

2024年 7月 1 2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/1275

This document is received on 2024 -07- 1 2
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注解

"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

2401585

3.7.2024

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/1275
	Date Received 收到日期	2024-07-12

- 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)

Tang Yuet Hing (鄧月興)

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 (才鴻顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1040(Part), 1042(Part) and adjoining Government land in DD119, Pak Sha Tsuen, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,124 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 739.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 159 sq.m 平方米 <input checked="" 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 Event Supplies and Equipment with Ancillary Site Office (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
17/6/2024 (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 18/6/2024 (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		
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年	<input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	.....sq.m	<input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m	<input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
.....		
.....		
.....		
.....		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
<div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div>			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(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 <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div>	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)	
		<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) 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/ <u>YL-TYST</u> / <u>1106</u>
(b) Date of approval 獲批給許可的日期	<u>10.9.2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>21.9.2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 years
(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 checked="" 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>(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 checked="" type="checkbox"/> year(s) 年 <u>3</u>.....</p> <p><input type="checkbox"/> month(s) 個月</p>

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

Lo Ming Kong

Project Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
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

2/7/2024

(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 <u>as far as possible</u> . 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 1040(Part), 1042(Part) and adjoining Government land in DD119, Pak Sha Tsuen, Yuen Long, N.T.
Site area 地盤面積	1,124 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 159 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 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	739.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.7 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.6 - 5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	66 % <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		NA NA 1 (3.5m x 7m) NA NA NA
	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/>		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NA NA NA NA NA NA
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Site Plan, Plan Showing General Area,</u>		
<u>Extract from Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14</u>		
<u>Reports 報告書</u>		
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"/>
<hr/>		
<hr/>		
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 Event Supplies
and Equipment with Ancillary Site Office for a Period
of 3 Years in “Undetermined” Zone at Lots 1040 (Part),
1042 (Part) and Adjoining Government Land in DD119,
Pak Sha Tsuen, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Ms. Tang Yuet Hing

Planning Consultant:



Top Bright Consultants Ltd.

July, 2024

Executive Summary

This planning statement is prepared by Top Bright Consultants Ltd. on behalf of Ms. Tang Yuet Hing (the “Applicant”) in support of an application at Lots 1040(Part), 1042(Part) and adjoining Government land in DD119, Pak Sha Tsuen, Yuen Long, New Territories (the “Application Site”) for temporary warehouse for storage of event supplies and equipment for a period of 3 years.

The Application Site, or part of it, is the subject of six previous planning applications (Application Nos. A/YL-TYST/204, 369, 498, 671, 917 and 1106), which were approved by the Town Planning Board (the “Board”) for a period of 3 years on 7.11.2003, 30.11.2007, 26.11.2010, 4.4.2014, 21.9.2018 and 10.9.2021, respectively. The last application (No. A/YL-TYST/1106) was approved for a temporary warehouse for storage of event supplies and equipment with ancillary site office and all approval conditions of this application were complied with. As the planning permission would be expired on 21.9.2024, the Applicant submits the current application to the Board to seek renewal of planning permission for the continuation of the warehouse use at the Application Site.

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

As compared with the last application, the development parameters of the current application are identical to the last approved application. A warehouse occupies the western portion of the Application Site for storage of event supplies and equipment. An ancillary site office is provided within the warehouse. A fire service water tank and pump room are provided for water supply and firefighting within the site. The ingress/egress of the Application Site of 7m wide is located on the eastern boundary and one parking space for light goods vehicle (not exceeding 5.5 tonnes) (3.5m x 7m) is retained. No workshop activities will be carried out on the Application Site.

The justifications of this application are: in line with planning intention; would not jeopardise the long-term development of Yuen Long South; compatible with surrounding land uses; compliance with previous approval conditions; no adverse environmental or visual impact; no adverse drainage impact; no additional traffic generated and approval of similar applications. The Applicant therefore seeks the Board’s permission to use the Application Site for warehouse use for a further period of 3 years.

行政摘要

這宗規劃申請乃代表鄧月興女士向城市規劃委員會(“城規會”)呈交，擬議在新界元朗白沙村丈量約份第 119 約地段第 1040 號(部份), 1042 號(部份)及毗連政府土地(“申請地點”), 用作臨時貯放娛樂製作設備及器材貨倉(“擬議發展”), 為期 3 年。

申請地點或當中的其中一部分地段涉及 6 宗規劃申請(申請編號 A/YL-TYST/204, 369, 498, 671, 917 及 1106), 分別於 2003 年 11 月 7 日、2007 年 11 月 30 日、2010 年 11 月 26 日、2014 年 4 月 4 日、2018 年 9 月 21 日及 2021 年 9 月 10 日獲城規會批准為期三年的臨時用途。最近一次規劃許可(申請編號 A/YL-TYST/1106)獲批准用作臨時貯放娛樂製作設備及器材貨倉, 申請人亦已全部履行該規劃許可的附帶條件。鑑於上次規劃許可的期限將於 2024 年 9 月 21 日屆滿, 申請人向城規會遞交是項續期申請, 希望繼續使用申請地點作貨倉用途。

申請地點座落於唐人新村分區計劃大綱核准圖編號 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。申請地點位於鄰近元朗市中心的邊陲地帶, 為用作申請用途的理想地點。申請地點附近的土地用途主要用作工場、貨倉及露天存放場, 擬議發展與毗鄰土地用途配合。由此可見, 城規會過去在此“未決定用途”地帶已批准多個類似用途的申請。

與上次申請比較, 是項申請的發展參數與上次申請相同。申請地點西面設有一個貯放娛樂製作設備及器材的貨倉, 貨倉內提供一個附屬辦公室。申請地點亦提供消防水缸及泵房, 以供應水源作滅火用途。申請地點東面設有一個 7 米闊的出入口, 場內保留一個輕型貨車(不超過 5.5 噸) (3.5 米 x 7 米)停車位。申請地點內不會進行任何工場活動。

這宗規劃申請的理由為: 符合規劃意向; 不會妨礙元朗南的長遠發展; 與附近土地用途協調; 已全部履行上次規劃許可附帶條件; 不會產生不良的環境、視覺及排水影響; 不會產生額外交通流量; 及同類申請已獲規劃許可。因此, 申請人希望城規會批准續期三年的臨時用途。

