

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

**Temporary Warehouse for Storage of Event Supplies  
and Equipment with Ancillary Site Office for a Period  
of 3 Years in “Undetermined” Zone at Lots 1040 (Part),  
1042 (Part) and Adjoining Government Land in DD119,  
Pak Sha Tsuen, Yuen Long, New Territories**

**SUPPLEMENTARY PLANNING STATEMENT**

**Applicant:**

Ms. Tang Yuet Hing

**Planning Consultant:**



Top Bright Consultants Ltd.

July, 2024

## Executive Summary

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

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

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

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

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

## 行政摘要

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

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

申請地點座落於唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 中的“未決定用途”地帶, 該地帶旨在應付不斷增加的露天貯物用地需求, 貯存不能存於普通貨倉的貨物。申請地點位於鄰近元朗市中心的邊陲地帶, 為用作申請用途的理想地點。申請地點附近的土地用途主要用作工場、貨倉及露天存放場, 擬議發展與毗鄰土地用途配合。由此可見, 城規會過去在此“未決定用途”地帶已批准多個類似用途的申請。

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

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

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### **SUMMARY OF APPLICATION**

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

## 1. INTRODUCTION

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

## 2. SITE CONTEXT

### Location

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

### Existing Site Conditions

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

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

### **Surrounding Land Uses**

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

### **Access**

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

## **3. LAND STATUS**

- 3.01 According to the Land Registry, the Application Site comprises of Lots 1040(Part), 1042(Part) and adjoining Government land in DD119, Pak Sha Tsuen, Yuen Long, New Territories. The Applicant is the current owner of Lot 1040 in DD 119. A plan showing the configuration of the Application Site is at **Figure 2**.
- 3.02 The subject lots are held under Block Government Lease and demised as agricultural land with lease terms expiring on 30.6.2047. There are no user restrictions in the lease except the standard non-offensive trade clause.

## **4. PLANNING CONTEXT**

### **Statutory Plan**

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

### **Previous Applications**

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

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

### Similar Applications

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

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



## 5. DEVELOPMENT PROPOSAL

### Renewal of Planning Approval

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

### Site Layout and Design

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

**Table 5.1: Development Parameters**

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

### Site Operations

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

### Landscape and Tree Preservation Proposal

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

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

### **Drainage Facilities**

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

### **Fire Services Installations**

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

### **Environmental Consideration**

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

## **6. JUSTIFICATIONS**

### **In Line with the Planning Intention**

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

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

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

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

### **Compatible with Surrounding Land Uses**

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

### **Compliance with Previous Approval Conditions**

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

### **No Adverse Environmental or Visual Impact**

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

### **No Adverse Drainage Impact**

- 6.06 The Applicant is situated within close proximity to an existing stream to its north. In view of the site's locality, which is not at risk of flooding owing to extensive drainage works carried out by the Drainage Services Department in the vicinity, and the existing drainage facilities serving the Application Site were properly maintained by the Applicant. As a result, no adverse drainage impacts are anticipated.

