

2024年 9月 1 6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/1284

This document is received on 2024-09-16
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

2401884

31.7.2024

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/TL-TYST / 1284
	Date Received 收到日期	2024 -09- 16

- 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)

Tsoi Chuen Yeung

蔡傳揚

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)

KTA Planning Limited

KTA 規劃顧問有限公司

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)	Lot Nos. 324 (Part), 325, 326 (Part), 327 S.E RP (Part), 1420 RP and 1421 (Part) in DD119, Tong Yan San 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 4,100 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,556 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)	N/A 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	"Residential (Group A)3", "Open Space", "Village Type Development" and area shown as 'Road'
(f) Current use(s) 現時用途	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper), Construction Equipment / Materials and Electrical Appliances with Ancillary Workshop and 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 30/07/2024 (DD/MM/YYYY), this application involves a total of 20 "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 31/7/2024 (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 _____ (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 30/7/2024 (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

Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper), Construction Equipment / Materials and Electrical Appliances with Ancillary Workshop and Office

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	2,591	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,509	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	29		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,556	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,556	sq.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 Table 3.1 of the 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	.....
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	1
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間

From 7:00am to 11:00pm (Monday to Saturday)

No operation on Sunday 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

☒ 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))

Shan Ha Road via a local track

☐ There is a proposed access. (please illustrate on plan and specify the width)

有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

No 否

(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

☐ Please provide details 請提供詳情

No 否

☒(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

☐ (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)☐ Diversion of stream 河道改道☐ Filling of pond 填塘Area of filling 填塘面積 sq.m 平方米 ☐ About 約Depth of filling 填塘深度 m 米 ☐ About 約☐ Filling of land 填土Area of filling 填土面積 sq.m 平方米 ☐ About 約Depth of filling 填土厚度 m 米 ☐ About 約☐ Excavation of land 挖土Area of excavation 挖土面積 sq.m 平方米 ☐ About 約Depth of excavation 挖土深度 m 米 ☐ About 約

No 否

☒(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 ☐No 不會 ☒

On traffic 對交通

Yes 會 ☐No 不會 ☒

On water supply 對供水

Yes 會 ☐No 不會 ☒

On drainage 對排水

Yes 會 ☐No 不會 ☒

On slopes 對斜坡

Yes 會 ☐No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐No 不會 ☒

Visual Impact 構成視覺影響

Yes 會 ☐No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐No 不會 ☒

	<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>Please refer to the attached Supporting Planning Statement.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	---

(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>

[illegible][illegible][illegible]

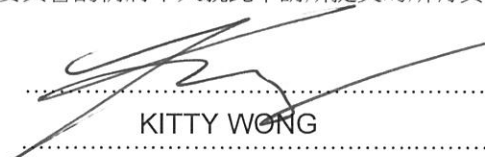
8. Declaration 聲明

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


KITTY WONG

Name in Block Letters
姓名（請以正楷填寫）

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

Director

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

KTA Planning Limited

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

Date 日期

31/07/2024

(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	Lot Nos. 324 (Part), 325, 326 (Part), 327 S.E RP (Part), 1420 RP and 1421 (Part) in DD119, Tong Yan San Tsuen, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> 4,100 sq. m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約) </div>
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	"Residential (Group A)3", "Open Space", "Village Type Development" and area shown as 'Road'
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 <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <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 <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper), Construction Equipment / Materials and Electrical Appliances with Ancillary Workshop and Office

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,556 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.38 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	29	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	About 1.5 - About 7.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	36.8 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1

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 type="checkbox"/>	
<hr/>			
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"/>	
<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.

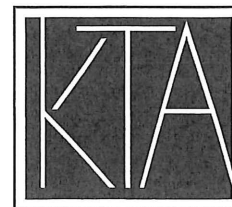
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

By Email

Our Ref: S3133/DD119TYST/24/003Lg

11 September 2024

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



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

**Proposed Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper),
Construction Equipment/Materials and Electrical Appliances
with Ancillary Workshop and Office for a period of 3 Years
in “Residential (Group A) 3”, “Open Space”, “Village Type Development”
and area shown as ‘Road’
at Lot Nos. 324 (Part), 325, 326 (Part), 327 S.E RP (Part), 1420 RP
and 1421 (Part) in DD119, Tong Yan San Tsuen, Yuen Long, New Territories
- S16 Planning Application -**

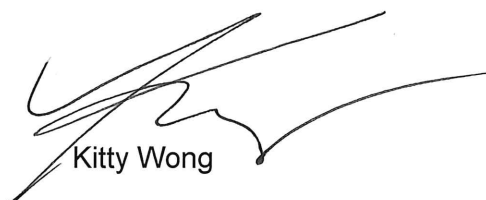
Reference is made to the captioned S16 Planning Application which was submitted to the Town Planning Board on 31 July 2024.

We would like to clarify that the total covered and uncovered area of the Site is about 1,509 sq.m. and 2,591 sq.m respectively. The area used for open storage is about 2,061 sq.m. which is equivalent to about 50.3% of the total site area. Please find enclosed the revised pages 16, 17, 22 and Appendix 1 Schematic Site Layout of the Supporting Planning Statement for onward replacement.

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at 3426 8452 or Mr Faith Lai at 3563 7280.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD



Kitty Wong

Encl. Revised pages of Supporting Planning Statement

cc. Applicant and Team



FS 579819

Table 3.1 Summary of Development Proposal

Uses	Description	Covered Area (m ²)	Uncovered Area (m ²)	Floor Area Area (m ²)
Covered Areas				
Ancillary Office (a)	2 storeys (approx. 5.5m)	About 31	/	About 62
Ancillary Office (b)	1 storey (approx. 2.6m)	About 17		About 17
Ancillary Office (c)	1 storey (approx. 2.5m)	About 16		About 16
Ancillary Office (d)	2 storeys (approx. 5.5m)	About 16		About 32
Structure 1 (Storage)	1 storey (approx. 3m)	About 180		About 180
Structure 2 (Storage)	1 storey (approx. 5m)	About 65		About 65
Structure 3 (Storage)	1 storey (approx. 4m)	About 45		About 45
Structure 4 (Storage)	1 storey (approx. 5m)	About 189		About 189
Structure 5 (Storage)	1 storey (approx. 4m)	About 59		About 59
Structure 6 (Storage)	1 storey (approx. 4m)	About 72		About 72
Structure 7 (Storage)	1 storey (approx. 4m)	About 96		About 96
Structure 8 (Storage)	1 storey (approx. 5.5m)	About 225		About 225
Structure 9 (Workshop)	1 storey (approx. 7.5m)	About 151		About 151
Structure 10 (Workshop)	1 storey (approx. 5.5m)	About 79		About 79
Structure 11 (Workshop)	1 storey (approx. 3.5m)	About 23		About 23
Structure 12 (Existing FS Pump Room and FS Pump)	1 storey (approx. 3m)	About 5		About 5
Structure 13 (Existing FS Water Tank)	1 storey (approx. 1.5m)	About 5		About 5
Toilet	1 storey (approx. 2.6m)	About 4		About 4
Containers for Storage Purpose		About 231		About 231
Sub-total	/	About 1,509 (about 36.8%)		About 1,556
Uncovered Area				
Open storage area of recycling materials (metal, plastic and paper), construction equipment/materials and electrical appliances		/	About 2,061 (about 50.3%)	/
Circulation, loading and unloading space, drainage facilities and landscape amenity area		/	About 530 (about 12.9%)	/
Total		About 1,509 (about 36.8%)	About 2,591 (about 63.2%)	About 1,556

3.1.2 The Site is paved with concrete. Adequate fire services installations ("FSIs") are provided within the Site to the satisfaction of Fire Services Department ("FSD") under the FSIs proposal submitted by the Applicant for the previous Planning Application approved by TPB (i.e. no. A/YL-TYST/1102). The FSIs approved by FSD are well maintained and in good condition (**Photos 3.1 and 3.2** refer). The approved FSIs proposal submitted under the previous Planning Application is included at **Appendix 2**.

3.1.3 Workshop activities will only take place at Structures No. 9 and 11. There will be no storage or handling (including loading and unloading) of electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste outside the concrete-paved covered structures on the Site.

3.1.4 The operation hours will be restricted to the period from 7:00am to 11:00pm during Mondays to Saturdays, with no operation on Sundays and Public Holidays.

3.2 Vehicular Access Arrangement

3.2.1 The Site is accessible from a local track connecting Shan Ha Road. Vehicles to and from the Site can reach Yuen Long Highway and Long Tin Road via Shan Ha Road.

3.2.2 1 no. of loading and unloading spaces for heavy goods vehicle is provided in the Site. No vehicle will be allowed to queue back to or reverse onto/from public roads at any time. No container vehicles will be operated / involved in the Site.

3.3 Existing Landscaping on Site

3.3.1 In order to alleviate the possible adverse landscape impact on the surrounding area, the Applicant had implemented sufficient screen planting including the provision of 4m-wide planting buffer with a row of Bauhinia Blakeana Dunn under the approval condition of previous Planning Applications (**Photo 3.3** refers). Furthermore, it is noted that some existing vegetation situated along the southern and northern boundary (**Photo 3.4** refers). A mature tree in good condition is also identified on the eastern edge of the Site adjacent to the Site boundary (**Photo 3.5** refers). The existing vegetation will be preserved to minimize possible visual impact and would enhance the amenity of the area.

including the provision of 4m-wide planting buffer with a row of Bauhinia Blakeana Dunn for compliance with approval condition of previous Planning Applications. With the preservation of the existing tree plantings, the Proposed Development will not lead to degradation of the natural environment.

