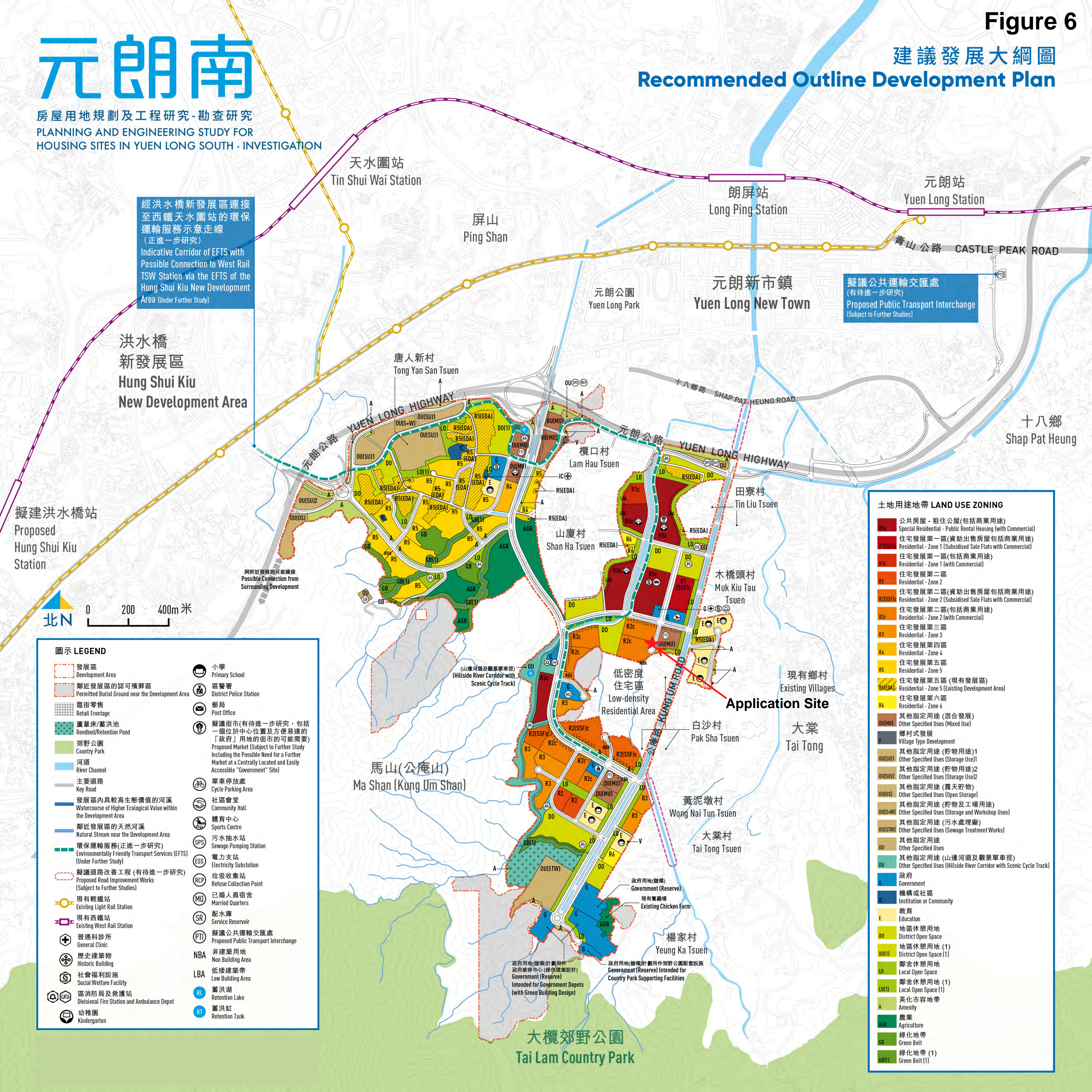
Date: 4.10.2023

Scale: 1 : 1 000

元朗南

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

Figure 6
建議發展大綱圖
Recommended Outline Development Plan



經洪水橋新發展區連接
至西鐵天水圍站的環保
運輸服務示意走線
(正進一步研究)
Indicative Corridor of EFTS with
Possible Connection to West Rail
TSW Station via the EFTS of the
Hung Shui Kiu New Development
Area (Under Further Study)