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SUMMARY OF APPLICATION

Applicant	: Ms. Tang Yuet Hing
Applied Use	: Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years
Existing Use	: Same as the Applied Use
Location	: Lots 1040 (Part), 1042 (Part) and Adjoining Government Land in DD119, Pak Sha Tsuen, Yuen Long, New Territories
Site Area	: 965 square metres Government Land: 159 square metres Total: 1,124 square metres
Lease	: Block Government Lease demised as agricultural land
Statutory Plan	: Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 exhibited on 20.8.2021
Zoning	: "Undetermined" ("U")
Previous Applications	: A/YL-TYST/1106 approved on 10.9.2021 A/YL-TYST/917 approved on 21.9.2018 A/YL-TYST/671 approved on 4.4.2014 A/YL-TYST/498 approved on 26.11.2010 A/YL-TYST/369 approved 30.11.2007 A/YL-TYST/204 approved on 7.11.2003

1. INTRODUCTION

- 1.01 This planning statement is prepared by Top Bright Consultants Ltd. on behalf of Ms. Tang Yuet Hing (the “Applicant”) to seek renewal of a planning application at Lots 1040(Part), 1042(Part) in DD119 and adjoining Government land in Pak Sha Tsuen, Yuen Long, New Territories (the “Application Site”) for temporary warehouse for storage of event supplies and equipment with ancillary site office for a period of 3 years. The Applicant is the current landowner of Lot 1040 in DD119.
- 1.02 The Application Site, or part of it, is the subject of six previous planning applications (Application Nos. A/YL-TYST/204, 369, 498, 671, 917 and 1106), which were approved by the Town Planning Board (the “Board”) for a period of 3 years on 7.11.2003, 30.11.2007, 26.11.2010, 4.4.2014, 21.9.2018 and 10.9.2021, respectively. The last application (No. A/YL-TYST/1106) was approved for a temporary warehouse for storage of event supplies and equipment with ancillary site office and all approval conditions of this application were complied with. As the planning permission would be expired on 21.9.2024, the Applicant submits the current application to the Board to seek renewal of planning permission for the continuation of the warehouse use at the Application Site.
- 1.03 The Application Site falls within an “Undetermined” (“U”) zone on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 and has been specifically designated for open storage uses that cannot be housed in conventional godown premises. The Application Site, which is located on the immediate outskirts of Yuen Long New Town is a preferred location for the proposed use. It is also compatible with the surrounding land uses, which mainly comprise of workshops, warehouses and open storage yards. In this regard, the Board approved a number of similar applications in the past within the same “U” zone.
- 1.04 This supplementary planning statement aims to provide a brief description of the Application Site, details of the Proposed Development and justifications to facilitate the Board’s consideration of the application.

2. SITE CONTEXT

Location

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

Existing Site Conditions

- 2.02 The Application Site covers an area of about 1,124 square metres (including 159 square metres of Government land) and is generally irregular in shape (see **Figure 2**). The Application Site is currently occupied by a warehouse which is formed by corrugated metal sheets. Fire services installations have been provided within the warehouse. The surface of the Application Site has

been hard paved and fenced off by 2-metre high corrugate metal sheets.

Surrounding Land Uses

- 2.03 The Application Site is surrounded by a mixture of land uses, including vehicle repair workshop to the northeast, open storage yards and warehouses to the west, south and southeast.
- 2.04 The nearest villages, Pak Sha Tsuen and Wong Nai Tun Tsuen, are located approximately 300 and 250 metres to the northeast. **Figure 3** shows the Application Site in the context of its local surrounds.

Access

- 2.05 The Application Site is located about 80 metres to the west of Kung Um Road. It is directly accessible via a track branching off from Kung Um Road that is shared with the adjacent storage facilities. The entrance to the Application Site is from the east and has been hard paved. A plan showing the access road is at **Figure 2**.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises of Lots 1040(Part), 1042(Part) and adjoining Government land in DD119, Pak Sha Tsuen, Yuen Long, New Territories. The Applicant is the current owner of Lot 1040 in DD 119. A plan showing the configuration of the Application Site is at **Figure 2**.
- 3.02 The subject lots are 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

Statutory Plan

- 4.01 According to the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14 which was approved on 20.8.2021, the Application Site falls within an “Undetermined” (“U”) zone (see **Figure 4**). The planning intention of the “U” zone for this area is to cater for the continuing demand for open storage which cannot be accommodated in conventional godown premises. According to the covering notes of the OZP for the “U” zone, all uses or development except those specified in the Notes require planning permission from the Board.

Previous Applications

- 4.02 The Application Site, or part of it, is the subject of six previous planning applications

(Application Nos. A/YL-TYST/204, 369, 498, 671, 917 and 1106). Application No. A/YL-TYST/204 was approved by the Board for organic waste recycle research facilities for a period of 3 years on 7.11.2003. Application No. A/YL-TYST/369 was approved by the Board for a temporary warehouse for storage of exhibition materials for a period of 3 years on 30.11.2007. Application No. A/YL-TYST/498 was approved for a temporary warehouse for storage of aluminium scaffolds for a period of 3 years on 26.11.2010. Application No. A/YL-TYST/671 was approved on 4.4.2014 for temporary warehouse for storage of construction materials. The last two applications (Nos. A/YL-TYST/917 and 1106) was approved on 21.7.2018 and 10.9.2021 for a temporary warehouse for storage of event supplies and equipment with ancillary site office and all approval conditions of the last application were complied with.

Similar Applications

- 4.03 The Board has recently approved a number of applications for “temporary warehouse use” within the same “U” zone on the Tong Yan San Tsuen OZP. A summary of these applications is shown below:

Application No.	Date of Approval	Applied Use	Length of Planning Permission
A/YL-TYST/1261	19.4.2024	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	3 years
A/YL-TYST/1260	19.4.2024	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	3 years
A/YL-TYST/1259	5.4.2024	Proposed Temporary Warehouse and Open Storage of Recyclable Materials, Mobile Toilets and Construction Materials for a Period of 3 Years	3 years
A/YL-TYST/1255	15.3.2024	Proposed Temporary Warehouse for Storage of Vehicles and Vehicle Parts for a Period of 3 Years	3 years
A/YL-TYST/1253	3.1.2024	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	3 years
A/YL-TYST/1252	3.1.2024	Temporary Warehouse and Open Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	3 years
A/YL-TYST/1244	22.12.2023	Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	3 years

5. DEVELOPMENT PROPOSAL

Renewal of Planning Approval

- 5.01 The Applicant seeks renewal of planning approval for temporary warehouse for storage of event supplies and equipment with ancillary site office for a period of 3 years. No open storage and workshop activities will be carried out on the premises.