4.6 The Proposal will Continue to Comply with EPD Code of Practice on Minimising Adverse Environmental Impacts

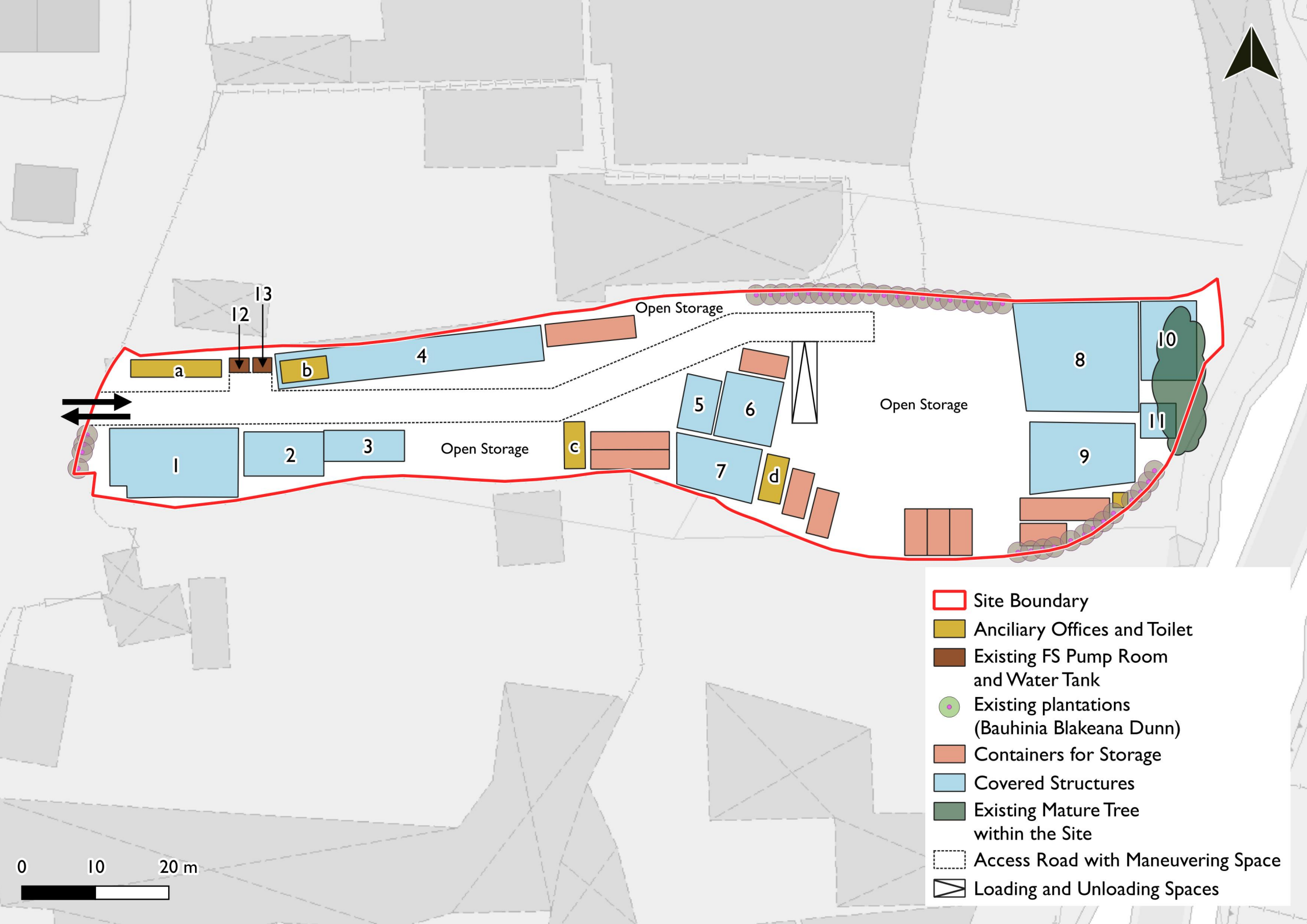
4.6.1 The Proposed Development will continue to comply with the "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" issued by Environmental Protection Department to minimise the adverse environmental impacts to the surrounding. For instance, the operation hour is restricted to 7:00 a.m. to 11:00 p.m. from Monday to Saturday (except Sunday and Public Holidays). Existing landscaping along site boundary at 4m interval and paving of the site will be well-maintained.

4.7 No Adverse Traffic Impact

4.7.1 The estimated traffic generation and attraction of the Proposed Development throughout the operation hour from 07:00am to 11:00pm will be insignificant in the peak hours and in average. Moreover, access road with maneuvering space will be provided to facilitate loading and unloading activities. There will be no vehicles to be allowed to queue back to or reverse onto/from public roads at any time. As compared to the previous planning approval (no. A/YL-TYST/1102), there will be no container vehicle involved / operated in the Site. Therefore, it is anticipated that no adverse impact on the traffic network will be resulted.

4.8 No Adverse Drainage Impact

4.8.1 The Applicant will maintain the same drainage facilities which was submitted and implemented under the previously approved Planning Application no. A/YL-TYST/931 (**Appendix 3** refers). Therefore, it is concluded that no adverse drainage impact will be anticipated due to the Proposed Development.



**S16 PLANNING APPLICATION
APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN
NO. S/YL-TYST/14**

Proposed Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper), Construction Equipment/Materials and Electrical Appliances with Ancillary Workshop and Office for a period of 3 Years in “Residential (Group A) 3”, “Open Space”, “Village Type Development” and area shown as ‘Road’, Lot Nos. 324 (Part), 325, 326 (Part), 327 S.E RP (Part), 1420 RP and 1421 (Part) in DD119, Tong Yan San Tsuen, Yuen Long, New Territories

SUPPORTING PLANNING STATEMENT

July 2024

Applicant:

Tsoi Chuen Yeung

Consultancy Team:

KTA Planning Limited



S3133_PS_V01



PLANNING LIMITED

規 劃 顧 問 有 限 公 司

Executive Summary

The Applicant, Tsoi Chuen Yeung, is seeking approval from Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the Proposed Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper), Construction Equipment/Materials and Electrical Appliances with Ancillary Workshop and Office at Various Lots in DD119, Tong Yan San Tsuen, Yuen Long ("the Site") for a period of 3 years. The Site is zoned "Residential (Group A) 3" ("R(A)3"), "Open Space" ("O") and "Village Type Development" ("V"), and area shown as 'Road' on the Approved Tong Yan San Tsuen Outline Zoning Plan ("Approved OZP") No. S/YL-TYST/14.

The Site was the subject of 10 nos. of previous Planning Applications approved by the Rural and New Town Planning Committee ("RNTPC") of TPB for temporary open storage of recycling materials since 2002. The Proposed Development is fully justified due to the following reasons:

- The Proposal is compatible to the surrounding land use context.
- The Proposal will not set an undesirable precedent for similar applications.
- The Proposed Development is in-line with TPB Guidelines No. 13G.
- The Proposal will not jeopardize the long-term planned development and implementation of Yuen Long South Development Area.
- The approval of the Planning Application will not degrade the natural environment.
- There will not be any adverse impacts on drainage, traffic and environmental aspects.

In view of the above, the Planning Application should be supported by the TPB from planning and technical points of view.

行政摘要

(內文如有差異，應以英文版本為準)

申請人蔡傳揚擬根據《城市規劃條例》第 16 條向城市規劃委員會（下稱「城規會」）申請於元朗唐人新村丈量約份第 119 約地段內多幅地段（下稱「申請地點」）擬議作臨時露天存放回收物料（金屬、塑膠和紙張）、建築材料/設備、電子產品及連附屬工場和辦公室（下稱「擬議發展」），為期三年。申請地點位於唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 中「住宅（甲類）3」、「休憩用地」、「鄉村式發展」及顯示為「道路」的地帶內。

申請地點自 2002 年起已多次獲城規會批准作臨時露天貯存回收物料用途。申請人提出是次規劃申請是基於以下理據：

- 擬議發展與周遭土地用途相容。
- 擬議發展不會為同類申請設下不良先例。
- 擬議發展不會影響元朗南發展區的長遠規劃及落實。
- 擬議發展符合城規會規劃指引編號 13G。
- 擬議發展不會破壞周遭的自然環境。
- 擬議發展不會在渠務，交通及環境方面帶來不良影響。

根據以上各點，申請人希望是次規劃申請能在規劃及技術層面上獲城規會支持。

Table of Contents

1	INTRODUCTION
1.1	Purpose
1.2	Report Structure
2	SITE AND PLANNING CONTEXT
2.1	Site Location and Context
2.2	Land Status
2.3	Statutory Planning Context
2.4	Planning History
2.5	Surrounding Land Use Pattern
2.6	Non-Statutory Planning Context
3	PROPOSED DEVELOPMENT SCHEME
3.1	The Development Scheme
3.2	Vehicular Access Arrangement
3.3	Existing Landscaping on Site
3.4	Existing Drainage Facilities on Site
4	PLANNING MERITS AND JUSTIFICATIONS
4.1	The Proposal is Compatible with Surrounding Land Use Context
4.2	The Proposal will not Set an Undesirable Precedent for Similar Applications
4.3	The Proposal is In-line with Town Planning Board Guidelines No. 13G
4.4	The Proposal will not Jeopardize the Long-term Planned Development and Implementation of Yuen Long South Development Area
4.5	Approval of the Planning Application Will Not Result in Degradation of the Natural Environment
4.6	The Proposal will Continue to Comply with EPD Code of Practice on Minimising Adverse Environmental Impacts
4.7	No Adverse Traffic Impact
4.8	No Adverse Drainage Impact
5.	SUMMARY AND CONCLUSION

List of Figures

- Figure 2.1 Site Location Plan
- Figure 2.2 Lot Status Plan
- Figure 2.3 Zoning Context Plan
- Figure 2.4 Surrounding Land Use Context
- Figure 2.5 Development Phasing Plan for YLS Development Area

List of Photos

- Photo 2.1 Existing Condition of the Site (towards west)
- Photo 2.2 Existing Condition of the Site (towards east)
- Photo 3.1 Existing FSIs within the Site
- Photo 3.2 Existing FS Pump Room and FS Water Tank within the Site
- Photo 3.3 Existing Bauhinia Blakeana Dunn in the Site
- Photo 3.4 Existing Greenery along Southern Boundary
- Photo 3.5 Existing Mature Tree within the Site

List of Tables

- Table 2.1 List of Involved Lots within the Site
- Table 2.2 Previous Planning Applications within the Site
- Table 2.3 Approved Planning Applications with Similar Uses in the Vicinity
- Table 3.1 Summary of Development Proposal

List of Appendices

- Appendix 1 Schematic Site Layout
- Appendix 2 Fire Services Installations Proposal submitted in the Previous Approved Planning Application No. A/YL-TYST/1102
- Appendix 3 Drainage Proposal submitted in the Previous Approved Planning Application No. A/YL-TYST/931

S16 Planning Application
Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

Proposed Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper), Construction Equipment/Materials and Electrical Appliances with Ancillary Workshop and Office for a period of 3 Years in "Residential (Group A) 3", "Open Space", "Village Type Development" and area shown as 'Road' at Lot Nos. 324 (Part), 325, 326 (Part), 327 S.E RP (Part), 1420 RP and 1421 (Part) in DD119, Tong Yan San Tsuen, Yuen Long

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Tsoi Chuen Yeung ("The Applicant") to seek approval from Town Planning Board ("TPB") for the proposed temporary open storage of recycling materials (metal, plastic and paper), construction equipment/materials and electrical appliances with ancillary workshop and office at various lots in DD119, Tong Yan San Tsuen, Yuen Long ("The Site") for a period of 3 years. The Site falls within an area zoned "Residential (Group A) 3", "Open Space", "Village Type Development" and an area shown as 'Road' on the Approved Tong Yan San Tsuen Outline Zoning Plan ("Approved OZP") No. S/YL-TYST/14. The Site is the subject of various previous Planning Applications approved by the Rural and New Town Planning Committee ("RNTPC") of TPB for temporary open storage of recycling materials since 2002. This Supporting Planning Statement is to provide TPB members with the necessary information to facilitate the consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this Introductory section, the site and planning context will be briefly set out in Section 2. The development proposal is presented in Section 3. The planning justifications for the Proposed Development are provided in Sections 4 while Section 5 concludes and summarizes this Supporting Planning Statement.

2. SITE AND PLANNING CONTEXT

2.1 Site Location and Context

- 2.1.1 The Site is located at various lots in DD119, Tong Yan San Tsuen, Yuen Long. It is accessible from Shan Ha Road to its northwest via a local track (**Figure 2.1** refers). The Site has an area of about 4,100m².