洪水橋
新發展區
Hung Shui Kiu
New Development Area

擬建洪水橋站
Proposed
Hung Shui Kiu
Station

北N 0 200 400m 米

圖示 LEGEND

- 發展區 Development Area
- 鄰近發展區的認可墳葬區 Permitted Burial Ground near the Development Area
- 臨街零售 Retail Frontage
- 蘆葦床/蓄洪池 Reedbed/Retention Pond
- 郊野公園 Country Park
- 河道 River Channel
- 主要道路 Key Road
- 發展區內具較高生態價值的河溪 Watercourse of Higher Ecological Value within the Development Area
- 鄰近發展區的自然河溪 Natural Stream near the Development Area
- 環保運輸服務(正進一步研究) Environmentally Friendly Transport Services (EFTS) (Under Further Study)
- 擬議道路改善工程(有待進一步研究) Proposed Road Improvement Works (Subject to Further Studies)
- 現有輕鐵站 Existing Light Rail Station
- 現有西鐵站 Existing West Rail Station
- 普通科診所 General Clinic
- 歷史建築物 Historic Building
- 社會福利設施 Social Welfare Facility
- 區消防局及救護站 Divisional Fire Station and Ambulance Depot
- 幼稚園 Kindergarten
- 小學 Primary School
- 區警署 District Police Station
- 郵局 Post Office
- 擬議街市(有待進一步研究, 包括一個位於中心位置及方便易達的「政府」用地的街市的可能需要) Proposed Market (Subject to Further Study Including the Possible Need for a Further Market at a Centrally Located and Easily Accessible "Government" Site)
- 單車停放處 Cycle Parking Area
- 社區會堂 Community Hall
- 體育中心 Sports Centre
- 污水抽水站 Sewage Pumping Station
- 電力站 Electricity Substation
- 垃圾收集站 Refuse Collection Point
- 已婚人員宿舍 Married Quarters
- 配水庫 Service Reservoir
- 擬議公共運輸交匯處 Proposed Public Transport Interchange
- 非建築用地 Non Building Area
- 低矮建築帶 Low Building Area
- 蓄洪湖 Retention Lake
- 蓄洪缸 Retention Tank

土地用途地帶 LAND USE ZONING

- R5c 公共房屋 - 租住公屋(包括商業用途) Special Residential - Public Rental Housing (with Commercial)
- R1(SSF)c 住宅發展第一區(資助出售房屋包括商業用途) Residential - Zone 1 (Subsidised Sale Flats with Commercial)
- R1c 住宅發展第一區(包括商業用途) Residential - Zone 1 (with Commercial)
- R2 住宅發展第二區 Residential - Zone 2
- R2(SSF)c 住宅發展第二區(資助出售房屋包括商業用途) Residential - Zone 2 (Subsidised Sale Flats with Commercial)
- R2c 住宅發展第二區(包括商業用途) Residential - Zone 2 (with Commercial)
- R3 住宅發展第三區 Residential - Zone 3
- R4 住宅發展第四區 Residential - Zone 4
- R5 住宅發展第五區 Residential - Zone 5
- R5(EDA) 住宅發展第五區(現有發展區) Residential - Zone 5 (Existing Development Area)
- R6 住宅發展第六區 Residential - Zone 6
- OU(MU) 其他指定用途(混合發展) Other Specified Uses (Mixed Use)
- V 鄉村式發展 Village Type Development
- OU(SU)1 其他指定用途(貯物用途)1 Other Specified Uses (Storage Use)1
- OU(SU)2 其他指定用途(貯物用途)2 Other Specified Uses (Storage Use)2
- OU(OS) 其他指定用途(露天貯物) Other Specified Uses (Open Storage)
- OU(S-W) 其他指定用途(貯物及工場用途) Other Specified Uses (Storage and Workshop Uses)
- OU(STW) 其他指定用途(污水處理廠) Other Specified Uses (Sewage Treatment Works)
- OU 其他指定用途 Other Specified Uses
- OU 其他指定用途(山邊河道及觀景單車徑) Other Specified Uses (Hillside River Corridor with Scenic Cycle Track)
- G 政府 Government
- IC 機構或社區 Institution or Community
- E 教育 Education
- DO 地區休憩用地 District Open Space
- DO(1) 地區休憩用地(1) District Open Space (1)
- LO 鄰舍休憩用地 Local Open Space
- LO(1) 鄰舍休憩用地(1) Local Open Space (1)
- A 美化市容地帶 Amenity
- AGR 農業 Agriculture
- GB 綠化地帶 Green Belt
- GB(1) 綠化地帶(1) Green Belt (1)