Site Layout and Design

- 5.02 The Layout Plan in **Figure 5** illustrates the proposed site configuration which is same as the last application. A warehouse occupies the western portion of the Application Site. A fire service water tank and pump room are provided for water supply and firefighting within the site. One parking space for light goods vehicle (not exceeding 5.5 tonnes) (3.5m x 7m) is retained. An ancillary site office is provided within the warehouse. The ingress/egress of 7m wide of the Application Site is located on the eastern boundary.
- 5.03 As compared with the last application, the development parameters of the current application are identical to the last approved application. The development parameters of the current application are as follows:

Table 5.1: Development Parameters

Site Area	1,124m ² (including 159m ² Government land)
Applied Use	Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office
Floor Area	739.5m ²
No. of Structures	3
Building Height	2.6 - 5m
No. of Parking Space	1 (for light goods vehicle) (3.5m x 7m)
FS Pump Room/ FS Water Tank	Yes

Site Operations

- 5.04 The Application Site will only be used to store event supplies and equipment. Only light goods vehicle will be used to deliver the event supplies and equipment to their designated location. The proposed hours of operation at the Application Site is same as the last application (No. A/YL-TYST/1106), i.e. between 09:00 and 18:00 hours on Mondays to Saturdays, and there will be no operation on Sundays and public holidays. The proposed development will generate approximately 1 vehicle round trip per day.

Landscape and Tree Preservation Proposal

- 5.05 In accordance with the approved landscape and tree preservation proposal of the previous application (No. A/YL-TYST/498), trees have already been planted around the northern and

part of the southern boundaries of the Application Site. The implementation of the landscape proposal was considered satisfactory by the Planning Department. The Applicant will preserve all 14 existing trees on site (see **Figure 6**) and provide routine horticultural maintenance for the plantings.

Drainage Facilities

- 5.06 The Application Site is served by the existing drainage facilities, which includes 375mm peripheral channels to collect surface runoff from the Application Site and discharge to the stream to its north. These facilities were considered satisfactory under previous planning application (No. A/YL-TYST/204) and the condition record was accepted by Drainage Services Department under last application (No. A/YL-TYST/917). The existing drainage facilities will be well maintained by the Applicant.

Fire Services Installations

- 5.07 To comply with approval condition of the last application (No. A/YL-TYST/1106), the Applicant had maintained the fire services installations (FSIs) which includes a fire service water tank and pump room for water supply and firefighting within the site. As the proposed use (i.e. warehouse) will remain unchanged, the Applicant will maintain the FSIs for the current application.

Environmental Consideration

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

6. JUSTIFICATIONS

In Line with the Planning Intention

- 6.01 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 renewal of temporary warehouse for storage of event supplies and equipment with ancillary site office, is therefore in line with the planning intention for the “U” zone for storage use which cannot be accommodated in conventional godown premises.

Would Not Jeopardise the Long-term Development of Yuen Long South

- 6.02 Under the Revised Recommended Outline Development Plan of Yuen Long South (YLS) Development, the Application Site falls within “Green Belt (1)” “GB(1)” and “Other Specified Uses” annotated “Hillside River Corridor with Scenic Cycle Track”. Although the Application Site

falls within the Second Phase of YLS Development, approval of the application on a temporary basis would not jeopardise the long-term development of the area. In addition, similar applications were also approved by the Board in recent months.

Compatible with Surrounding Land Uses

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

Compliance with Previous Approval Conditions

- 6.04 All approval conditions of the last planning application (No. A/YL-TYST/1106) had been complied with, including the maintenance of all existing trees and landscape plantings, existing drainage facilities and existing fire service installations. As the required site improvement works had already been implemented and approved by the relevant Government departments, favourable consideration may be given by the Board to this application.

No Adverse Environmental or Visual Impact

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

No Adverse Drainage Impact

- 6.06 The Applicant is situated within close proximity to an existing stream to its north. 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 were properly maintained by the Applicant. As a result, no adverse drainage impacts are anticipated.

No Additional Traffic Generated

- 6.07 The proposed use, as with most other passive storage facility, is not a high traffic generating use. The frequency of delivery trips to and from the Application Site will be similar to the last application (about 1 round trip per day) and the goods will be transported to and from the Application Site by light goods vehicles under 5.5 tonnes only. Heavy goods vehicles will not be permitted to enter the Application Site. In addition, vehicles will normally travel along Kung Um

Road, Kiu Hing Road and Tai Tong Road, thereby avoiding the northern stretch of Kung Um Road and its junction with Ma Tin Road, which experiences serious traffic congestion during peak hours.