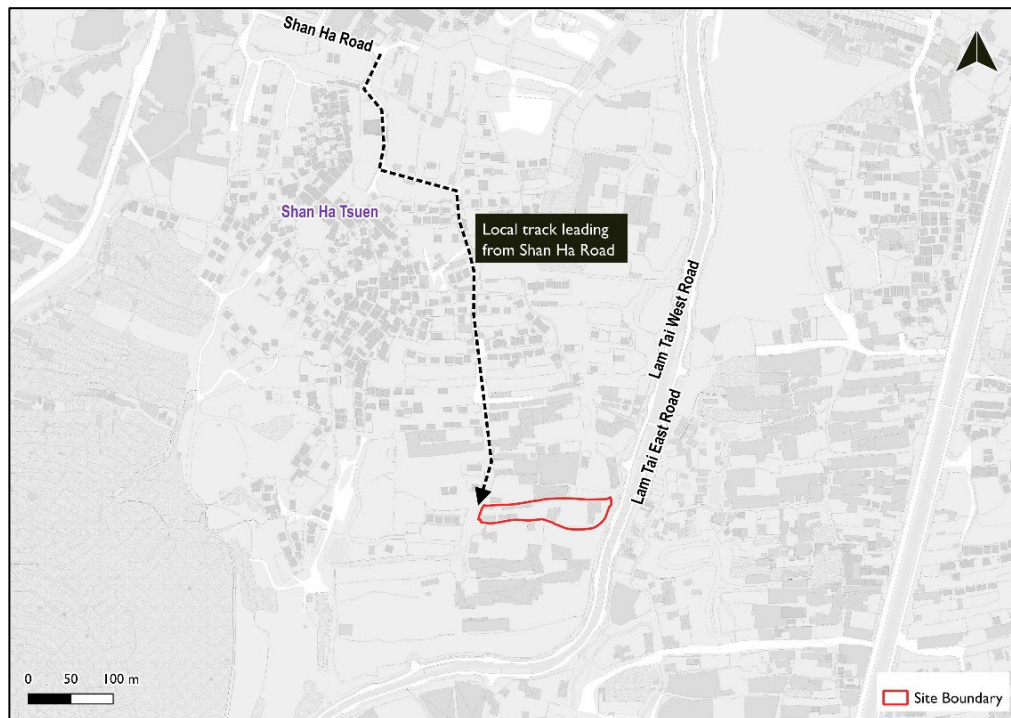


Figure 2.1 Site Location Plan

- 2.1.2 The Site is currently occupied by a temporary open storage of recycling materials (metal, plastic and paper) and used electrical/electronic appliances and parts with ancillary workshop and packaging activities which was previously approved by the TPB (i.e. under Planning Application No. A/YL-TYST/1102). It is paved and fenced off. **Photos 2.1** and **2.2** show the existing conditions of the Site.



Photo 2.2 Existing Condition of the Site (towards east)

2.2 Land Status

2.2.1 According to the land status plan (**Figure 2.2** refers), there is a total of 6 nos. of private lots in DD119 partly / wholly fall within the Site (**Table 2.1** refers). All lots within the Site are owned by other private owners. The Applicant has already notified the current land owners on this Planning Application.

Table 2.1 List of Involved Lots within the Site

Lot number
324 (Part)
325
326 (Part)
327 S.E RP (Part)
1420 RP
1421 (Part)

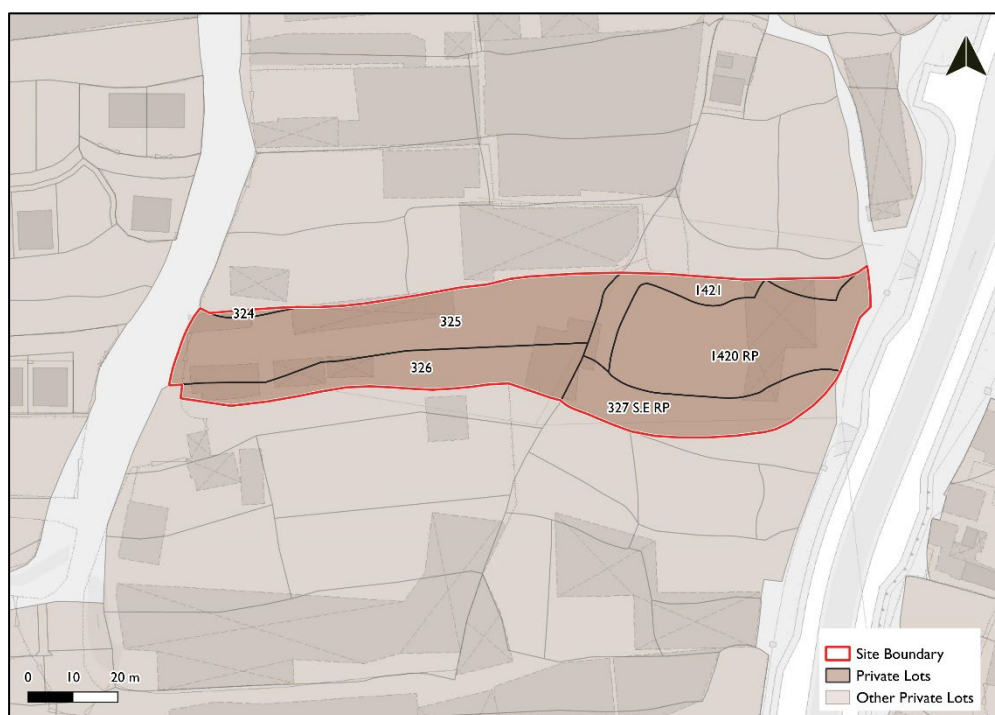


Figure 2.2 Land Status Plan

2.3 Statutory Planning Context

2.3.1 The Site mainly falls within an area zoned "Residential (Group A) 3" ("R(A)3") (about 79.8%), partly within the area zoned "Open Space" ("O") (about 10.4%), with a minor portion within an area zoned "Village Type Development" ("V") (about 6.4%) and an area shown as 'Road' (about 3.5%) on the Approved Tong Yan San Tsuen Outline Zoning Plan ("Approved OZP") No. S/YL-TYST/14 (**Figure 2.3** refers).

2.3.2 According to the Covering Notes attached to the Approved OZP, "*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board*". It is also stated

that "Notwithstanding that the use of development is not provided for in terms of the Plan, the TPB may grant permission, with or without conditions, for a maximum of period of three years, or refuse to grant permission". The proposed temporary development for a period of 3 year requires planning permission from the TPB.

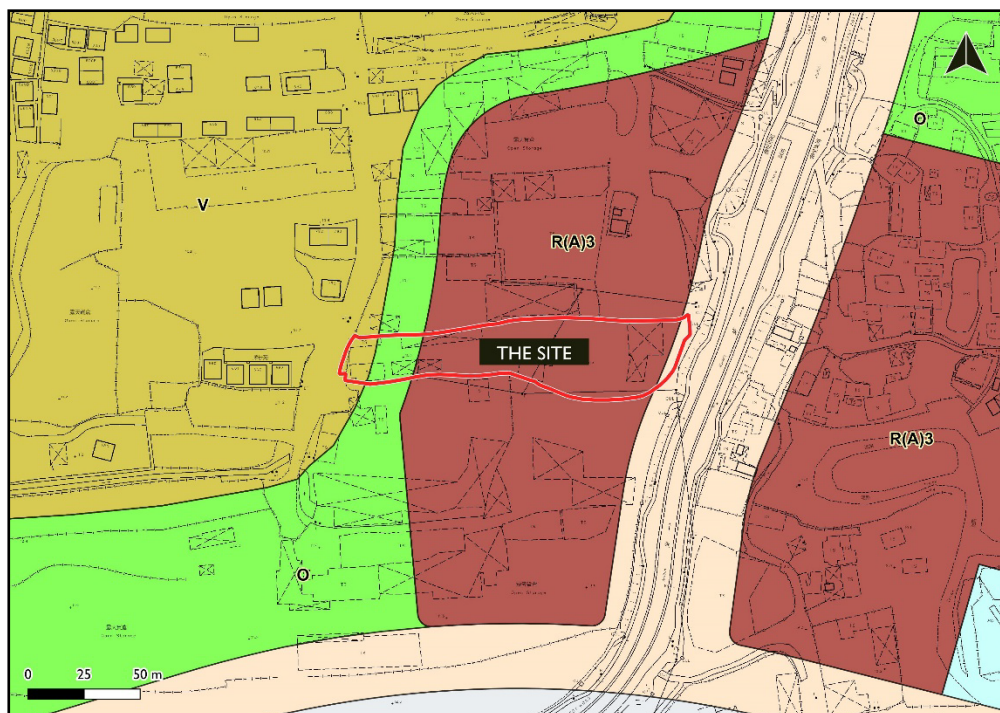


Figure 2.3 Zoning Context Plan

2.4 Planning History

2.4.1 The Site involves 10 nos. of previous Planning Applications for various temporary open storage use with/without ancillary uses covering different extents of the Site. All previous Planning Applications were approved with conditions for a period of 1 or 3 years by the TPB between 2002 to 2021. It is noted that the Applicant complied with all approval conditions imposed in the previous Planning Application (i.e. No. A/YL-TYST/1102). **Table 2.2** summarizes the previous Planning Applications.

Table 2.2 Previous Planning Applications within the Site

	Application No.	Proposed Use(s)	Decision (Decision Date)
1	A/YL-TYST/186	Temporary Open Storage of Recycle Materials for a Period of 3 Years	Approved (13/12/2002)
2	A/YL-TYST/296	Temporary Open Storage of Recycle Materials for a Period of 3 Years	Approved (29/07/2005)
3	A/YL-TYST/404	Renewal of Planning Approval for Temporary "Open Storage of Recycle Materials" Use under Application No. A/YL-TYST/296 for a period of 3 years	Approved (18/07/2008)
4	A/YL-TYST/489	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) with	Approved (10/09/2010)

		Ancillary Packaging Activities for a Period of 3 Years	
5	A/YL-TYST/544	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/ Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	Approved (02/09/2011)
6	A/YL-TYST/603	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/ Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	Approved (24/08/2012)
7	A/YL-TYST/748	Renewal of Planning Approval for Temporary "Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities" for a Period of 3 Years	Approved (07/08/2015)
8	A/YL-TYST/906	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	Approved (17/08/2018)
9	A/YL-TYST/931	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a Period of 3 Years	Approved (21/12/2018)
10	A/YL-TYST/1102	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a period of 3 Years	Approved (23/07/2021)

2.5 Surrounding Land Use Pattern

2.5.1 The Site is situated in the area dominated by open storage / storage yards and warehouses with scattered village houses to the north, west and south respectively. A vehicle service / repair workshop is situated to the south of the Site. As shown in **Table 2.3**, there are 13 nos. of approved Planning Applications involving various temporary open storages / warehouses in the surrounding area since 2021. **Figure 2.4** shows the surrounding land use pattern of the area.