### **No Additional Traffic Generated**

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

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

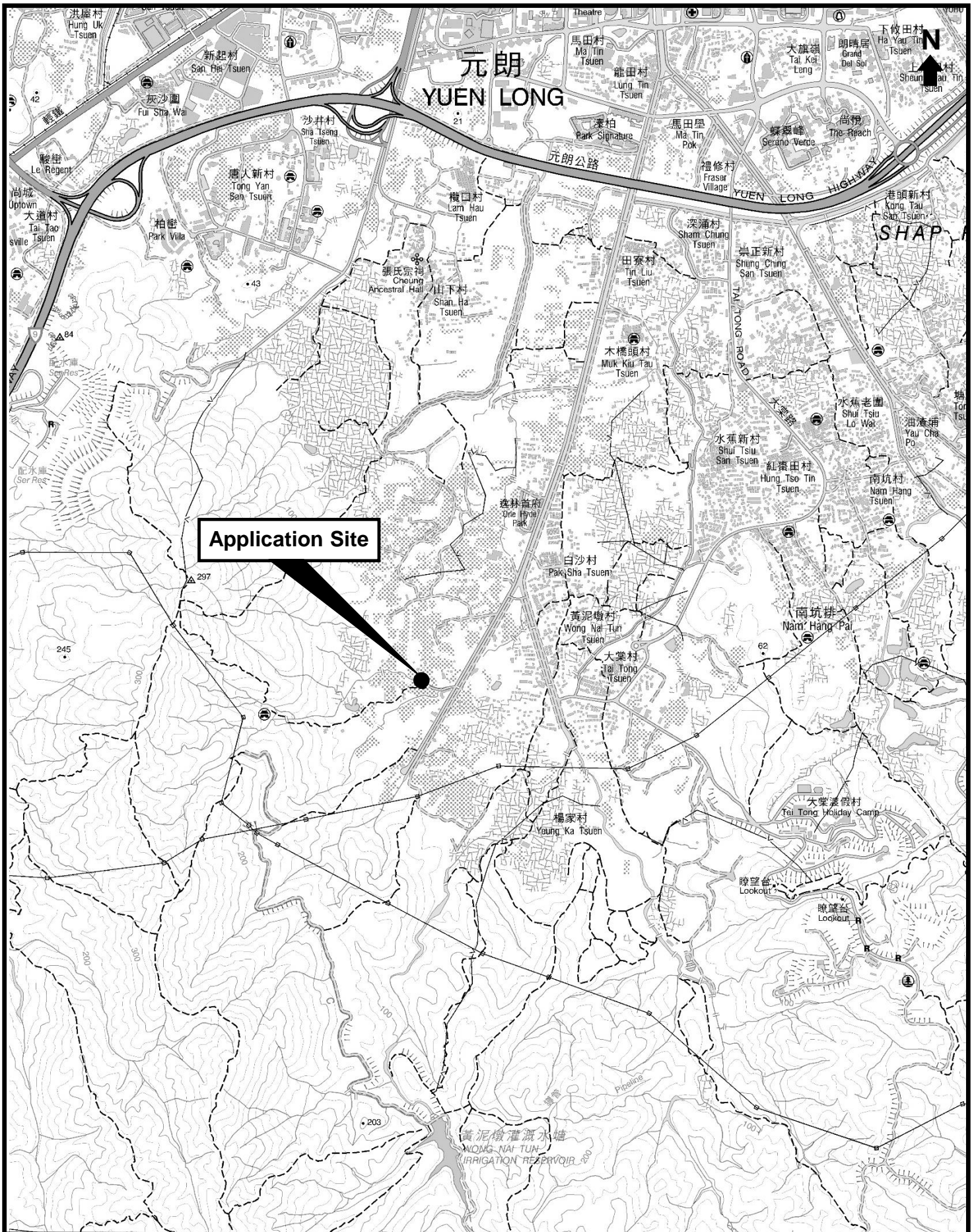
### **Approval of Similar Applications**

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

## **7. CONCLUSION**

- 7.01 The Application Site falls within an “Undetermined” zone on the Tong Yan San Tsuen OZP and, as evidenced by the existing surrounding land uses, has been a popular location for open storage sites, warehouses and rural industrial uses. Until the remaining stages of the YLS Development are implemented, the area has been identified as a suitable location for warehouse use on a temporary basis. As the length of planning permission sought is only for a temporary period of 3 years, approval of this application will not frustrate the long-term development for the area.
- 7.02 The current application is a renewal of planning approval for a temporary warehouse for storage of event supplies and equipment with ancillary site office. Compared with the last approved application, the applied use and development parameters remain unchanged. The applied use is solely a storage facility, which does not involve any noise generating, visually intrusive or environmentally detrimental activities, such as workshops, and would not generate additional traffic. The Proposed Development is also compatible with the surrounding land uses in nature. There is no complaint about the warehouse operation at the Application Site in the past.
- 7.03 In view of the foregoing submission and justifications, the Applicant respectfully requests that the Board give favourable consideration and approve this application for a further period of 3 years.

Top Bright Consultants Ltd.  
July 2024



Top Bright Consultants Ltd.