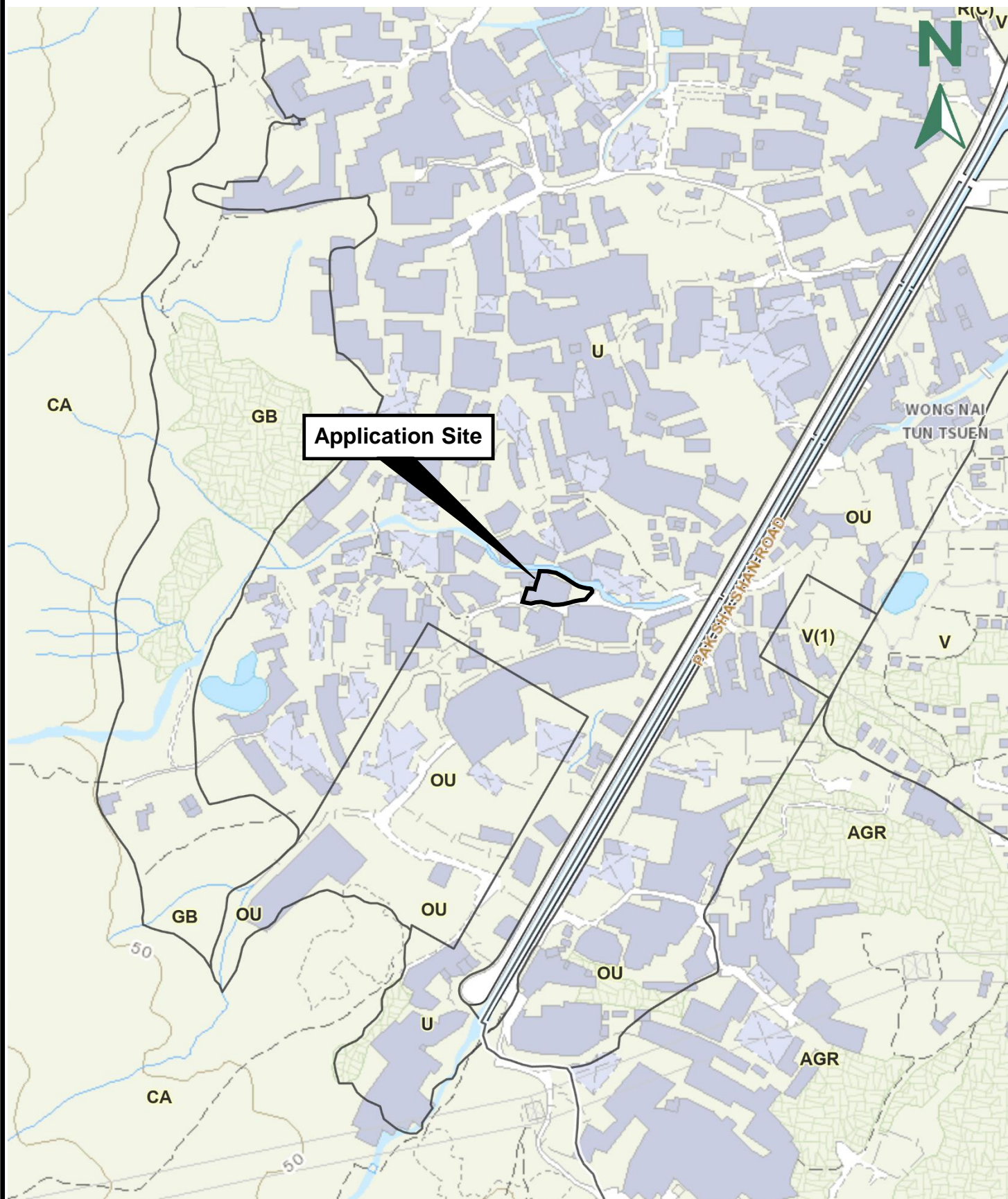
Approval of Similar Applications

- 6.08 As mentioned in paragraph 4.03 above, a number of similar applications have been approved by the Board within the same “U” zone under the Tong Yan San Tsuen OZP. This indicates that the Application Site is suitable for warehouse use.

7. CONCLUSION

- 7.01 The Application Site falls within an “Undetermined” 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 remaining stages of the YLS Development are implemented, the area has been identified as 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 this application will not frustrate the long-term development for the area.
- 7.02 The current application is a renewal of planning approval for a temporary warehouse for storage of event supplies and equipment with ancillary site office. Compared with the last approved application, the applied use and development parameters remain unchanged. The applied use is solely a storage facility, which does not involve any noise generating, visually intrusive or environmentally detrimental activities, such as workshops, and would not generate additional traffic. The Proposed Development is also compatible with the surrounding land uses in nature. There is no complaint about the warehouse operation at the Application Site in the past.
- 7.03 In view of the foregoing submission and justifications, 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.
July 2024

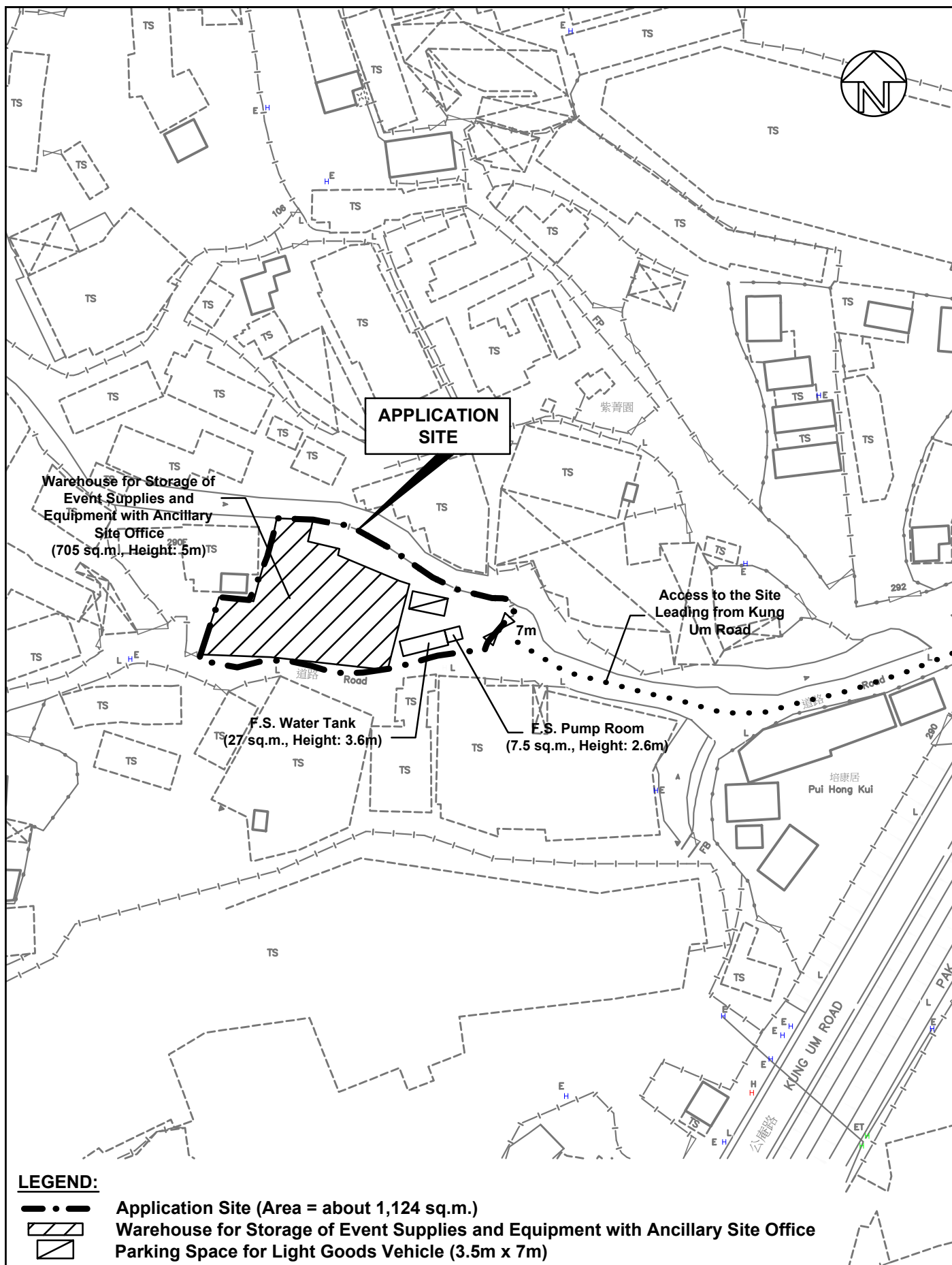


Extract from Tong Yan San Tsuen Outline Zoning
Plan No. S/YL-TYST/14 gazetted on 20.8.2021

FIGURE 4

For Identification Purpose

Date: 16.5.2024



Top Bright Consultants Ltd.