Table 2.3 Approved Planning Applications with Similar Uses in the Vicinity

	Application Number	Proposed Use	Decision (Date)
1.	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	Approved with condition(s) on a temporary basis (10.9.2021)
2.	A/YL-TYST/1111	Renewal of Planning Approval for	Approved with

		Temporary Open Storage of Construction Materials, Machinery and Scrap Metals with Ancillary Site Office for a Period of 3 Years	condition(s) on a temporary basis (24.9.2021)
3.	A/YL-TYST/1123	Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis (10.12.2021)
4.	A/YL-TYST/1124	Temporary Open Storage of Building and Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Packaging Activities for a Period of 3 Years	Approved with condition(s) on a temporary basis (10.12.2021)
5.	A/YL-TYST/1128	Temporary Open Storage of Construction Materials and Construction Machinery, Vehicle Spare Parts and Scrap Vehicle for a Period of 3 Years	Approved with condition(s) on a temporary basis (14.1.2022)
6.	A/YL-TYST/1147	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipments and Machinery for a Period of 3 Years	Approved with condition(s) on a temporary basis (4.3.2022)
7.	A/YL-TYST/1172	Renewal of Planning Approval for Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicle and Vehicle Parts for a Period of 3 Years	Approved with condition(s) on a temporary basis (26.8.2022)
8.	A/YL-TYST/1180	Renewal of Planning Approval for Temporary Open Storage of Vehicle Parts for a Period of 3 Years	Approved with condition(s) on a temporary basis (14.10.2022)
9.	A/YL-TYST/1203	Temporary Warehouse and Open Storage of Construction Materials, Vehicle Parts, Mobile Toilets and Construction Machinery for a Period of 3 Years	Approved with condition(s) on a temporary basis (17.3.2023)
10.	A/YL-TYST/1209	Temporary Open Storage of Construction Equipment and Materials with Ancillary Office and Maintenance Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis (5.5.2023)
11.	A/YL-TYST/1213	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis (13.10.2023)
12.	A/YL-TYST/1227	Renewal of Planning Approval for Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	Approved with condition(s) on a temporary basis (11.8.2023)
13.	A/YL-TYST/1230	Temporary Open Storage of Metalware for Recycling for a Period of 3 Years	Approved with condition(s) on a

			temporary basis (25.8.2023)
--	--	--	--------------------------------

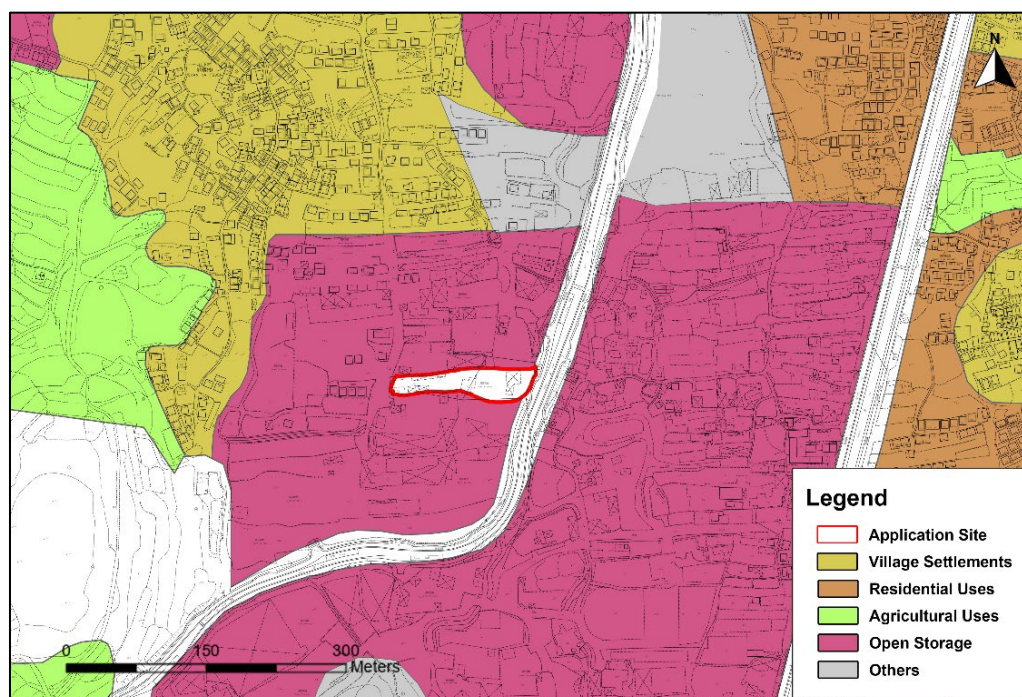


Figure 2.4 Surrounding Land Use Context

2.6 Non-Statutory Planning Context

Yuen Long South Development Area

- 2.6.1 The Government endeavours to explore the possibility of converting land into housing sites in order to meet the acute demand for housing land. Announced in the 2011 Policy Address, an area of approximately 185 hectares to the south of Yuen Long New Town was identified for review. The Planning and Engineering Study for Housing Sites in Yuen Long South was commenced in 2013. Positioned as an extension of Yuen Long New Town, Yuen Long South ("YLS") Development Area will serve as one of the major sources of land supply to meet the territory's medium to long-term housing need through comprehensive planning and improvement of infrastructure. The engineering study has been completed with the promulgation of revised Recommended Outline Development Plan in 2020. In 2022, The Technical Review on the Intensification of the third phase of YLS Development Area was commenced with the aim of increasing the development intensity and exploring the feasibility of extension on YLS Development Area.
- 2.6.2 The development program of the YLS Development Area is divided into three phases with the target completion year of 2038 (**Figure 2.5** refers). The site formation work for first phase of YLS Development Area has been launched in late 2022. As refer to **Figure 2.5**, the Site is situated within second phase of YLS Development Area. However, programme for land resumption and clearance for phase two development is still uncertain.

3. PROPOSED DEVELOPMENT SCHEME

3.1 The Development Scheme

- 3.1.1 The layout of the proposed temporary open storage of recycling materials (metal, plastic and paper), construction equipment/materials and electrical appliances with ancillary workshop and office at the Site is annexed at **Appendix 1** of this Supporting Planning Statement. **Table 3.1** below summarizes the key development parameters of the Site.

Table 3.1 Summary of Development Proposal

Uses	Description	Covered Area (m ²)	Uncovered Area (m ²)	Floor Area Area (m ²)
Ancillary Offices				
Ancillary Office (a)	2 storeys (approx. 5.5m)	About 31	/	About 62
Ancillary Office (b)	1 storey (approx. 2.6m)	About 17		About 17
Ancillary Office (c)	1 storey (approx. 2.5m)	About 16		About 16
Ancillary Office (d)	2 storeys (approx. 5.5m)	About 16		About 32
Sub-total	/	About 80		About 127
Covered Structures				
Structure 1 (Storage)	1 storey (approx. 3m)	About 180	/	About 180
Structure 2 (Storage)	1 storey (approx. 5m)	About 65		About 65
Structure 3 (Storage)	1 storey (approx. 4m)	About 45		About 45
Structure 4 (Storage)	1 storey (approx. 5m)	About 206		About 206
Structure 5 (Storage)	1 storey (approx. 4m)	About 59		About 59
Structure 6 (Storage)	1 storey (approx. 4m)	About 72		About 72
Structure 7 (Storage)	1 storey (approx. 4m)	About 96		About 96
Structure 8 (Storage)	1 storey (approx. 5.5m)	About 225		About 225
Structure 9 (Workshop)	1 storey (approx. 7.5m)	About 151		About 151
Structure 10 (Workshop)	1 storey (approx. 5.5m)	About 79		About 79
Structure 11 (Workshop)	1 storey (approx. 3.5m)	About 23		About 23
Sub-total	/	About 1,201	About 1,201	
Storage Area				
Storage Area (i)	Storage of recycling materials (metal, plastic and paper), construction equipment/materials and electrical appliances	/	About 140	/
Storage Area (ii)			About 62	
Storage Area (iii)			About 77	
Sub-total			About 279	
Others				
Toilet	1 storey (approx. 2.6m)	About 4	/	About 4
Maneuvering space			About 370	
Circulation, drainage facilities and landscape amenity area		/	About 2,166	/
Total		About 1,285	About 2,815	About 1,332

3.1.2 The Site is paved with concrete. Adequate fire services installations ("FSIs") are provided within the Site to the satisfaction of Fire Services Department

("FSD") under the FSIs proposal submitted by the Applicant for the previous Planning Application approved by TPB (i.e. no. A/YL-TYST/1102). The FSIs approved by FSD are well maintained and in good condition (**Photos 3.1 and 3.2** refer). The approved FSIs proposal submitted under the previous Planning Application is included at **Appendix 2**.

3.1.3 Workshop activities will only take place at Structures No. 9 and 11. There will be no storage or handling (including loading and unloading) of electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste outside the concrete-paved covered structures on the Site.

3.1.4 The operation hours will be restricted to the period from 7:00am to 11:00pm during Mondays to Saturdays, with no operation on Sundays and Public Holidays.

3.2 Vehicular Access Arrangement

3.2.1 The Site is accessible from a local track connecting Shan Ha Road. Vehicles to and from the Site can reach Yuen Long Highway and Long Tin Road via Shan Ha Road.

3.2.2 A maneuvering space of about 370 sq.m is provided in the eastern portion of the Site. No vehicle will be allowed to queue back to or reverse onto/from public roads at any time. No container vehicles will be operated / involved in the Site.

3.3 Existing Landscaping on Site

3.3.1 In order to alleviate the possible adverse landscape impact on the surrounding area, the Applicant had implemented sufficient screen planting including the provision of 4m-wide planting buffer with a row of Bauhinia Blakeana Dunn under the approval condition of previous Planning Applications (**Photo 3.3** refers). Furthermore, it is noted that some existing vegetation situated along the southern and northern boundary (**Photo 3.4** refers). A mature tree in good condition is also identified on the eastern edge of the Site adjacent to the Site boundary (**Photo 3.5** refers). The existing vegetation will be preserved to minimize possible visual impact and would enhance the amenity of the area.

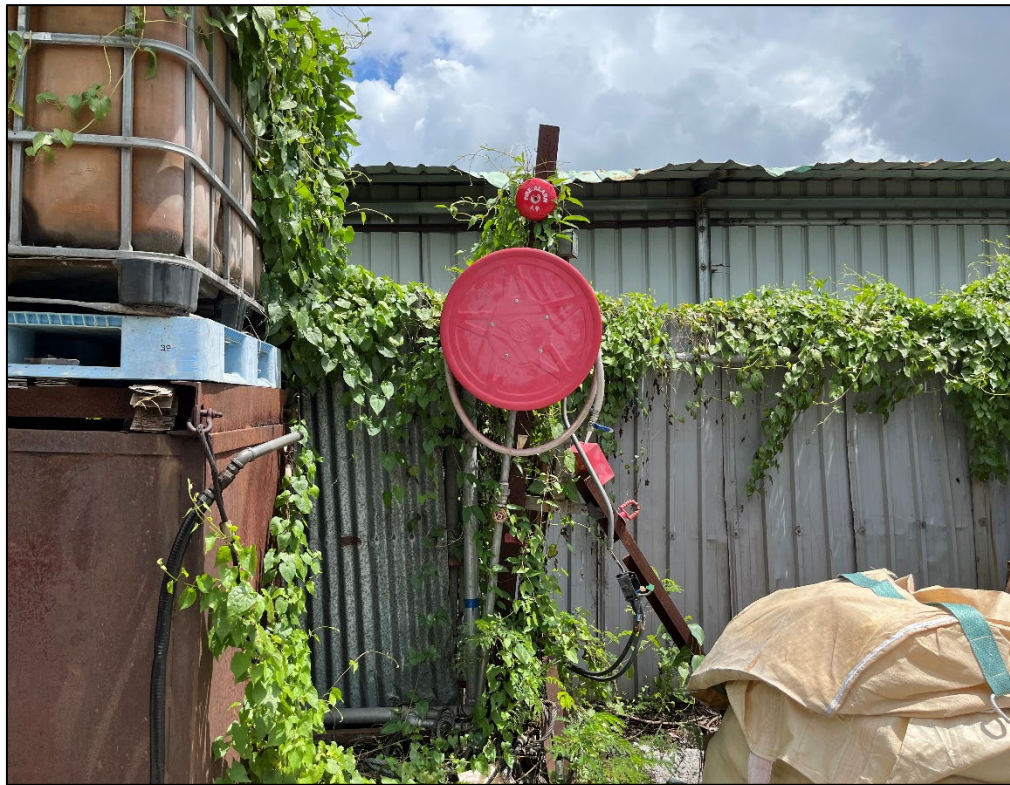


Photo 3.1 Existing FSIs within the Site



Photo 3.2 Existing FS Pump Room and FS Water Tank within the Site



Photo 3.3 Existing Bauhinia Blakeana Dunn in the Site



Photo 3.4 Existing Greenery along Southern Boundary



Photo 3.5 Existing Mature Tree within the Site

3.4 Existing Drainage Facilities on Site

3.4.1 The existing drainage facilities as implemented under previous Planning Approvals (**Appendix 3** refers) are maintained on-site by the Applicant. No change to the drainage facilities will be incurred by the current Planning Application.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 The Proposal is Compatible with Surrounding Land Use Context

- 4.1.1 As highlighted in **Section 2.5**, the Site is situated in an area dominated by open storage / storage yards and warehouses. Some village houses and vacant land intermingled with the open storage / storage yards and warehouses to the west across the local track. As such, the proposed temporary development is considered compatible with the surrounding land use context.

