

2024年 12月 3 0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/1298

This document is received on 2024 -12- 3 0  
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](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](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

2402926 9.12.2024 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1298
	Date Received 收到日期	2024-12-30

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

( ☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☒ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )Ms. Yeung Pik Yuk (楊碧玉)  
Mr. Cheung Yee Sang (張義生)

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

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

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

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1190 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 950 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 690 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Undetermined' ('U')
(f) Current use(s) 現時用途	Warehouse for storage of construction materials  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**  
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展  
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))  
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)																									
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3																								
	<input type="checkbox"/> month(s) 個月																									
(c) Development Schedule 發展細節表	<table border="0"> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>260</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>690</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物/構築物數目</td> <td>2</td> <td></td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>NA</td> <td>sq.m</td> <td><input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>Not more than 690</td> <td>sq.m</td> <td><input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>Not more than 690</td> <td>sq.m</td> <td><input type="checkbox"/> About 約</td> </tr> </table>		Proposed uncovered land area 擬議露天土地面積	260	sq.m	<input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	690	sq.m	<input checked="" type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物/構築物數目	2			Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 690	sq.m	<input type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	Not more than 690	sq.m	<input type="checkbox"/> About 約
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Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1: Warehouse (Not exceeding 9m, 1 storey), Structure 2: Toilet (Not exceeding 3m, 1 storey)																										
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>Nil</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>Nil</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>Nil</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>Nil</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>Nil</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>NA</td> </tr> </table>			Private Car Parking Spaces 私家車車位	Nil	Motorcycle Parking Spaces 電單車車位	Nil	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	Others (Please Specify) 其他 (請列明)	NA												
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Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>Nil</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>Nil</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>1 space of 7m x 3.5m</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>Nil</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>Nil</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>NA</td> </tr> </table>			Taxi Spaces 的士車位	Nil	Coach Spaces 旅遊巴車位	Nil	Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m	Medium Goods Vehicle Spaces 中型貨車車位	Nil	Heavy Goods Vehicle Spaces 重型貨車車位	Nil	Others (Please Specify) 其他 (請列明)	NA												
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Others (Please Specify) 其他 (請列明)	NA																									

Proposed operating hours 擬議營運時間 9:00a.m. to 5:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Kung Um Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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>

**Part 6 (Cont'd) 第 6 部分(續)**

**7. Justifications 理由**

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

1. The applicant wishes to regularize the proposed development so that they submit the current application for the consideration of the Town Planning Board.
2. The application site is currently occupied for warehouse use. Tiles were found within the warehouse.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G) because it is situated within Yuen Long South Development Stages 1 & 2. Sympathetic consideration may be given until the site is required for the implementation of the Yuen Long South Development Stages 1 and 2. The application site is zoned 'Category 1' according to Guideline 13G.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The application site is adjoining other warehouses in the vicinity and it is not the first of its kind in the area.
8. Shortage of land for port back-up purpose in Tong Yan San Tsuen.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure.
12. Insignificant drainage impact because surface U-channel has been provided at the application site.
13. No workshop activity is proposed at the application site.
14. No vehicle exceeding 5.5 tonnes including medium goods vehicle, heavy goods vehicle and container trailer/tractor will access the application site.
15. The operation hours of the proposed development is 9:00a.m. to 5:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

**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



Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）

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

Consultant

Position (if applicable)  
職位（如適用）

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

專業資格

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

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

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

Date 日期

9/12/2024

(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**

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 1190 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, New Territories
Site area 地盤面積	950 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	"Undetermined" ("U")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	690 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.726 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	9	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	72.63 % <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		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) NA		0 0 1 0 0

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

**Similar Applications within/straddling the “U” Zone  
on the Tong Yan San Tsuen OZP since 2020**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TYST/983	Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	3.1.2020
2	A/YL-TYST/1007	Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	24.4.2020
3	A/YL-TYST/1012	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	24.4.2020
4	A/YL-TYST/1004	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	26.5.2020
5	A/YL-TYST/1009	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	26.6.2020
6	A/YL-TYST/1021	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	26.6.2020 [revoked on 26.11.2022]
7	A/YL-TYST/1022	Temporary Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years	26.6.2020 [revoked on 26.9.2022]
8	A/YL-TYST/1030	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	1.9.2020 [revoked on 1.12.2022]
9	A/YL-TYST/1025	Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years	23.10.2020 [revoked on 23.4.2021]
10	A/YL-TYST/1000	Temporary Warehouse for Storage of Construction Materials and Household Materials with Ancillary Office for a Period of 3 Years	20.11.2020 [revoked on 20.5.2022]
11	A/YL-TYST/1019	Temporary Warehouse for Storage of Construction Materials and Exhibition Materials for a Period of 3 Years	20.11.2020 [revoked on 20.4.2023]
12	A/YL-TYST/1053	Temporary Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office for a Period of 3 Years	20.11.2020 [revoked on 20.2.2023]
13	A/YL-TYST/1054	Renewal of Planning Approval for Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	20.11.2020
14	A/YL-TYST/1057	Temporary Storage of Construction Materials for a Period of 3 Years	4.12.2020 [revoked on 4.12.2021]
15	A/YL-TYST/1059	Proposed Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building/ Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	18.12.2020 [revoked on 18.9.2021]
16	A/YL-TYST/1060	Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	18.12.2020 [revoked on 18.9.2021]