Drawing No. :TB/24/843/05

Layout Plan

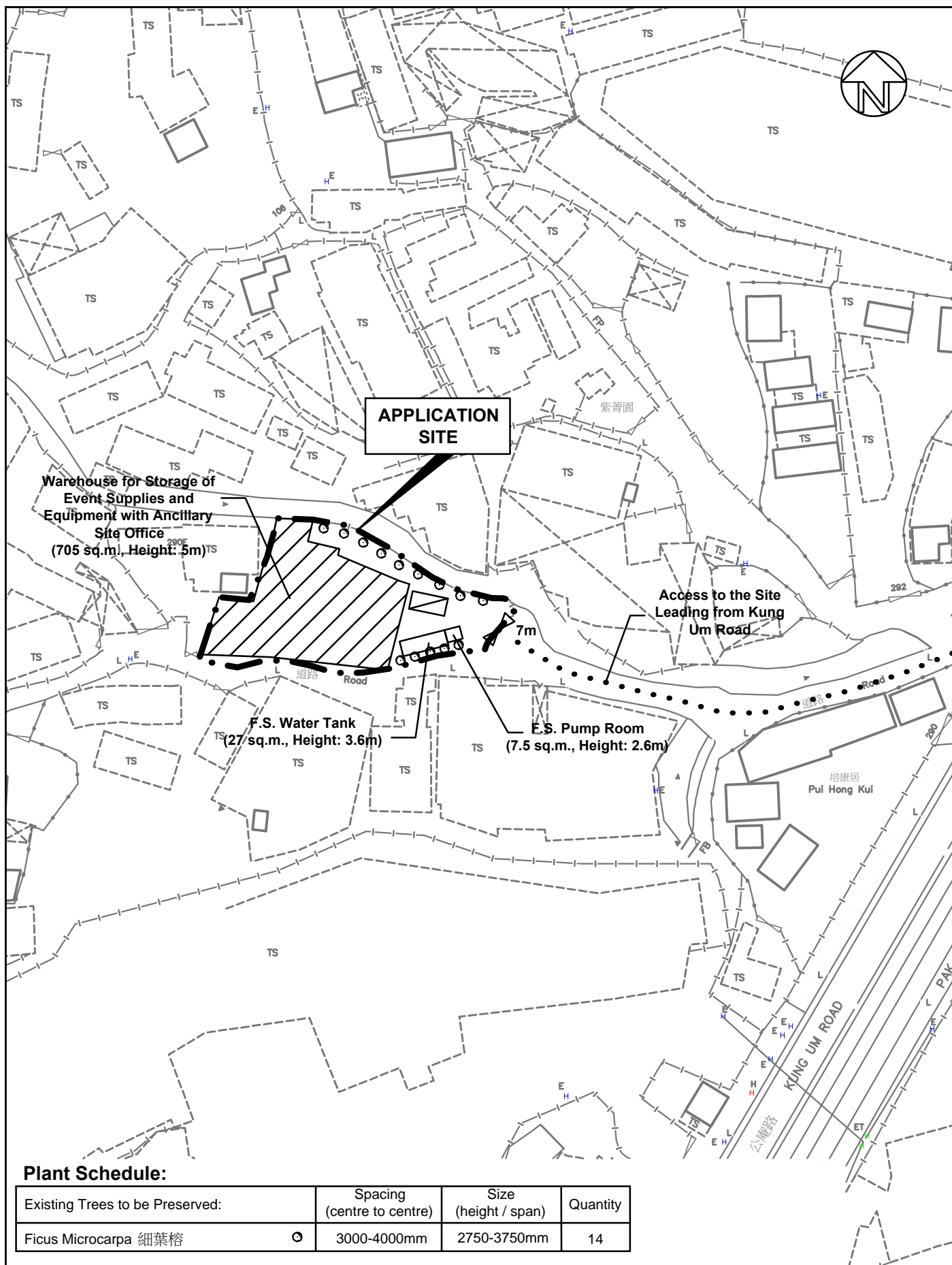
Lots 1040(Part), 1042(Part) and Adjoining
Government Land in DD119,
Pak Sha Tsuen, Yuen Long, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 16.5.2024

Scale: 1 : 1 000 (A4)



Top Bright Consultants Ltd.

Drawing No. :TB/24/843/06

Landscape and Tree Preservation Proposal

Lots 1040(Part), 1042(Part) and Adjoining
Government Land in DD119,
Pak Sha Tsuen, Yuen Long, N.T.

FIGURE 6

FOR IDENTIFICATION PURPOSE

Date: 16.5.2024

Scale: 1 : 1 000 (A4)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 24/843/L02
Your Ref.: A/YL-TYST/1275

July 18, 2024

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

By Email

Dear Sir/Madam,

**Temporary Warehouse for Storage of Event Supplies
and Equipment with Ancillary Site Office for a Period of 3 Years in “Undetermined”
Zone at Lots 1040 (Part), 1042 (Part) and Adjoining Government Land in DD119, Pak
Sha Tsuen, Yuen Long, New Territories
(Application No. A/YL-TYST/1275)**

Referring to the captioned application, we submit the attached FSIs proposal of the planning application (No. A/YL-TYST/917) approved by the relevant government departments together with the existing drainage facilities record, a set of valid F.S. 251 certificates and Letter of Permission for your reference of the last planning application (No. A/YL-TYST/1106) (see Appendix A-D).

Compared with the last approved application, the site layout, Gross Floor Area (GFA), no. of structures as well as the proposed use for the current application remain unchanged. Should this application be approved, the Applicant commits to comply with all the planning conditions to ensure that the proposed Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office will be operated in a safe and appropriate manner.

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

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Lo Ming Kong

Encl.

c.c. Ms. Tang Yuet Hing (the Applicant)

Appendix A

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2401 0973) & Post
Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TYST/917
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

26 November 2019

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

Dear Sir/Madam,

Compliance with Approval Condition (j)

Planning Application No. A/YL-TYST/917

I refer to your submission dated 27.8.2019 for compliance with the captioned approval condition on the submission of a fire service installations (FSIs) proposal. The Director of Fire Services has been consulted on your submission. Your submission is considered:

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

Please implement the accepted FSIs proposal and report completion of works to our Department as soon as possible for compliance with approval condition (k). Please note that the time limit of condition (k) is 21.12.2019. Should you have any queries on the departmental comments, please contact Mr. YEN Chung-ming (Tel: 2733 7737) of Fire Services Department.