4.2 The Proposal will not Set an Undesirable Precedent for Similar Applications

- 4.2.1 According to the planning history of the Site (**Section 2.4** refers), it is noted that the Site involves 10 nos. of previous applications submitted by the Applicant for various temporary open storage uses since 2002. The open storage has been well-managed and has not caused any adverse traffic, drainage, fire safety, and other environmental impacts throughout the years. The proposed temporary development will not set an undesirable precedent for similar applications.

4.3 The Proposal is In-line with Town Planning Board Guidelines No. 13G

- 4.3.1 According to the Town Planning Board Guidelines No. 13G, the Site falls within Yuen Long South Development Area. According to the Guidelines, sympathetic consideration may be given to the existing open storage with previous planning approval(s). The Site involves ten previous applications for various temporary open storage uses approved by the TPB between 2002 to 2021. All approval conditions imposed under the previous Planning Application (i.e. No. A/YL-TYST/1102) were complied with. The Applicant is endeavoured to maintain the existing condition of the relevant provisions.

4.4 The Proposal will not Jeopardize the Long-term Planned Development and Implementation of Yuen Long South Development Area

- 4.4.1 As mentioned in the Section 2.6, a three-phased development programme of the YLS Development Area is adopted with the target completion year of 2038. However, it is noted that the detailed design for second phase development of YLS Development Area is still ongoing and there is no exact programme for land resumption and clearance. Hence, the proposed use with a temporary timeframe will not jeopardize the long-term planned development and implementation of YLS Development Area. The proposed temporary development also represents an efficient utilisation of land in this interim period.

4.5 Approval of the Planning Application Will Not Result in Degradation of the Natural Environment

- 4.5.1 The Site has been used for open storage of recycling materials by the Applicant since 2002. In order to alleviate the possible adverse landscape impact on the surrounding area, the Applicant has implemented sufficient screen planting

including the provision of 4m-wide planting buffer with a row of Bauhinia Blakeana Dunn for compliance with approval condition of previous Planning Applications. With the preservation of the existing tree plantings, the Proposed Development will not lead to degradation of the natural environment.

4.6 The Proposal will Continue to Comply with EPD Code of Practice on Minimising Adverse Environmental Impacts

4.6.1 The Proposed Development will continue to comply with the "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" issued by Environmental Protection Department to minimise the adverse environmental impacts to the surrounding. For instance, the operation hour is restricted to 7:00 a.m. to 11:00 p.m. from Monday to Saturday (except Sunday and Public Holidays). Existing landscaping along site boundary at 4m interval and paving of the site will be well-maintained.

4.7 No Adverse Traffic Impact

4.7.1 The estimated traffic generation and attraction of the Proposed Development throughout the operation hour from 07:00am to 11:00pm will be insignificant in the peak hours and in average. Moreover, a maneuvering space of about 370 sq.m is provided in the eastern portion of the Site. There will be no vehicles to be allowed to queue back to or reverse onto/from public roads at any time. As compared to the previous planning approval (no. A/YL-TYST/1102), there will be no container vehicle involved / operated in the Site. Therefore, it is anticipated that no adverse impact on the traffic network will be resulted.

4.8 No Adverse Drainage Impact

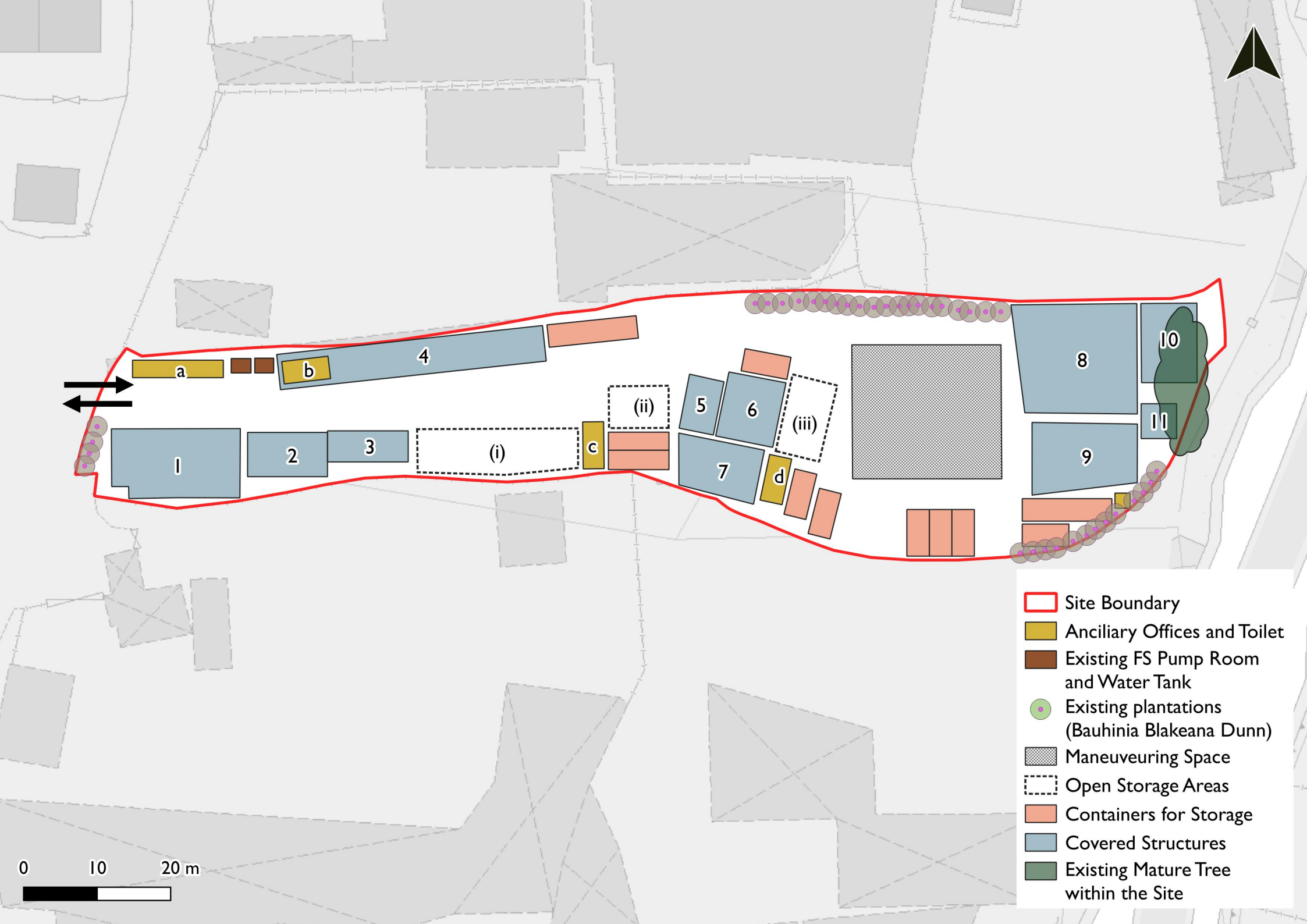
4.8.1 The Applicant will maintain the same drainage facilities which was submitted and implemented under the previously approved Planning Application no. A/YL-TYST/931 (**Appendix 3** refers). Therefore, it is concluded that no adverse drainage impact will be anticipated due to the Proposed Development.

5. SUMMARY AND CONCLUSION

- 5.1 The Applicant is seeking permission from the TPB for the Proposed Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper), Construction Equipment/Materials and Electrical Appliances with Ancillary Workshops and Offices for a period of 3 years at Various Lots in DD119, Tong Yan San Tsuen, Yuen Long. The Site falls within the area zoned "Residential (Group A) 3", "Open Space" and "Village Type Development" and area shown as 'Road' on the Approved Tong Yan San Tsuen OZP no. S/YL-TYST/14.
- 5.2 The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the Proposed Development based on the followings:
- (a) The proposal is considered compatible with the surrounding land use context which is dominated by open storage yards and warehouse use.
 - (b) The Site is the subject of previous 10 nos. of planning approvals on similar uses since 2002, and will not set an Undesirable Precedent for Similar Applications in the vicinity.
 - (c) The Proposed Development is in-line with TPB Guidelines No. 13G in which sympathetic consideration may be given to the existing open storage with previous planning approval(s) subject to the compliance of approval conditions to the satisfaction of relevant Government departments.
 - (d) The proposal will not jeopardize the long-term planned development and implementation of YLS Development Area as the programme for the land resumption and clearance is uncertain.
 - (e) The approval of the Planning Application will not result in degradation of the natural environment.
 - (f) There would be no adverse impact resulting to environmental, drainage and traffic aspects.

