

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

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Supplementary Information**

**S.16 Application for**

**Renewal of Planning Approval for 'Temporary Storage of Advertisement Material with Ancillary Workshop' for a period of 3 years in "Undetermined" zone, Lot Nos. 1198 S.E (Part), 1223 RP (Part) and 1224 RP (Part) in D.D. 119 and adjoining Government Land, Kung Um Road, Yuen Long, New Territories**

We would like to rectify the boundary of the application site. Compared with the latest approved application No. A/YL-TYST/1112, the changes are as follows:

	Previous application (A/YL-TYST/1112) (a)	Current application (A/YL-TYST/1282) (b)	Difference (b) – (a)	Difference (%)
Site area (m <sup>2</sup> )	453	432	-21	-4.6%
Plot Ratio	0.49	0.51	+0.02	+4%
Site Coverage	49%	51%	+2%	+4%

In view of the amendments made, we enclosed the following revised pages for your perusal:

1. Pages 2, 10 & 11 of Form No. S16-III;
2. Executive Summary;
3. Planning Statement (**Appendix I**); and
4. A set of updated plans (**Plans 1 to 7**).

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



Francis Lau

c.c.

DPO/TM&YLW, PlanD

(Attn.: Mr. Edwin YEUNG)

*By E-mail only*

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
Tam Fung Lam 譚豐林

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
Goldrich Planners and Surveyors Limited 金潤規劃測量師行有限公司

<b>3. Application Site 申請地點</b>	
(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. 1198 S.E (Part) and 1224 RP (Part) in D.D. 119 and adjoining Government Land, Kung Um Road, 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 ..... 432 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 222.31 ..... 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)	..... 23 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot Nos. 1198 S.E (Part) and 1224 RP (Part) in D.D. 119 and adjoining Government Land, Kung Um Road, Yuen Long, New Territories
Site area 地盤面積	432 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 23 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	Undetermined ("U")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	222.31 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.51 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		3
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4.8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	51	%	<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		2
	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) _____ _____		1
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數			0
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____			

### Executive Summary

1. The application site (the Site) is on Lot Nos. 1198 S.E (Part) and 1224 RP (Part) in D.D. 119 and adjoining Government Land, Kung Um Road, Yuen Long, New Territories.
2. The site area is about 432 m<sup>2</sup>, including about 23 m<sup>2</sup> of Government Land.
3. The Site falls within an area zoned “Undetermined” (“U”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.
4. The application is for renewal of planning approval for ‘Temporary Storage of Advertisement Material with Ancillary Workshop’ for a period of 3 years.
5. A total of 3 temporary structures are provided for storage, workshop and toilet uses. The gross floor area is about 222.31 m<sup>2</sup>.
6. Operation hours are from 8 a.m. to 7 p.m. from Monday to Saturday. No operations on Sundays and public holidays.
7. The Site is the subject of 6 approved applications for similar uses, of which all approval conditions were satisfactorily complied with by the applicant.
8. Compared with the last approval, the applied use and layout of the current renewal application remain unchanged.

### 行政摘要

1. 申請地點位於新界元朗公庵路丈量約份第 119 約地段第 1198 號 E 分段（部分）及第 1224 號餘段（部分）和毗連政府土地。
2. 申請地點的面積約 432 平方米，申請範圍包括約 23 平方米的政府土地。
3. 申請地點在《唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14》上劃為「未指定用途」地帶。
4. 規劃許可續期的申請用途為「臨時存放廣告物料連附屬工場」（為期 3 年）。
5. 申請地點合共提供 3 個臨時構築物作貯物、工場及廁所用處，總樓面面積約 222.31 平方米。
6. 營運時間為星期一至六上午 8 時至晚上 7 時，星期日及公眾假期停止營業。
7. 申請地點曾獲城市規劃委員會批給 6 次規劃許可於申請地點作同類用途，申請人亦已完全履行所有規劃許可附帶條件。
8. 對比先前獲批的規劃許可，是次續期申請的用途及佈局並無改變。

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”/“the TPB”) on behalf of Mr. Tam Fung Lam (“the Applicant”) in support of the planning application for the renewal of planning approval for ‘Temporary Storage of Advertisement Material with Ancillary Workshop’ for a period of 3 years (“the Development”) at Lot Nos. 1198 S.E (Part) and 1224 RP (Part) in D.D. 119 and adjoining Government Land, Kung Um Road, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### **Application Site (Plans 1 and 2)**

2. The Site comprises Lot Nos. 1198 S.E (Part) and 1224 RP (Part) in D.D. 119 and adjoining Government Land, Kung Um Road, Yuen Long, New Territories. The Site is accessible from Kung Um Road leading to the ingress to its south.
3. The site area is about 432 m<sup>2</sup>, including about 23 m<sup>2</sup> of Government Land.
4. The Site is the subject of a previous application No. A/YL-TYST/1112 for the same applied use submitted by the same applicant. All approval conditions were satisfactorily complied with by the Applicant. Compared with the previous approval, the applied use and layout of the current application remain unchanged.