Yours faithfully,

(K. K. Ng)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

D of FS

(Attn.: Mr. YEN Chung-ming)

(Ref: Email correspondence dated 7.11.2019)

Internal

CTP/TPB (2)

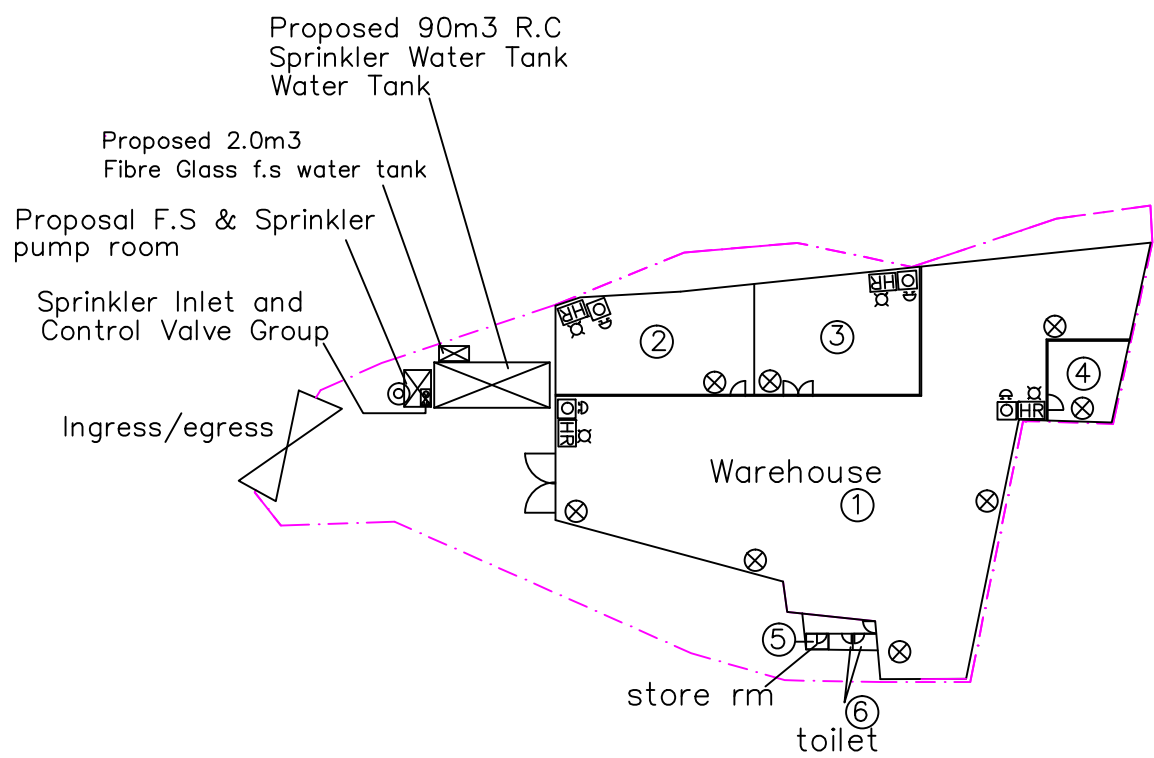
APPENDIX

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

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

Legend:

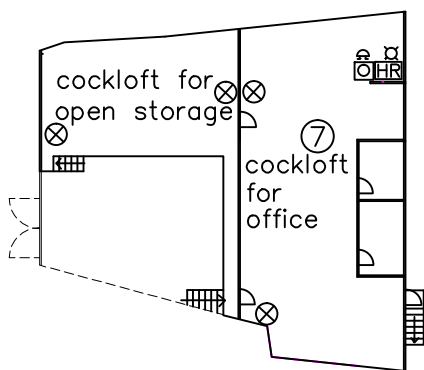
- ⊗ 4kg dry powder type fire extinguisher
- ⊙ 5kg co2 type fire extinguisher
- HR Hore Reel Set
- 🔔 150mm Fire Alarm Bell
- 🚪 Break Glass Call Point
- 📺 Visual Alarm Device
- 🔧 Sprinkler inlet and Sprinkler Control Valve Group
- Lot Boundary
- New installations



GROUND FLOOR F.S LAYOUT PLAN

NATURE OF OCCUPANCY:

- ① Warehouse for storage of Event Supplies and Equipment
(Volume including open storage on cockloft about:
336sq.m X 5m(H) + 258sq.m x 2.5m(H) =2325cubic metres)
- ② STORE ROOM
(Volume about:90sq.m X 2.5m(H) =225cubic metres)
- ③ STORE ROOM
(Volume about:86sq.m X 2.5m(H) =215cubic metres)
- ④ STORE ROOM
(Volume about:26sq.m X 2.5m(H) =65cubic metres)
- ⑤ STORE ROOM
(Volume about:1.5sq.m X 2.5m(H) =3.75cubic metres)
- ⑥ TOILET
(Volume about:3.4sq.m X 2.5m(H) =8.5cubic metres)
- ⑦ Ancillary site office on cockloft
(Volume about:245sq.m X 2.5m(H) =612.5cubic metres)



COCKLOFT OF WAREHOUSE A F.S LAYOUT PLAN

Fire Notes:

- 1.Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838.
- 2.Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circulars letter 5/2008.
- 3.Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
- 4.An Automatic Sprinkler System Supplied by 90 m3 Sprinkler Water Tank and Hazard Class OH 3 shall be provided to ground floor & cockloft of warehouse in accordance with BS EN 12845:2003 and FSD Circular Letter No.3/2006.
The maximum storage heights shall not be exceeded 4m.The maximum storage areas shall be 50s.q.m for any single block,with no less than 2.4m clearance around the block.
The Sprinkler Water Tank,Sprinkler Pump Room,Sprinkler Inlet and Sprinkler Control Valve Group shall be clearly marked on plans. Sprinkler Tank Water Supply Pipe should be connected to Town Main.
- 5.It is clarified that the storage configuration is ST1:free standing or block stacking with reference to the section 6.3.2 of BS 12845.
- 6.It is clarified that the storage category is Category I (storage of goods which mostly is Metal) with reference to the Annex C of BS 12845.
- 7.An hose reel system should be supplied by a 2.0m3 F.S Water tank.
There shall be sufficient hose reel to ensure that every part of each buildind can be reached by a length of not more than 30m of hose reel tubing.The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
- 8.Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1: 2002 + A2 :2008 and FSD Circular Letter No.1/2009 &3/2010 .
One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning should include facilities for fire pump start and audio/visual warning device initiation.
- 9.Sprinkler pump(SP1,SP2,JP) & Hose Reel pump (HR-1&HR-2)shall be provided at F.S .
Pump Room & Sprinkler Pump Room.
- 10.One No.5.0 kg CO2 F.E.shall be provided for F.S Pump Room & Sprinkler Pump Room.
- 11.A Direct Line shall connect to Fire Communication Centre.
- 12.Static or Dynamic smoke extraction system is not provided because every fire compartment does not exceed 7000 cubic metres.
- 13.Secondary source of electrical supply should be provided.