Extract Plan Based on Map  
Series HM20C of Sheet 6

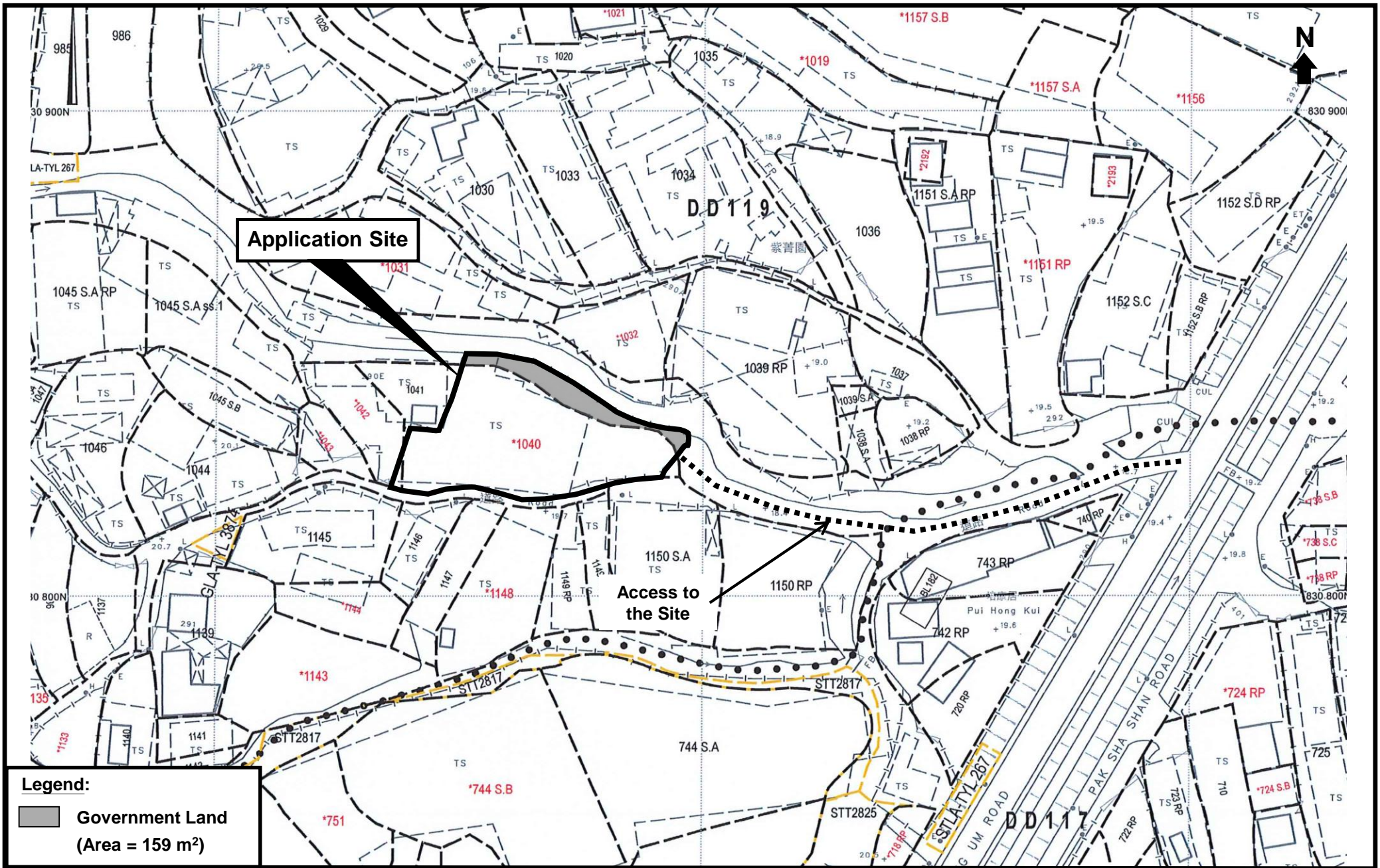
## Location Plan

Scale 1 : 20 000

## FIGURE 1

For Identification Purpose

Date: 16.5.2024

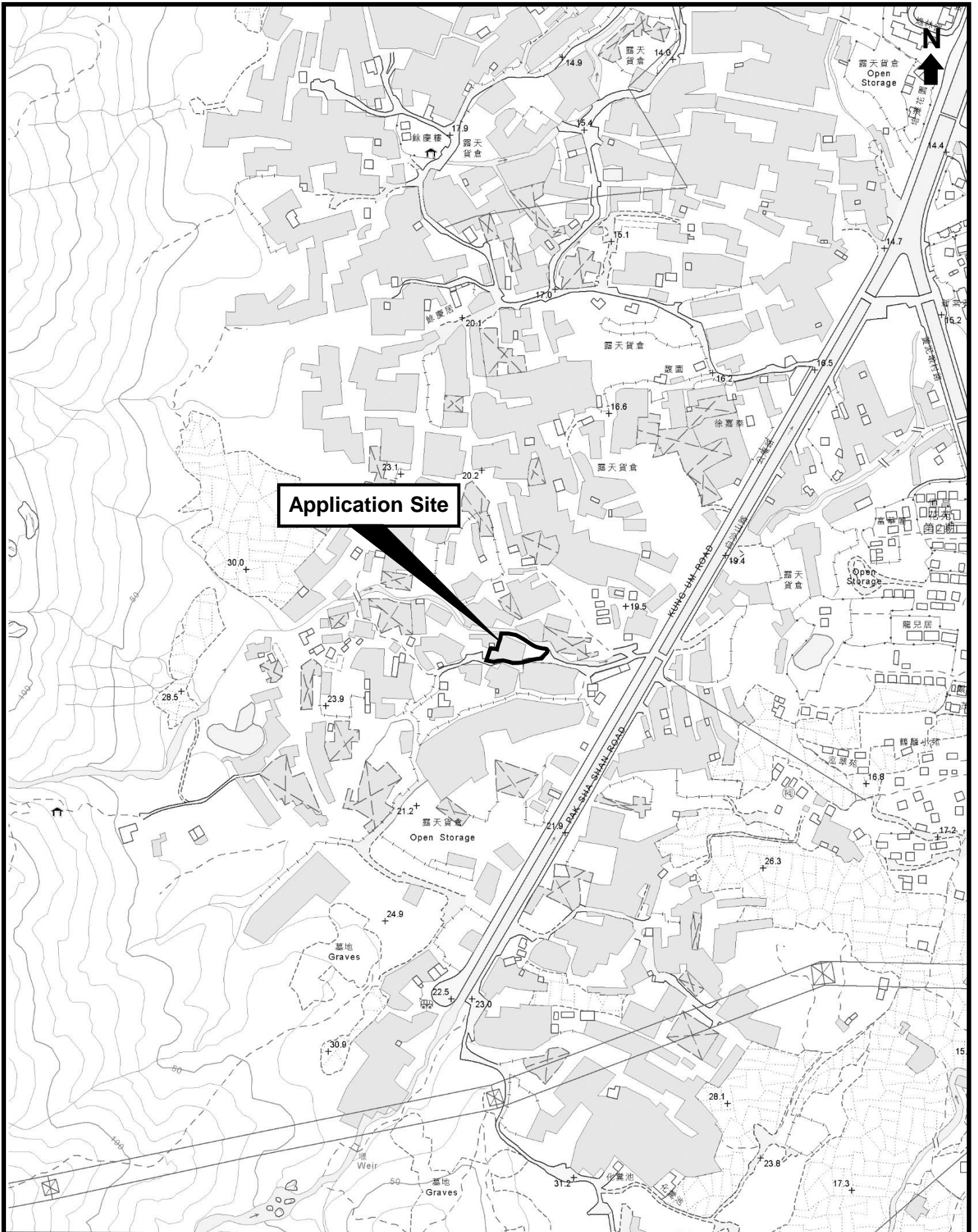