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
17	A/YL-TYST/1038	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	22.1.2021
18	A/YL-TYST/1070	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.2.2021
19	A/YL-TYST/1079	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.3.2021
20	A/YL-TYST/1088	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	30.4.2021
21	A/YL-TYST/1081	Temporary Warehouse for Storage of Construction Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts and Scrap Metal for a Period of 3 Years	14.5.2021
22	A/YL-TYST/1089	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	14.5.2021
23	A/YL-TYST/1094	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.6.2021 [revoked on 11.9.2023]
24	A/YL-TYST/1097	Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	25.6.2021 [revoked on 25.11.2023]
25	A/YL-TYST/1100	Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years	9.7.2021 [revoked on 9.12.2023]
26	A/YL-TYST/1105	Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years	10.9.2021
27	A/YL-TYST/1106	Renewal of Planning Approval for Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years	10.9.2021
28	A/YL-TYST/1108	Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	24.9.2021
29	A/YL-TYST/1109	Proposed Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	24.9.2021 [revoked on 24.6.2023]
30	A/YL-TYST/1112	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	24.9.2021
31	A/YL-TYST/1122	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	10.12.2021
32	A/YL-TYST/1125	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	24.12.2021 [revoked on 24.9.2023]
33	A/YL-TYST/1137	Renewal of Planning Approval for Temporary Warehouse and Open Storage for Storage of Homeware for a Period of 3 Years	28.1.2022
34	A/YL-TYST/1138	Temporary Warehouse for Storage of Non-staple Food for a Period of 3 Years	28.1.2022

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
35	A/YL-TYST/1140	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	28.1.2022
36	A/YL-TYST/1141	Proposed Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	18.2.2022 [revoked on 18.11.2023]
37	A/YL-TYST/1152	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	1.6.2022 [revoked on 4.12.2023]
38	A/YL-TYST/1159	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	24.6.2022 [revoked on 24.3.2024]
39	A/YL-TYST/1167	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	29.7.2022
40	A/YL-TYST/1169	Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years	12.8.2022
41	A/YL-TYST/1171	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	26.8.2022
42	A/YL-TYST/1173	Proposed Temporary Warehouse for Storage of Electronic Goods, Furniture and Construction Materials for a Period of 3 Years	9.9.2022
43	A/YL-TYST/1174	Proposed Temporary Warehouse for Storage of General Goods for a Period of 3 Years	9.9.2022 [revoked on 9.6.2024]
44	A/YL-TYST/1175	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	9.9.2022 [revoked on 9.9.2023]
45	A/YL-TYST/1177	Proposed Temporary Warehouse for Storage of Exhibition Materials and Construction Materials for a Period of 3 Years	23.9.2022 [revoked on 23.3.2024]
46	A/YL-TYST/1182	Renewal of Planning Approval for Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years	14.10.2022
47	A/YL-TYST/1183	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	11.11.2022
48	A/YL-TYST/1184	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	11.11.2022
49	A/YL-TYST/1185	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.11.2022
50	A/YL-TYST/1187	Renewal of Planning Approval for Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	25.11.2022
51	A/YL-TYST/1191	Proposed Temporary Warehouse for Storage of Construction Materials and Metal Ware with Ancillary Office for a Period of 3 Years	13.1.2023
52	A/YL-TYST/1197	Temporary Vehicle Repair Workshop and Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years	3.3.2023 [revoked on 3.3.2024]
53	A/YL-TYST/1198	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	3.3.2023