INTERCEPT FIRE & SECURITY
TECHNICIANS LIMITED

Registered Address:
Shop 25 & 84,G/F,Man Fung Building,YLTL329 Fung Kwan Street,
Yuen Long,N.T
Tel: [REDACTED] Fax: 24285932
Business Address:
8/F, Block L,Phase 2,Wah Fung Industrial Centre,33-39
Kwai Fung Street,Kwai Chung,N.T
Tel: 24255404 , Fax: 24285932

Project:
Temporary Warehouse for Storage
of Event supplies and equipment
with ancillary site office for a period
of 3 Years at lots 1040(part) and
1042(part) in d.d 119 and adjoining
government land,pak sha tsuen,
yuen long.N.T

Title:
Proposed Fire Service Installation
Layout Plan

Drawn by:	W.C.WONG
Date:	2019-8-15
Scale:	1:500@ A2
Ref No:	TPB/A/YL-TYST/917
Drawing No:	2018/FS/005

Application No. A/YL-TYST/1275

Photographic record of the existing drainage facilities on the site (Photo Taken on 8.7.2024)

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



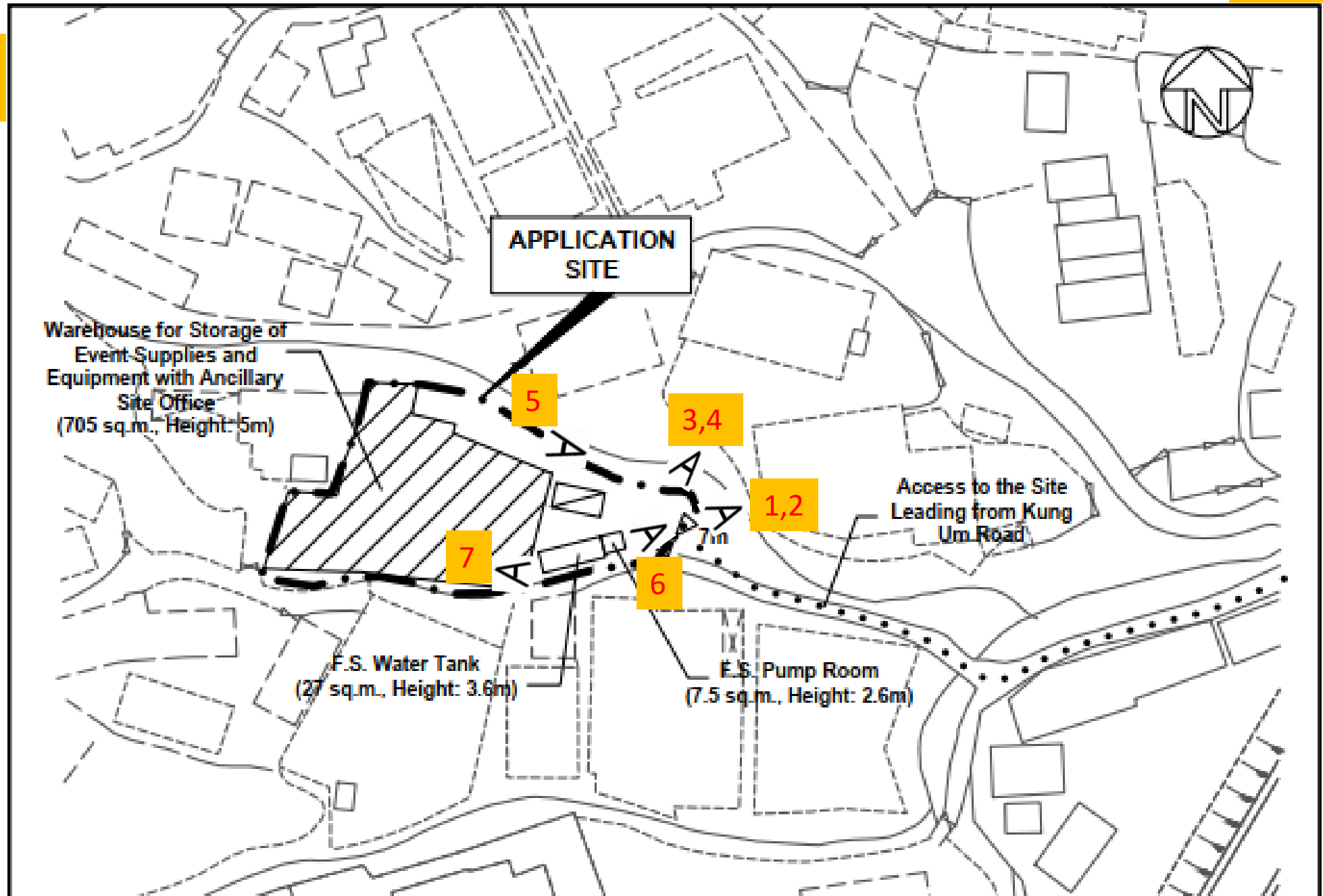
Photo 6



Photo 7



Application No:
(A/YL-TYST/1275)



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Pak Sha Tsuen

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	1 x 4 KG DRY POWDER TYPE P.E.	AS ABOVE	Conforms with FSD requirements	18-7-2024	17-7-2025

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	12 x 4 KG DRY POWDER TYPE P.E.	AS ABOVE	TO SUPPLY AND INSTALL	Conforms with FSD requirements	18-7-2024
"	1 x 5 KG CO2 GAS TYPE P.E.	地下泵房	TO SUPPLY AND INSTALL	"	"

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only:

Inspected

Key-in

Verified

城 市 規 劃 委 員 會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

By Post & Fax (2401 0973)

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-TYST/1106

24 September 2021

Top Bright Consultants Ltd.
Room 103, 300 Kung Um Road
Yuen Long, New Territories
(Attn.: Lo Ming Kong / Raymond Leung)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Warehouse
for Storage of Event Supplies and Equipment with Ancillary Site
Office for a Period of 3 Years in "Undetermined" Zone, Lots 1040 (Part) and
1042 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long**

I refer to my letter to you dated 7.9.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 22.9.2021 to 21.9.2024 and is subject to the following conditions :

- (a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no open storage or workshop activities, as proposed by you, are allowed on the site at any time during the planning approval period;
- (d) no medium or heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site, as proposed by you, at any time during the planning approval period;
- (e) all existing trees and landscape plantings within the site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