**Legend:**  
 [Grey Box] Government Land  
 (Area = 159 m<sup>2</sup>)

**Top Bright Consultants Ltd.**  
 Extracted from Lot Index Plan  
 No. 6-NW-24A

**Site Plan**  
 Scale 1 : 1 000

**FIGURE 2**  
 For Identification Purpose  
 Date: 16.5.2024



**Top Bright Consultants Ltd.**

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

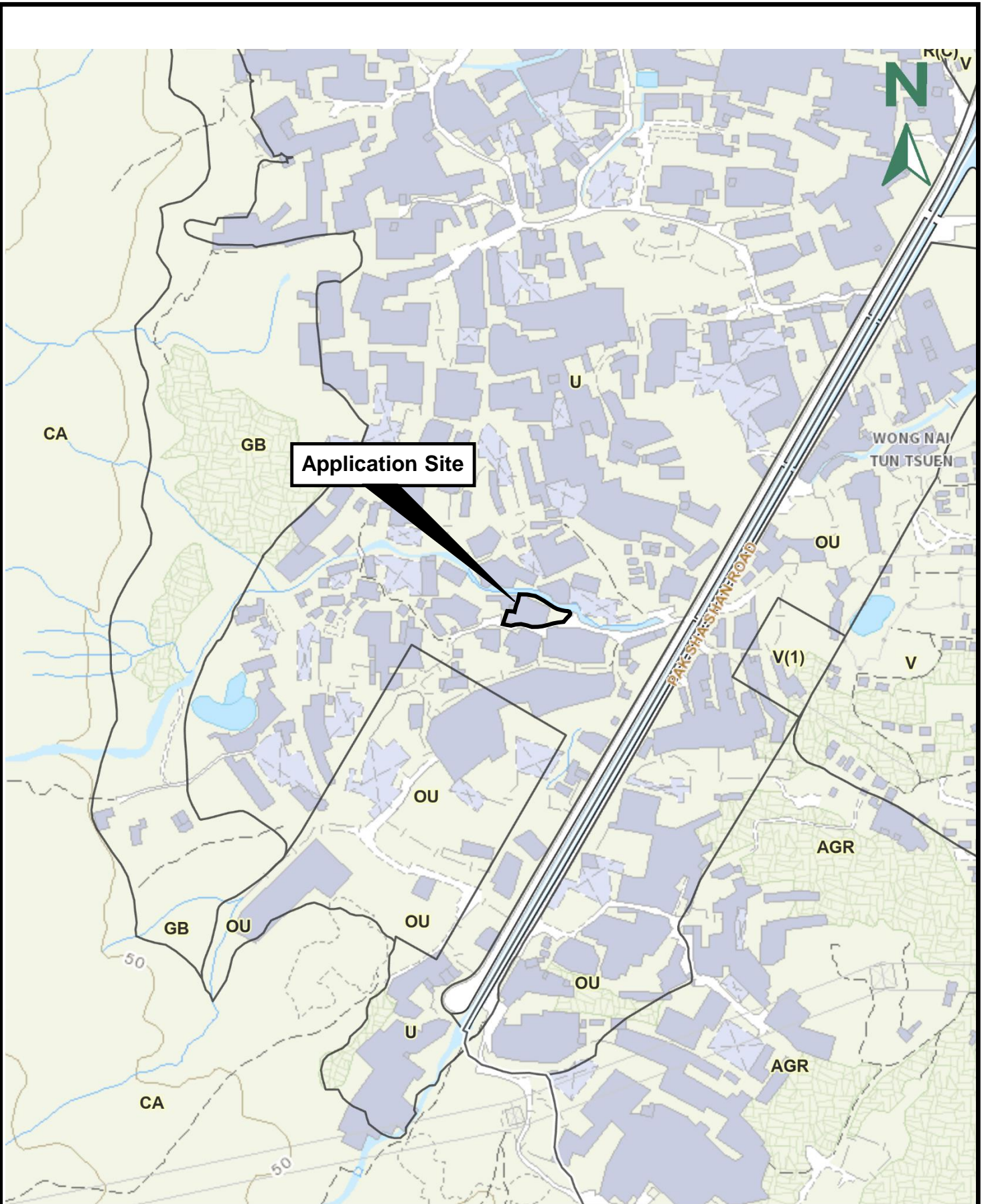
## Plan Showing the General Area

Scale 1 : 5 000

## FIGURE 3

For Identification Purpose