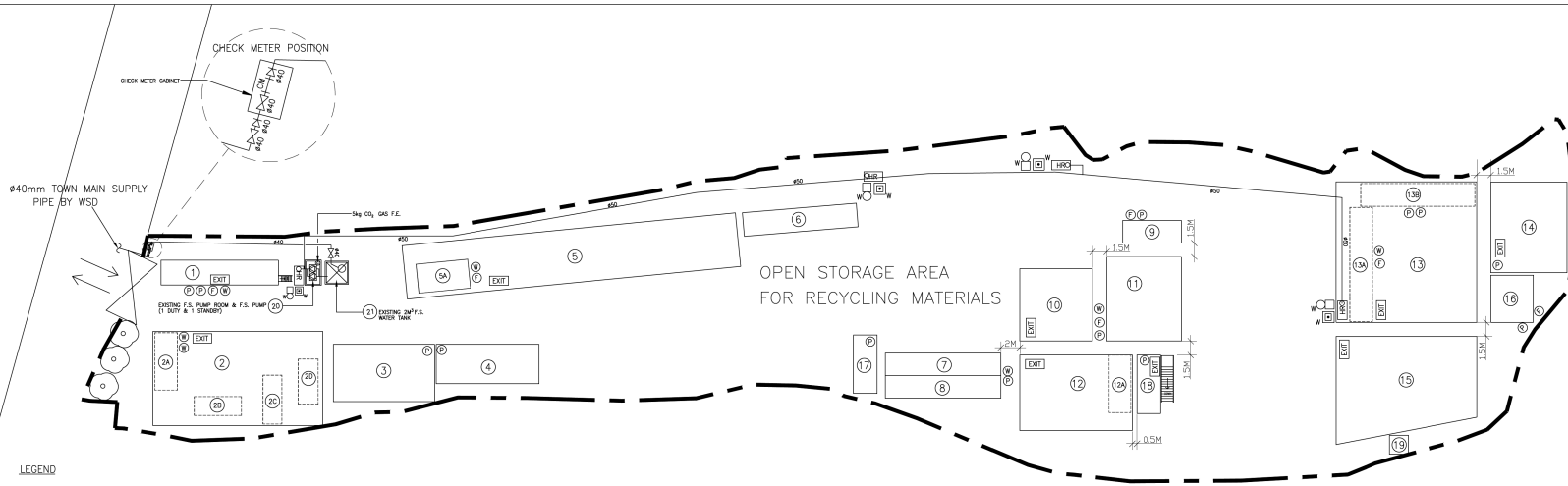
Appendix 1

Schematic Site Layout



Appendix 2

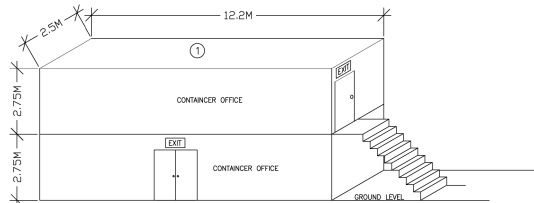
**Fire Services Installations Proposal submitted in the
Previous Approved Planning Application
No. A/YL-TYST/1102**



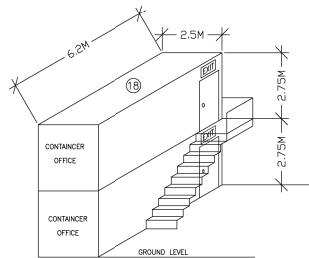
LEGEND

	NEW WATER PIPE		GATE VALVE
	CHECK VALVE		CHECK METER POSITION
	STRAINER		AIR VENT
	PUMP		150mm DIA. ALARM BELL
	FLEXIBLE CONNECTOR		WEATHER PROOF 150mm DIA. ALARM BELL
	LEVEL SWITCH (ELECTRODE TYPE)		250mm DIA. WEATHERPROOF MASTER ALARM BELL
	BALL VALVE		MOTOR
	FIRE HYDRANT OUTLET / DRAIN C/W PLUG		EMERGENCY PUSH BUTTON
	HOSE REEL WITH 30m HOSE LENGTH		ISOLATOR
	PRESSURE SWITCH		FUSE SWITCH
	PRESSURE GAUGE		FUSE
	VISUAL FIRE ALARM (SYNCHRONIZED TYPE)		MOTOR CONTROL PANEL
	MANUAL FIRE ALARM PANEL		BREAKGLASS UNIT
	BOUNDARY LINE (FENCED OFF AREA WITHOUT COVER) FOR EACH UNIT		WEATHER PROOF BREAKGLASS UNIT
	ENTRANCE FOR UNIT		EXIT SIGN COMPLETE WITH 1x14W 350mm LONG 75 LAMP TUBE, BATTERY PACK AND CONVERSION KIT FOR 2 HOUR DURATION (SINGLE FACE / DOUBLE FACE)
	(8m x 2.6m) METAL CONTAINER USED FOR STORAGE		FIRE EXTINGUISHER
	(12m x 2.6m) METAL CONTAINER USED FOR STORAGE		FIRE BLANKET
	5kg DRY POWER FIRE EXTINGUISHER		AUTOMATIC AIR VENT
	9L AFFF FOAM FIRE EXTINGUISHER		STAR-DELTA MOTOR STARTER
	5kg CO2 GAS FIRE EXTINGUISHER		DIRECT-ON-LINE MOTOR STARTER
	9L WATER CO2 FIRE EXTINGUISHER		A.C. POWER SUPPLY
			ORIFICE PLATE

OPEN STORAGE OF RECYCLING MATERIALS DD119, TONG YAN SAN TSUEN, YUEN LONG. SCALE : 1 : 250



DETAIL OF THE STOREY COVERED STRUCTURES NO 1



DETAIL OF THE STOREY COVERED STRUCTURES NO 18

F.S. NOTES

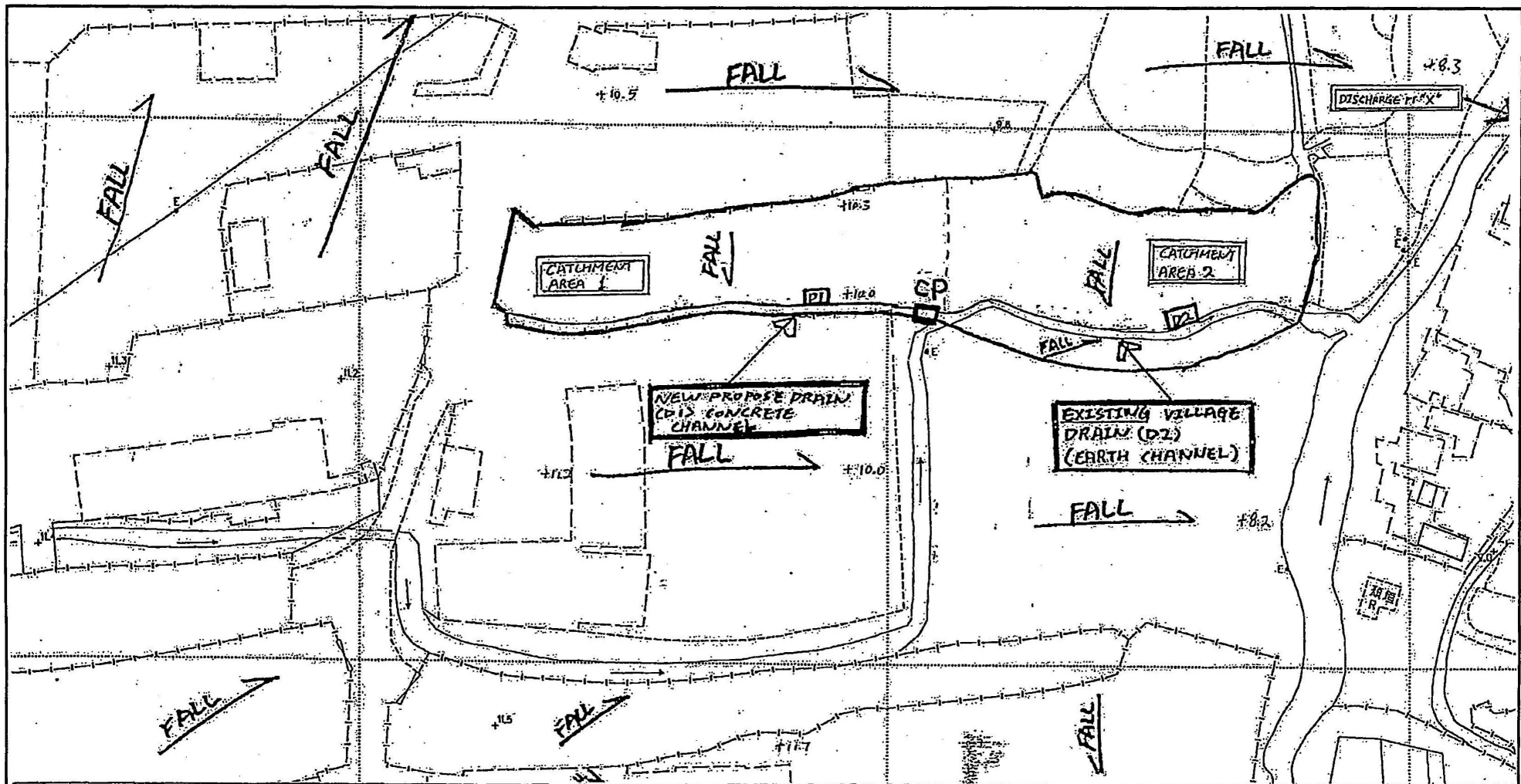
- PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLANS IN ACCORDANCE TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.
- NO STORAGE OF DANGEROUS GOODS WITHOUT THE PERMISSION BY THE DIRECTOR OF FIRE SERVICES. ANY INTENDED STORAGE OR USE DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
- UNLESS TOTAL FLOOR AREA FOR A STRUCTURE EXCEED 230 SQUARE METERS, NO SPRINKLER SYSTEM IS REQUIRED.
- FIRE ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839 - PART 1: 2002 + A2 - 2008 AND FIRE SERVICES DEPARTMENT (FSD) CIRCULAR LETTER NO. 1/2009. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THIS ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- MODIFIED HOSE REEL SYSTEM WITH 2M³ F.S. WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING FOR THE ENTIRE BUILDING.
- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266 - PART 1 AND BS EN 1838.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266 - PART 1 AND FSD CIRCULAR LETTER NO. 5/2008.

STRUCTURES NO.	LENGTH (M)	WIDTH (M)	HEIGHT (M)	NO. OF STOREYS	AREA (M ²)	USAGE	SHELLING STRUCTURES OPEN ON SIDES
①	12.2	2.5	5.5	2	62	CONTAINER FOR OFFICE	—
②	18	10	3.0	1	180	SHELTER FOR STORAGE	2
②A	6.1	2.4	2.6	1	15	CONTAINER FOR STORAGE	—
②B	5	2	2.6	1	10	CONTAINER FOR STORAGE	—
②C	5.2	2	2.6	1	10.5	CONTAINER FOR STORAGE	—
②D	4.8	2.1	2.6	1	10	CONTAINER FOR STORAGE	—
③	10.7	6.1	5.0	1	65	SHELTER FOR STORAGE	4
④	11	4.2	4.0	1	46	SHELTER FOR STORAGE	4
⑤	35.6	5.8	5.0	1	206	SHELTER FOR STORAGE & STAFF RESTING ROOM	2
⑤A	5.5	3.1	2.6	1	17	CONTAINER FOR STORAGE & STAFF RESTING ROOM	—
⑥	12.2	2.5	2.5	1	31	CONTAINER FOR STORAGE	2
⑦	12.2	2.4	2.6	1	29	CONTAINER FOR STORAGE	2
⑧	12.2	2.4	2.6	1	29	CONTAINER FOR OFFICE	2
⑨	6.2	2.4	2.6	1	15	SHELTER FOR STORAGE	2
⑩	7.7	7.7	4.0	1	59	SHELTER FOR STORAGE & ANGLARY PACKAGING	4
⑪	9.0	8.0	4.0	1	72	SHELTER FOR STORAGE & ANGLARY PACKAGING	4
⑫	12	8.0	4.0	1	96	SHELTER FOR STORAGE & ANGLARY PACKAGING	4
⑬	6.1	2.4	2.6	1	15	CONTAINER FOR STORAGE	—
⑭	15	15	5.5	1	225	SHELTER FOR STORAGE & ANGLARY PACKAGING	2
⑮	12.2	2.4	2.6	1	29	CONTAINER FOR STORAGE	—
⑯	12.2	2.4	2.6	1	29	CONTAINER FOR STORAGE	—
⑰	9.7	8.1	5.5	1	79	SHELTER FOR WORKSHOP	2
⑱	15	8.6 - 11.5	7.5	1	151	SHELTER FOR WORKSHOP	4
⑲	4.5	5	3.5	1	23	SHELTER FOR WORKSHOP	2
⑲	6.2	2.5	2.5	1	16	CONTAINER FOR OFFICE	2
⑲	6.2	2.5	5.5	2	32	CONTAINER FOR OFFICE	—
⑲	2.0	2.0	2.6	1	4	TOILET	—
⑲	2.5	2.0	3.0	1	5	F.S. PUMP ROOM	—
⑲	2.5	2.0	1.5	1	5	F.S. WATER TANK	—