- (g) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period; and
- (h) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 22.9.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 10.9.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 15.10.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Steven Siu of Tuen Mun & Yuen Long West District Planning Office at 2158 6000.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

RK/CC/cl

**Relevant extracts of the Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance with Planning
Conditions for Temporary Use or Development”
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/204	Temporary Organic Waste Recycle Research Facility for a Period of 3 Years	7.11.2003 [revoked on 7.3.2006]
2	A/YL-TYST/369	Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	30.11.2007 [revoked on 28.2.2010]
3	A/YL-TYST/498	Temporary Warehouse for Storage of Aluminium Scaffolds for a Period of 3 years	26.11.2010
4	A/YL-TYST/671	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	4.4.2014
5	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
6	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

**Similar Applications within/straddling the “U” Zone
on the Tong Yan San Tsuen OZP since 2019**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	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
2	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]
3	A/YL-TYST/945	Temporary Warehouse and Open Storage of Homeware for a Period of 3 Years	8.3.2019
4	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
5	A/YL-TYST/971	Temporary Warehouse for Storage of Paper Products and Electronic Goods for a Period of 3 Years	2.8.2019
6	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]
7	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]
8	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]
9	A/YL-TYST/982	Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	18.10.2019
10	A/YL-TYST/987	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 years	15.11.2019
11	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
12	A/YL-TYST/983	Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	3.1.2020
13	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
14	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
15	A/YL-TYST/1004	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	26.5.2020
16	A/YL-TYST/1009	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	26.6.2020
17	A/YL-TYST/1021	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	26.6.2020 [revoked on 26.11.2022]
18	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]
19	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]
20	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]

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
21	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]
22	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]
23	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]
24	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
25	A/YL-TYST/1057	Temporary Storage of Construction Materials for a Period of 3 Years	4.12.2020 [revoked on 4.12.2021]
26	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]
27	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]
28	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
29	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
30	A/YL-TYST/1079	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.3.2021
31	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
32	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
33	A/YL-TYST/1089	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	14.5.2021
34	A/YL-TYST/1094	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.6.2021 [revoked on 11.9.2023]
35	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]
36	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 [revoked on 9.12.2023]
37	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

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
38	A/YL-TYST/1108	Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	24.9.2021
39	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]
40	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
41	A/YL-TYST/1122	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	10.12.2021
42	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]
43	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
44	A/YL-TYST/1138	Temporary Warehouse for Storage of Non-staple Food for a Period of 3 Years	28.1.2022
45	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
46	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]
47	A/YL-TYST/1152	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	1.6.2022 [revoked on 4.12.2023]
48	A/YL-TYST/1159	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	24.6.2022 [revoked on 24.3.2024]
49	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
50	A/YL-TYST/1169	Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years	12.8.2022
51	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
52	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
53	A/YL-TYST/1174	Proposed Temporary Warehouse for Storage of General Goods for a Period of 3 Years	9.9.2022 [revoked on 9.6.2024]
54	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]
55	A/YL-TYST/1177	Proposed Temporary Warehouse for Storage of Exhibition Materials and Construction Materials for a Period of 3 Years	23.9.2022 [revoked on 23.3.2024]
56	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
57	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

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
58	A/YL-TYST/1184	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	11.11.2022
59	A/YL-TYST/1185	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.11.2022
60	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
61	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
62	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 [revoked on 3.3.2024]
63	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
64	A/YL-TYST/1202	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	17.3.2023
65	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
66	A/YL-TYST/1217	Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	23.6.2023
67	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
68	A/YL-TYST/1211	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	11.9.2023
69	A/YL-TYST/1240	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years	8.12.2023
70	A/YL-TYST/1241	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	8.12.2023
71	A/YL-TYST/1244	Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	22.12.2023
72	A/YL-TYST/1252	Temporary Warehouse and Open Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	1.3.2024
73	A/YL-TYST/1253	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	1.3.2024
74	A/YL-TYST/1255	Proposed Temporary Warehouse for Storage of Vehicles and Vehicle Parts for a Period of 3 Years	15.3.2024
75	A/YL-TYST/1260	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	19.4.2024
76	A/YL-TYST/1261	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	19.4.2024
77	A/YL-TYST/1263	Temporary Warehouse for Storage of Paper with Ancillary Workshop for a Period of 3 Years	10.5.2024
78	A/YL-TYST/1264	Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	10.5.2024
79	A/YL-TYST/1266	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	7.6.2024

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
80	A/YL-TYST/1268	Temporary Warehouse for Storage of Construction Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts and Scrap Metal for a Period of 3 Years	5.7.2024

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/943	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	1.2.2019	(1)
2	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 comments from traffic engineering perspective for the renewal of planning 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. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. Drainage

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

- no adverse comment on the application; and
- based on the planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those maintained under previous planning application No. A/YL-TYST/1106.

5. Fire Safety

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

No objection in principle to the renewal application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

6. Building Matters

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

- no adverse comment on the application; and
- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

7. Long-Term Development

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

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the Yuen Long South (YLS) Study. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls partly within an area zoned “Green Belt (1)” and partly within an area zoned “Other Specified Uses (Hillside River Corridor with Scenic Cycle Track)”; 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 on 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

The following departments have no comment on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

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 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 1040 and 1042 both in D.D. 119 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) Lots 1040 and 1042 both in D.D. 119 are covered by Short Term Waiver (STW) Nos. 3576 and 3578 respectively for the purpose of “Warehouse for Storage of Aluminium Scaffolds”;
 - (iii) The following irregularities covered by the planning application have been detected by his office:
 - the GL within the Site (about 159m² as mentioned in the application form) has been fenced off/unlawfully occupied with unauthorised structure without any permission. Any occupation of GL without Government’s prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice;
 - (iv) the STW holders will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a Short Term Tenancy (STT) to permit the occupation of the GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by his department. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (v) the programme of Yuen Long South (YLS) Development should be taken into account when drawing up the STW/STT boundary and layout of structures to be built on site. All STWs and STTs 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
 - (ii) 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and

- (ii) the access road connecting the Site with Kung Um Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Kung Um Road;
- (e) 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;
- (f) to note the general comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant should maintain all the drainage facilities on site in good condition and ensure that the development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - (ii) the applicant is required to rectify the drainage system at her own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UUBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; and
 - (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage; and
- (h) to note the comments of the Project Manager (West) (PM(W)), CEDD that:
- based on the preliminary project boundary of the proposed YLS Development Area, the Site falls within the boundary of the proposed YLS Third Phase Development. 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 Third Phase Development is being formulated.