Date: 16.5.2024



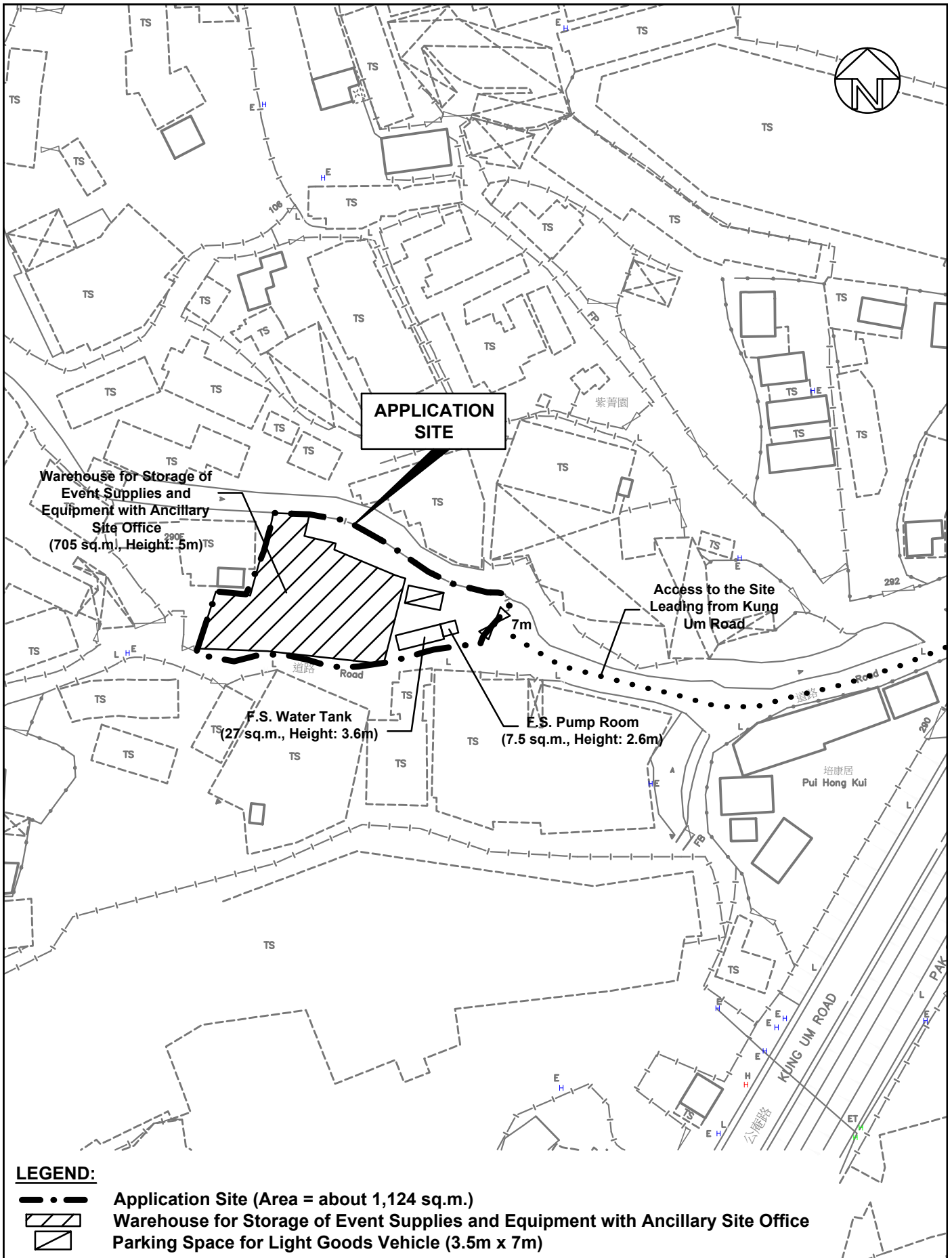
Extract from Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 gazetted on 20.8.2021

**FIGURE 4**

For Identification Purpose

Date: 16.5.2024





Top Bright Consultants Ltd.