B.D. REF.																								
F.S.D. REF.:																								
T.P.B. REF.:																								
<table><tr><th>PIPE SIZE</th><th>COLOR CODE</th></tr><tr><td>Ø20mm</td><td>ORANGE</td></tr><tr><td>Ø25mm</td><td>GREEN</td></tr><tr><td>Ø32mm</td><td>RED</td></tr><tr><td>Ø40mm</td><td>PURPLE</td></tr><tr><td>Ø50mm</td><td>YELLOW</td></tr><tr><td>Ø65mm</td><td>LIGHT BLUE</td></tr><tr><td>Ø80mm</td><td>DARK GREEN</td></tr><tr><td>Ø100mm</td><td>LIGHT BROWN</td></tr><tr><td>Ø150mm</td><td>BROWN</td></tr><tr><td>Ø200mm</td><td>DARK BLUE</td></tr></table>			PIPE SIZE	COLOR CODE	Ø20mm	ORANGE	Ø25mm	GREEN	Ø32mm	RED	Ø40mm	PURPLE	Ø50mm	YELLOW	Ø65mm	LIGHT BLUE	Ø80mm	DARK GREEN	Ø100mm	LIGHT BROWN	Ø150mm	BROWN	Ø200mm	DARK BLUE
PIPE SIZE	COLOR CODE																							
Ø20mm	ORANGE																							
Ø25mm	GREEN																							
Ø32mm	RED																							
Ø40mm	PURPLE																							
Ø50mm	YELLOW																							
Ø65mm	LIGHT BLUE																							
Ø80mm	DARK GREEN																							
Ø100mm	LIGHT BROWN																							
Ø150mm	BROWN																							
Ø200mm	DARK BLUE																							
H	05/7/2021	AS PER FSD COMMENT'S																						
G	20/5/2016	FSD SUBMISSION																						
F	24/7/2020	AS PER FSD COMMENT'S ON 24/8/2020																						
E	4/5/2020	AS PER FSD COMMENT'S ON 21/4/2020																						
D	27/5/2019	AS PER FSD COMMENT'S																						
C	15/9/2016	FSD SUBMISSION (TPB/A/L/7/YS1/831)																						
B	15/9/2016	FSD SUBMISSION (TPB/A/L/7/YS1/784)																						
A	17/9/2012	1ST SUBMISSION (PLANNING DEPT. REF. TPB/A/L/7/YS1/803)																						
—	13/6/2012	APPROVED BY FSD INSPECTION (PLANNING DEPT. REF. A/L/7/YS1/544)																						
REV.	DATE	DESCRIPTION																						
CLIENT :																								
SAM TUNG TRADING CO.																								
ARCHITECTS & ENGINEERS:																								
PLANARCH CONSULTANTS LTD. PENTECH BUILDING SERVICES																								
F.S. CONTRACTOR :																								
JOB TITLE :																								
TEMPORARY OPEN STORAGE OF RECYCLING MATERIALS (METAL, PLASTIC AND PAPER) AND USED ELECTRICAL/ELECTRONIC APPLIANCES AND PARTS WITH ANGLARY PACKAGING ACTIVITIES FOR A PERIOD OF 3 YEARS IN "UNDERDEMANDED" AND "WILDLIFE TYPE DEVELOPMENT" ZONES, LOTS 324 (PART), 325, 326 (PART), 327 S.E. RP(PART), 1420 RP AND 1421 (PART) IN D.D. 119, TONG YAN SAN TSUEN, YUEN LONG.																								
DRAWING TITLE :																								
BLOCK PLAN, NOTES, LEGEND, ABBREVIATION & SCHEMATIC DIAGRAMS																								
SCALE	AS SHOWN	DRAWN DATE JULY 2021																						
DRAWN BY: CAD	CHECKED BY: R. TAM																							
DRAWING NO. FS-01	REV. NO. H																							
DRAWING FILE :																								

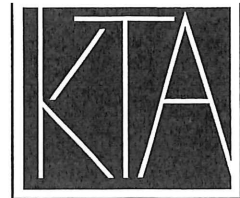
Appendix 3

**Drainage Proposal submitted in the
Previous Approved Planning Application
No. A/YL-TYST/931**



LEGEND: <div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; width: 20px; height: 10px; margin-bottom: 5px;"></div> Application Site - Paved Concrete <div style="border: 1px solid black; width: 20px; height: 10px; margin-bottom: 5px;"></div> Sandy soil <div style="border: 1px solid black; width: 20px; height: 10px; margin-bottom: 5px;"></div> Grassland <div style="border: 1px solid black; width: 20px; height: 10px; margin-bottom: 5px;"></div> Stormwater Drainage System (including surface channel, underground channel, and manhole) </div> <div> <div style="border: 1px solid black; width: 20px; height: 10px; margin-bottom: 5px;"></div> Proposed Sand Trap <div style="border: 1px solid black; width: 20px; height: 10px; margin-bottom: 5px;"></div> Adjacent Catchment Area <div style="border: 1px solid black; width: 20px; height: 10px; margin-bottom: 5px;"></div> Access Road <div style="border: 1px solid black; width: 20px; height: 10px; margin-bottom: 5px;"></div> CP CATCHPIT </div> </div>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> Proposed Channel D1 (CONCRETE CHANNEL) </div> <div style="text-align: center;"> Existing Channel D2 (EARTH VILLAGE DRAIN) </div> <div style="text-align: center;"> Cross section Point 'X' </div> </div>	<div style="display: flex; justify-content: space-between;"> <div> Drawing No. D-02 Scale: 1:1000 Drainage Impact Assessment for open storage at various lots in DD119 Tong Yan San Tsuen, Yuen Long, N.T. </div> <div style="text-align: right;"> </div> </div>
---	--	---

Base Plan Extracted from Approved Drainage Plan in June 2003 (Application No. TPB/A/YL-TYST/186)	As-built Drainage Plan S16 Application for Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical / Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities at Various Lots in DD 119, Tong Yan San Tsuen, Yuen Long <div style="display: flex; justify-content: center; align-items: center;"> </div>	Plan 5 Revision: Date: 17.5.2021
---	--	---



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S3133/DD119TYST/24/004Lg

28 October 2024

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

Dear Sir/Madam,

**Proposed Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper),
Construction Equipment/Materials and Electrical Appliances
with Ancillary Workshop and Office for a period of 3 Years
in "Residential (Group A) 3", "Open Space", "Village Type Development"
and area shown as 'Road'
at Lot Nos. 324 (Part), 325, 326 (Part), 327 S.E RP (Part), 1420 RP
and 1421 (Part) in DD119, Tong Yan San Tsuen, Yuen Long, New Territories
(Planning Application No. A/YL-TYST/1284)
- Further Information No. 1 -**

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") on 8 November 2024 and comments from relevant Government Departments via emails from Tuen Mun and Yuen Long West District Planning Office ("DPO") on 22 and 23 October 2024. Please find enclosed a table containing the responses to the departmental comments together with the replacement page of the Supporting Planning Statement (**Annex A** refers) for the consideration of the TPB.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8452 or Mr Faith Lai at 3563 7280.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD

Kitty Wong

Encl. Responses-to-Comments table with Annex A

cc. DPO – Mr Edwin Yeung (by Email)

KT/KW/FL/vy



**Proposed Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper), Construction Equipment/Materials and Electrical Appliances with Ancillary Workshop and Office for a period of 3 Years
in “Residential (Group A) 3”, “Open Space”, “Village Type Development” and area shown as ‘Road’
at Lot Nos. 324 (Part), 325, 326 (Part), 327 S.E RP (Part), 1420 RP and 1421 (Part) in DD119,
Tong Yan San Tsuen, Yuen Long, New Territories
(Planning Application No. A/YL-TYST/1284)**

Comments forwarded from Tuen Mun and Yuen Long West District Planning Office

Comments	Responses
Comments from Fire Services Department (received on 22 October 2024) (Contact Person: Mr CHEUNG Wing Hei; Tel.: 2733 7737)	
1. In consideration of the design / nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points: i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; ii) The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and iii) Attached good practice guidelines for open storage should be adhered to.	Please note that the use and layout of the proposed development will largely be the same as compared to previous planning application for temporary open storage of recycling materials (metal, plastic and paper) and used electrical/electronic appliances and parts with ancillary workshop and packaging activities (i.e. Planning Application No. A/YL-TYST/1102). As FSIs have already been provided at the Site upon the approval of previous application, the FSIs provided are still applicable for the current uses at the Site.
Comments from Planning Department (received on 23 October 2024) (Contact Person: Mr Edwin YEUNG; Tel.: 2158 6296)	
1. Please provide the information on the materials to be stored at the Site.	Please note that the recycling materials including metal, plastic and paper; construction equipment/materials including pulleys, barricades and pallets; and electrical appliances including outdoor units of air conditioner and computer parts will be stored at the Site.
2. Discrepancy is found in the table 3.1 and para. 3.1.3 of Supporting Planning Statement (“SPS”) on the workshop activities at the Site. Please clarify.	Please note that workshop activities will only take place at Structures No. 9 to 11 in the Site. Paragraph 3.1.3 of the SPS is updated accordingly.
3. Please provide the dimension of the proposed loading and unloading (“L/UL”) space at the Site.	The dimension of the proposed L/UL space at the Site is about 11m (length) x 3.5m (width).

Compiled by: KTA

Date: 28 October 2024

File Ref: 20241023_S3133_FI1_R-t-C_V01

Annex A

Replacement Page of Supporting Planning Statement

3.1.2 The Site is paved with concrete. Adequate fire services installations ("FSIs") are provided within the Site to the satisfaction of Fire Services Department ("FSD") under the FSIs proposal submitted by the Applicant for the previous Planning Application approved by TPB (i.e. no. A/YL-TYST/1102). The FSIs approved by FSD are well maintained and in good condition (**Photos 3.1 and 3.2** refer). The approved FSIs proposal submitted under the previous Planning Application is included at **Appendix 2**.

3.1.3 Workshop activities will only take place at Structures No. 9 to 11. There will be no storage or handling (including loading and unloading) of electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste outside the concrete-paved covered structures on the Site.

3.1.4 The operation hours will be restricted to the period from 7:00am to 11:00pm during Mondays to Saturdays, with no operation on Sundays and Public Holidays.

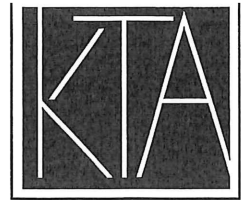
3.2 Vehicular Access Arrangement

3.2.1 The Site is accessible from a local track connecting Shan Ha Road. Vehicles to and from the Site can reach Yuen Long Highway and Long Tin Road via Shan Ha Road.

3.2.2 1 no. of loading and unloading spaces for heavy goods vehicle is provided in the Site. No vehicle will be allowed to queue back to or reverse onto/from public roads at any time. No container vehicles will be operated / involved in the Site.