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
54	A/YL-TYST/1202	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	17.3.2023
55	A/YL-TYST/1205	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	31.3.2023
56	A/YL-TYST/1217	Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	23.6.2023
57	A/YL-TYST/1220	Temporary Warehouse for Storage of Food Provisions and Rural Workshop with Ancillary Office for a Period of 3 Years	14.7.2023
58	A/YL-TYST/1211	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	11.9.2023
59	A/YL-TYST/1240	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years	8.12.2023
60	A/YL-TYST/1241	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	8.12.2023
61	A/YL-TYST/1244	Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	22.12.2023
62	A/YL-TYST/1252	Temporary Warehouse and Open Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	1.3.2024
63	A/YL-TYST/1253	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	1.3.2024
64	A/YL-TYST/1255	Proposed Temporary Warehouse for Storage of Vehicles and Vehicle Parts for a Period of 3 Years	15.3.2024
65	A/YL-TYST/1260	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	19.4.2024
66	A/YL-TYST/1261	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	19.4.2024
67	A/YL-TYST/1263	Temporary Warehouse for Storage of Paper with Ancillary Workshop for a Period of 3 Years	10.5.2024 [revoked on 10.11.2024]
68	A/YL-TYST/1264	Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	10.5.2024
69	A/YL-TYST/1266	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	7.6.2024
70	A/YL-TYST/1268	Temporary Warehouse for Storage of Construction Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts and Scrap Metal for a Period of 3 Years	5.7.2024
71	A/YL-TYST/1275	Renewal of Planning Approval for Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years	20.9.2024
72	A/YL-TYST/1280	Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	4.10.2024
73	A/YL-TYST/1282	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	4.10.2024

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
74	A/YL-TYST/1270	Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years	20.12.2024
75	A/YL-TYST/1290	Temporary Warehouse for Storage of Exhibition Materials, Clothes and Construction Materials for a Period of 3 Years	20.12.2024

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reason</u></b>
1	A/YL-TYST/1082	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	23.7.2021	(1)

**Rejection Reason:**

- (1) The application involves previously revoked planning permissions due to non-compliance with the approval conditions. Approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, nullifying statutory planning control.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

No adverse comment on the application.

**2. Traffic**

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

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

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

No adverse comment on the application.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

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

**4. Drainage**

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

- no in-principle objection to the application from a drainage point of view; and
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the submission, implementation and maintenance of a revised drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

**5. Fire Safety**

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

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

## **6. Building Matters**

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

- no objection to the application;
- 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 applied use in the application; and
- it is noted that two 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.

## **7. Long Term Development**

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

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls partly within an area zoned “Residential – Zone 2” and “Local Open Space”; and
- the objective of YLS development is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, 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), CEDD (PM(W), CEDD):

No objection to the application.

## **8. District Officer's Comments**

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

His office has not received any comment from the village representatives in the vicinity regarding the application.

## **9. Other Departments**

The following departments have no comment on/no objection to 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) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot 1190 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) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application 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
  - (iii) the programme of Yuen Long South (YLS) Development should be taken into account when drawing up the STW boundary and layout of structures to be built on 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 (CEDD)'s scheduled programme;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
  - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public road;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) his office should not be responsible for maintaining any access connecting between the Site and Kung Um Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (f) to note the general comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) and his technical comments on the submitted drainage proposal that:

- (i) referring to section 1.1.4 of Annex 1 in **Appendix I** of this RNTPC paper, since the concerned structure located at the western side of the Site is temporary and the ground to the west of the Site is generally higher, the overland flow from the adjacent lands shall be probably intercepted and external catchment shall be considered in the calculation;
  - (ii) the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system) should be indicated clearly;
  - (iii) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
  - (iv) the cover levels and invert levels of the proposed U-channels, catchpits/sand traps should be shown on the drainage plan;
  - (v) the proposed 375mm surface channel outside the Site will also intercept the overland flow from the adjacent lands. The applicants should demonstrate with hydraulic calculation that the proposed drainage facilities outside the Site are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands;
  - (vi) according to section 1.3.7(d) of Annex 1 in **Appendix I** of this RNTPC paper, a 100mm gap will be provided at the toe of site hoarding. The applicants should provide its details on the drainage plan for review;
  - (vii) standard details should be provided to indicate the sectional details of the proposed U-channel and the catchpit/sand trap;
  - (viii) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
  - (ix) the applicants should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL, LandsD for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land, where required, outside the Site;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
  - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and

emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iii) if the existing structures are erected on leased land without the approval of the Building Authority, 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;
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable or overhead line within or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (j) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that:

based on the preliminary project boundary of the proposed YLS Development Area, the majority of the Site falls within the boundary of the proposed YLS Development Area – Third Phase Development. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS Development Area – Third Phase Development is being formulated.