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/355	Temporary Open Storage of Used Private Vehicles for a Period of 3 Years	22.6.2007
2	A/YL-TYST/487	Temporary Open Storage of Used Private Vehicles for a Period of 3 Years	27.8.2010
3	A/YL-TYST/677	Temporary Open Storage and Storage of Used Private Vehicles for a Period of 3 Years	9.5.2014 [revoked on 9.11.2014]
4	A/YL-TYST/739	Temporary Open Storage and Storage of Used Private Vehicles for a Period of 3 Years	3.7.2015
5	A/YL-TYST/861	Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	24.11.2017
6	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

**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/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/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]
19	A/YL-TYST/945	Temporary Warehouse and Open Storage of Homeware for a Period of 3 Years	8.3.2019

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
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	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/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]
35	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]
36	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]
37	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]
38	A/YL-TYST/1019	Temporary Warehouse for Storage of Construction Materials and Exhibition Materials for a Period of 3 Years	20.11.2020 [revoked on 20.4.2023]
39	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 [revoked on 20.2.2023]
40	A/YL-TYST/1057	Temporary Storage of Construction Materials for a Period of 3 Years	4.12.2020 [revoked on 4.12.2021]

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
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 [revoked on 11.9.2023]
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 [revoked on 25.11.2023]
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 [revoked on 24.6.2023]
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
57	A/YL-TYST/1122	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	10.12.2021

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
58	A/YL-TYST/1125	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	24.12.2021 [revoked on 24.9.2023]
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 [revoked on 18.11.2023]
63	A/YL-TYST/1152	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	1.6.2022 [revoked on 1.12.2023]
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 [revoked on 9.9.2023]
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
77	A/YL-TYST/1191	Proposed Temporary Warehouse for Storage of Construction Materials and Metal Ware with Ancillary Office for a Period of 3 Years	13.1.2023

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
78	A/YL-TYST/1197	Temporary Vehicle Repair Workshop and Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years	3.3.2023
79	A/YL-TYST/1198	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	3.3.2023
80	A/YL-TYST/1202	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	17.3.2023
81	A/YL-TYST/1205	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	31.3.2023
82	A/YL-TYST/1217	Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	23.6.2023
83	A/YL-TYST/1220	Temporary Warehouse for Storage of Food Provisions and Rural Workshop with Ancillary Office for a Period of 3 Years	14.7.2023
84	A/YL-TYST/1211	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	11.9.2023
85	A/YL-TYST/1240	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years	8.12.2023
86	A/YL-TYST/1241	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	8.12.2023

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. 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 objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. Drainage

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

- no objection in principle to the proposed development;
- based on the drainage proposal/planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TYST/1054; and
- should the Town Planning Board (the Board) consider that the application is acceptable from planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under Application No. A/TYST/1054 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

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

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

6. 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 their suitability for the use proposed in the application.

7. Long-Term Development

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

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation” (the Study). According to the Revised Recommended Outline Development Plan of the Study promulgated in May 2020, the Site falls partly within areas zoned “Other Specified Uses (Mixed Uses)” and “Residential – Zone 2 (with Commercial)” and partly within an area shown as ‘Raod’; and
- the objective of YLS development is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of three years. In considering the application for temporary uses, due consideration should be given to the possible implication on land clearance which would affect the future implementation of YLS.

(b) Comments of the Project Manager (West) (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 comment from the village representatives in the vicinity regarding the application.

9. 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) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an 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 1544 and 1545 in D.D. 119 are currently covered by Short Term Waivers (STWs) No. 4562 and 4563 respectively for the purpose of “Temporary Open Storage and Storage of Used Private Vehicles”;
 - (iii) the Yuen Long South (YLS) Development programme should be taken into account when drawing up the STW boundary and layout of structures to be built on 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 holder(s) will need to apply to his office for modification of the STW conditions where appropriate. 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 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;
- (d) 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) 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;
 - (ii) if the proposed access on Kung Um Road is approved by the Transport Department, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114 or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and

- (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
- the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) 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;
- (h) 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 are 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

- (i) to note the comments of the Project Manager (West), CEDD (PM(W), CEDD) that:

based on the preliminary project boundary of the proposed YLS Development, the Site falls 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.