3.3 Existing Landscaping on Site

3.3.1 In order to alleviate the possible adverse landscape impact on the surrounding area, the Applicant had implemented sufficient screen planting including the provision of 4m-wide planting buffer with a row of Bauhinia Blakeana Dunn under the approval condition of previous Planning Applications (**Photo 3.3** refers). Furthermore, it is noted that some existing vegetation situated along the southern and northern boundary (**Photo 3.4** refers). A mature tree in good condition is also identified on the eastern edge of the Site adjacent to the Site boundary (**Photo 3.5** refers). The existing vegetation will be preserved to minimize possible visual impact and would enhance the amenity of the area.



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, M6 TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S3133/DD119TYST/24/005Lg

31 October 2024

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

Dear Sir/Madam,

**Proposed Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper),
Construction Equipment/Materials and Electrical Appliances
with Ancillary Workshop and Office for a period of 3 Years
in "Residential (Group A) 3", "Open Space", "Village Type Development"
and area shown as 'Road'
at Lot Nos. 324 (Part), 325, 326 (Part), 327 S.E RP (Part), 1420 RP
and 1421 (Part) in DD119, Tong Yan San Tsuen, Yuen Long, New Territories
(Planning Application No. A/YL-TYST/1284)
- Further Information No. 2 -**

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") on 8 November 2024.

As per the request of Tuen Mun & Yuen Long West District Planning Office, we would like to clarify that only repairing and sorting activities will be carried out within the ancillary workshops at the Site.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned at 3426 8452 or Mr Faith Lai at 3563 7280.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD

Kitty Wong

cc. DPO – Mr Edwin Yeung (by Email)

KT/KW/FL/vy



FS 579819

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

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

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

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/186*	Temporary Open Storage of Recycle Materials for a Period of 2 Years	13.12.2002
2	A/YL-TYST/296*	Temporary Open Storage of Recycle Materials for a Period of 3 Years	29.7.2005
3	A/YL-TYST/404*	Renewal of Planning Approval for Temporary “Open Storage of Recycle Materials” Use under Application No. A/YL-TYST/296 for a period of 3 Years	18.7.2008 [revoked on 15.6.2010]
4	A/YL-TYST/489*	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) with Ancillary Packaging Activities for a Period of 3 Years	10.9.2010 Approved for 1 year [revoked on 22.7.2011]
5	A/YL-TYST/544*	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	2.9.2011 Approved for 1 year
6	A/YL-TYST/603*	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	24.8.2012
7	A/YL-TYST/748*	Renewal of Planning Approval for Temporary “Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities” for a Period of 3 Years	7.8.2015
8	A/YL-TYST/906*	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	17.8.2018 [revoked on 17.2.2019]
9	A/YL-TYST/931*	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a Period of 3 Years	21.12.2018 [revoked on 21.5.2021]
10	A/YL-TYST/1102	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a Period of 3 Years	23.7.2021

Remarks:

* Zoned “Undetermined” (“U”) and “Village Type Development” (“V”) at the time of consideration by RNTPC.

**Similar Applications within/straddling the subject “R(A)3”, “O” and “V” Zones
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/937*	Temporary Open Storage of Construction Materials and Machinery, Vehicle Spare Parts and Recyclable Materials (including Plastic Goods, Paper and Metal) with Ancillary Workshop and Office for a Period of 3 Years	18.1.2019
2	A/YL-TYST/946*	Temporary Open Storage of Recycled Goods (Used Electronic Appliances) with Ancillary Workshop and Site Office for a Period of 3 Years	8.3.2019 [revoked on 8.3.2020]
3	A/YL-TYST/980*	Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	18.10.2019
4	A/YL-TYST/1001*	Temporary Open Storage of Construction Machinery and Materials with Ancillary Workshop and Office for a Period of 3 Years	26.5.2020 [revoked on 26.8.2022]
5	A/YL-TYST/1036	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Material for a Period of 3 Years	1.9.2020
6	A/YL-TYST/1017	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	15.9.2020
7	A/YL-TYST/1039	Renewal of Planning Approval for Temporary Open Storage of Scrap Metal for Recycling, Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	15.9.2020
8	A/YL-TYST/1093	Renewal of Planning Approval for Temporary Open Storage of Scrap Metal for Recycling, Construction Materials, Equipments and Machinery and Container Site Offices with Ancillary Repair Activities for a Period of 3 Years	28.5.2021 [revoked on 9.8.2022]
9	A/YL-TYST/1111	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery and Scrap Metals with Ancillary Site Office for a Period of 3 Years	24.9.2021
10	A/YL-TYST/1114	Proposed Temporary Warehouse and Open Storage for Storage of Construction Machinery and Construction Materials for a Period of 3 Years	24.9.2021 [revoked on 24.6.2023]
11	A/YL-TYST/1123 [#]	Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	10.12.2021
12	A/YL-TYST/1128 [#]	Temporary Open Storage of Construction Materials and Machinery, Vehicle Spare Parts and Scrap Vehicle for a Period of 3 Years	14.1.2022

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
13	A/YL-TYST/1172	Renewal of Planning Approval for Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicle and Vehicle Parts for a Period of 3 Years	26.8.2022
14	A/YL-TYST/1180	Renewal of Planning Approval for Temporary Open Storage of Vehicle Parts for a Period of 3 Years	14.10.2022
15	A/YL-TYST/1203	Temporary Warehouse and Open Storage of Construction Materials, Vehicle Parts, Mobile Toilets and Construction Machinery for a Period of 3 Years	17.3.2023
16	A/YL-TYST/1209	Temporary Open Storage of Construction Equipment and Materials with Ancillary Office and Maintenance Workshop for a Period of 3 Years	5.5.2023
17	A/YL-TYST/1239	Temporary Warehouse and Open Storage of Construction Materials, Scrap Metal and Vehicle Parts for a Period of 3 Years	27.10.2023
18	A/YL-TYST/1245	Temporary Open Storage of Construction Machinery, Construction Material and Charcoal and Ancillary Site Office for a Period of 3 Years	22.12.2023
19	A/YL-TYST/1269	Temporary Open Storage of Construction Machinery and Material for a Period of 3 Years	5.7.2024
20	A/YL-TYST/1281	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery and Scrap Metals with Ancillary Site Office for a Period of 3 Years	4.10.2024

Remarks:

* Zoned “U” and “V” at the time of consideration by RNTPC.

Straddling the adjacent “V(1)” zone.

Rejected Application

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

Rejection Reason(s):

- (1) No strong justification for a departure from the planning intention of the “R(A)3” zone, even on a temporary basis.
- (2) Not comply with the TPB PG-No. 13F.

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; and
- there is no Small House application approved or under processing at the application site (the Site).

2. Traffic

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

- no adverse comment from traffic engineering perspective for the planning application; and
- the local track and footpath leading to the Site is not under her purview.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No adverse comment on the application.

3. Drainage

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

- no in-principle objection to the development;
- based on the 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/1102; and
- should the current application be approved by the Town Planning Board (the Board), approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/1102 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

4. Fire Safety

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

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and

- having considered the nature of open storage, the following approval condition shall be added:

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

5. Building Matters

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

- no objection to the application;
- 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; and
- it is noted that 29 structures are proposed in the application. 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 unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

6. Open Space

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

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

7. Long-Term Development

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

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls mainly within an area zoned “Special Residential – Zone 1 – Public Rental Housing (with Commercial)”, partly within areas zoned “Local Open Space” and “District Open Space”, partly within an area shown as ‘Road’ and partly outside the YLS Development Area; 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 did not receive any feedback from locals.

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) the Site should be kept in a clean and tidy condition at all times;
- (c) to note that the Site might be resumed at any time during the planning approval for implementation of government projects;
- (d) prior planning permission should have been obtained before commencing the applied use at the Site;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 324, 325, 326, 327 S.E RP, 1420 RP and 1421 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) within the Site, Lot 324 in D.D. 119 is covered by Short Term Waiver (STW) No. 3457 for the purpose of “Open Storage of Construction Materials, Scrap Metal and Furniture (with ancillary site office)”. Lots 325 and 326 in D.D. 119 are covered by STWs No. 3134 and 3135 respectively for the purpose of “Storage and Ancillary Use”;
 - (iii) the STW holder 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 STW to permit the structure(s) erected within Lots 327 S.E RP, 1420 RP and 1421 all in D.D. 119. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee 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
 - (iv) the programme of Yuen Long South (YLS) Development should be taken into account when drawing up the STW boundary and layout of structures to be built on 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;
- (f) 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;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and

- (ii) his department should not be responsible for the maintenance of any access connecting between the Site and Shan Ha Road;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (i) to note the general comments of the Director of Fire Services (D of FS) and his technical comments on the submitted fire service installations proposal that:
 - (i) modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022;
 - (ii) the standards and specification of the proposed emergency lighting shall be revised to ‘BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021’;
 - (iii) the standards and specification of the proposed directional and exit signs shall be revised to ‘BS 5266-1:2016 and the FSD Circular Letter No. 5/2028’;
 - (iv) legend of emergency lighting shall be provided and the provision of emergency lighting shall be clearly stated on plan;
 - (v) the good practice guidelines for open storage (**Appendix VI** of this RNTPC Paper) should be adhered to;
 - (vi) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him;
 - (vii) to address the approval condition on provision of fire extinguisher(s), a valid fire certificate (FS 251) should be submitted to his department for approval; and
 - (viii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized 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) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (k) to note the comments of the Project Manager (West) (PM(W)), CEDD that:

the majority of the Site falls within the boundary of YLS Development Area – Second Phase Development. The land resumption and clearance programme of the project is subject to Executive Council's authorisation on land resumption and Finance Committee's funding approval of the project. Land clearance operation is tentatively targeted to commence within 2025. The Site might be subject to land resumption for the implementation of the YLS Development Area – Second Phase Development which might take place at any time before the expiry of the temporary planning permission and thus the applicant shall be advised not to carry out any substantial works on the Site in view of the planned YLS Development Area – Second Phase Development.

Good Practice Guidelines for Open Storage Sites

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

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

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-TYST/1284

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Nil

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature

鍾就華

日期 Date

3/10/2024

元朗市中心及鄉郊東分區委員會

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-10-15 星期二 02:31:14
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TYST/1284 DD 119 Shan Ha, Tong Yan San Tsuen OS

Dear TPB Members,

The operator continues to drag his feet with regard to implementation of conditions. SEVEN extensions of time recorded.

As this operation includes storage of combustible materials, it is alarming that failure to implement fire conditions is taken so casually.

Members have a duty to prioritize community interests and demand proof that conditions have finally been fulfilled.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 28 June 2021 3:35 AM HKT
Subject: A/YL-TYST/1102 DD 119 Shan Ha, Tong Yan San Tsuen OS

A/YL-TYST/1102

Lots 324 (Part), 325, 326 (Part), 327 S.E RP (Part), 1420 RP and 1421 (Part) in D.D. 119, Shan Ha, Tong Yan San Tsuen

Site area : About 4,100sq.m

Zoning : "Res (Group A) 3", "Open Space", "VTD" and area shown as 'Road'

Applied use : Open Storage of Recycling Material / 4 Vehicle Parking

Dear TPB Members,

These lots were previously zone 'Undetermined' but on the most recent OZP are now identified as part of a large development of public and private housing and supporting community facilities.

This ongoing business has failed to fulfill the Fire condition for a long time. This is a matter of concern as the recent fire on a barge carrying recycle materials left most of West Kowloon under a cloud of acrid smoke demonstrated

CE has pledged full speed ahead with the provision of housing in this district. It is time for operations like this to move to appropriately zoned lots.

TPB can play its part in freeing up brownfield sites by terminating the auto roll over process.

Mary Mulvihill