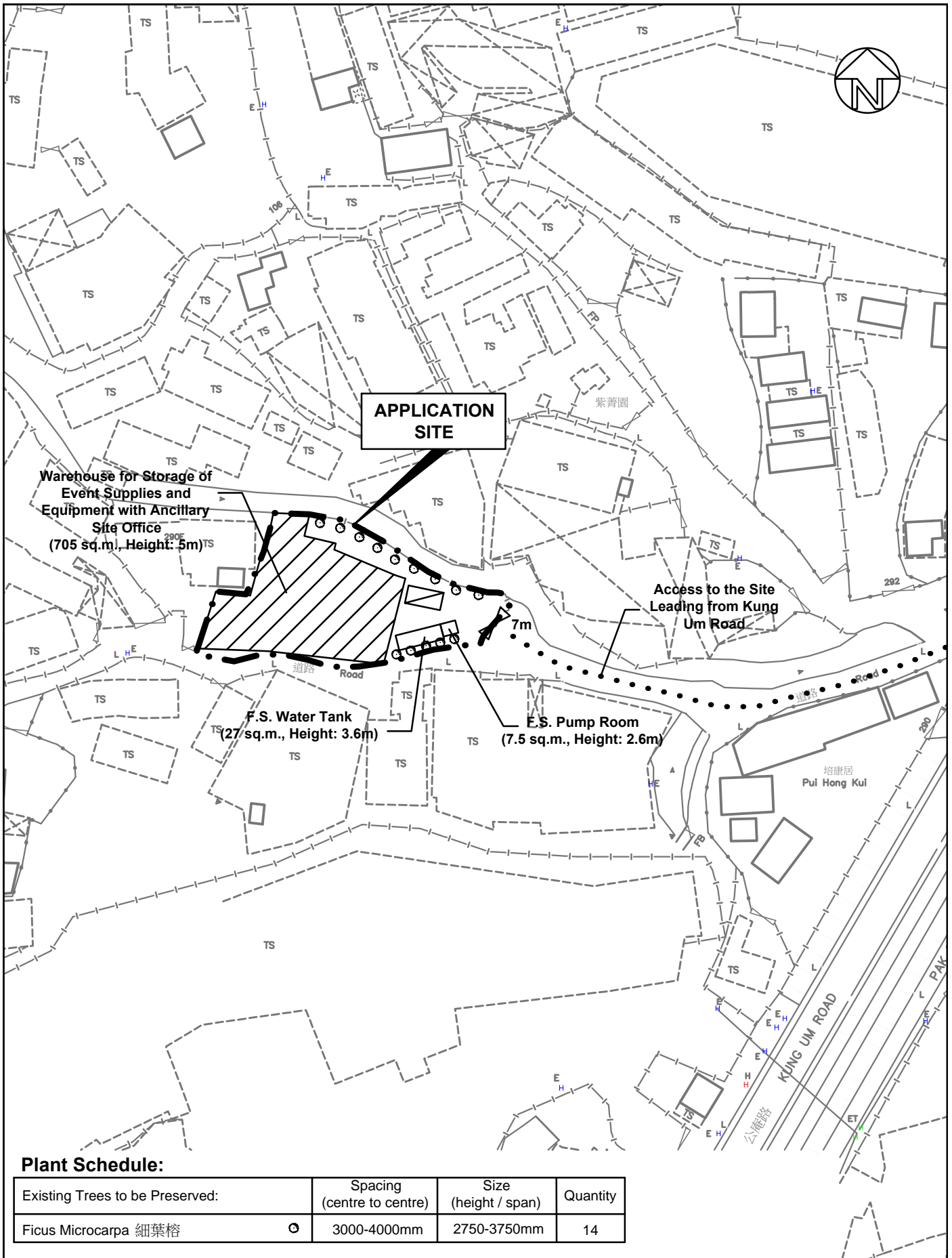
Drawing No. :TB/24/843/05

### Layout Plan

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

### FIGURE 5

FOR IDENTIFICATION PURPOSE  
Date: 16.5.2024  
Scale: 1 : 1 000 (A4)



**Plant Schedule:**

Existing Trees to be Preserved:	Spacing (centre to centre)	Size (height / span)	Quantity
Ficus Microcarpa 細葉榕	3000-4000mm	2750-3750mm	14



Top Bright Consultants Ltd.

Drawing No. :TB/24/843/06

**Landscape and Tree Preservation Proposal**

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

**FIGURE 6**

FOR IDENTIFICATION PURPOSE

Date: 16.5.2024

Scale: 1 : 1 000 (A4)