### **Planning Context**

5. The Site falls within an area zoned “Undetermined” (“U”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (the “OZP”) No. S/YL-TYST/14.
6. According to the covering Notes of the OZP, in the “U” zone, all uses or developments except those specified in paragraphs (8) and (11)(a) of the Notes of the OZP require permission from the Town Planning Board.
7. The planning intention of the “U” zone is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises.

### **TPB Planning Guidelines**

8. According to TPB PG-No. 13G, the site falls within Category 1 areas, which are considered suitable for open storage and port back-up uses.
9. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the

departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/dangerous goods etc., may cause significant environmental and traffic concerns.

10. The TPB Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) is also relevant to the application.
11. The application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application; all approval conditions of the previous approval were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.

**Development Parameters**

12. The following table summarises the details of the structures on site (**Plan 3**):

	<b>Structures</b>	<b>Floor Area (ab.) (m<sup>2</sup>)</b>	<b>Covered Area (ab.) (m<sup>2</sup>)</b>	<b>No. of Storey</b>	<b>Height (ab.) (m)</b>
1	Open Shed	220	220	1	4.8
2	Container-converted Storeroom	Under structure 1	Under structure 1	1	2.6
3	Toilet	2.31	2.31	1	2.3
<b>Total</b>		<b><u>222.31</u></b>	<b><u>222.31</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.51	51%		

13. Operation hours are from 8 a.m. to 7 p.m. from Monday to Saturday. No operation on Sundays and public holidays.
14. No open storage activities will be carried out at the Site. Open area is reserved for car parking. Light goods vehicles will mainly be used, while medium or heavy goods vehicles will seldom be used for logistic use.
15. The ancillary workshop will operate cutting of glass, only if necessary.

### Previous Applications

16. The Site, in part or in whole, is the subject of 6 previous applications approved by the Committee:

Application No.	Applied Use	Date of Approval
A/YL-TYST/398	Temporary Vehicle Repair Workshop for a Period of 3 Years	20.6.2008
A/YL-TYST/460	Proposed Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	9.10.2009
A/YL-TYST/609	Renewal of Planning Approval for Temporary “Storage of Advertisement Material with Ancillary Workshop” for a Period of 3 Years	5.10.2012
A/YL-TYST/754	Renewal of Planning Approval for Temporary “Storage of Advertisement Material with Ancillary Workshop” for a Period of 3 Years	18.9.2015
A/YL-TYST/916	Renewal of Planning Approval for Temporary “Storage of Advertisement Material with Ancillary Workshop” for a Period of 3 Years	21.9.2018
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

17. The previous applications were approved mainly on considerations that approval of temporary uses would not frustrate the long-term use of the area; compatible with the surrounding areas; the concerns of relevant government departments could be addressed by means of approval conditions; and the applicant complied with all approval conditions.
18. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.
19. The latest previous approval no. A/YL-TYST/1112 for the same applied use submitted by the same applicant was approved by the Committee on 24.9.2021. Compared with the previous approval, the applied use and layout of the current application remain unchanged.

### No Adverse Impacts to the Surroundings

#### Landscape

20. The Site is landscaped. Existing trees are well maintained (**Plan 4**). As such, there will be no adverse landscape impacts arising from the Development.



Environment

21. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
22. Potential adverse noise impacts to the surrounding areas are not anticipated under the restriction on operation hours.

Traffic

23. The trip attraction and generation rates are expected as follows:

	Mondays to Saturdays	
	Attractions	Generations
08:00 – 09:00	0	0
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	0	0
12:00 – 13:00	0	0
13:00 – 14:00	0	0
14:00 – 15:00	0	0
15:00 – 16:00	0	0
16:00 – 17:00	0	1
17:00 – 18:00	0	0
18:00 – 19:00	0	0
<b>Total Trips</b>	<b><u>1</u></b>	<b><u>1</u></b>

24. In view of the low trip attraction and generation rates, the Development would not cause adverse traffic impacts to the adjacent areas and road network.
25. The Site is accessible from Kung Um Road. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 7**). No parking, reversing or turning of vehicles on public road is expected.

Drainage

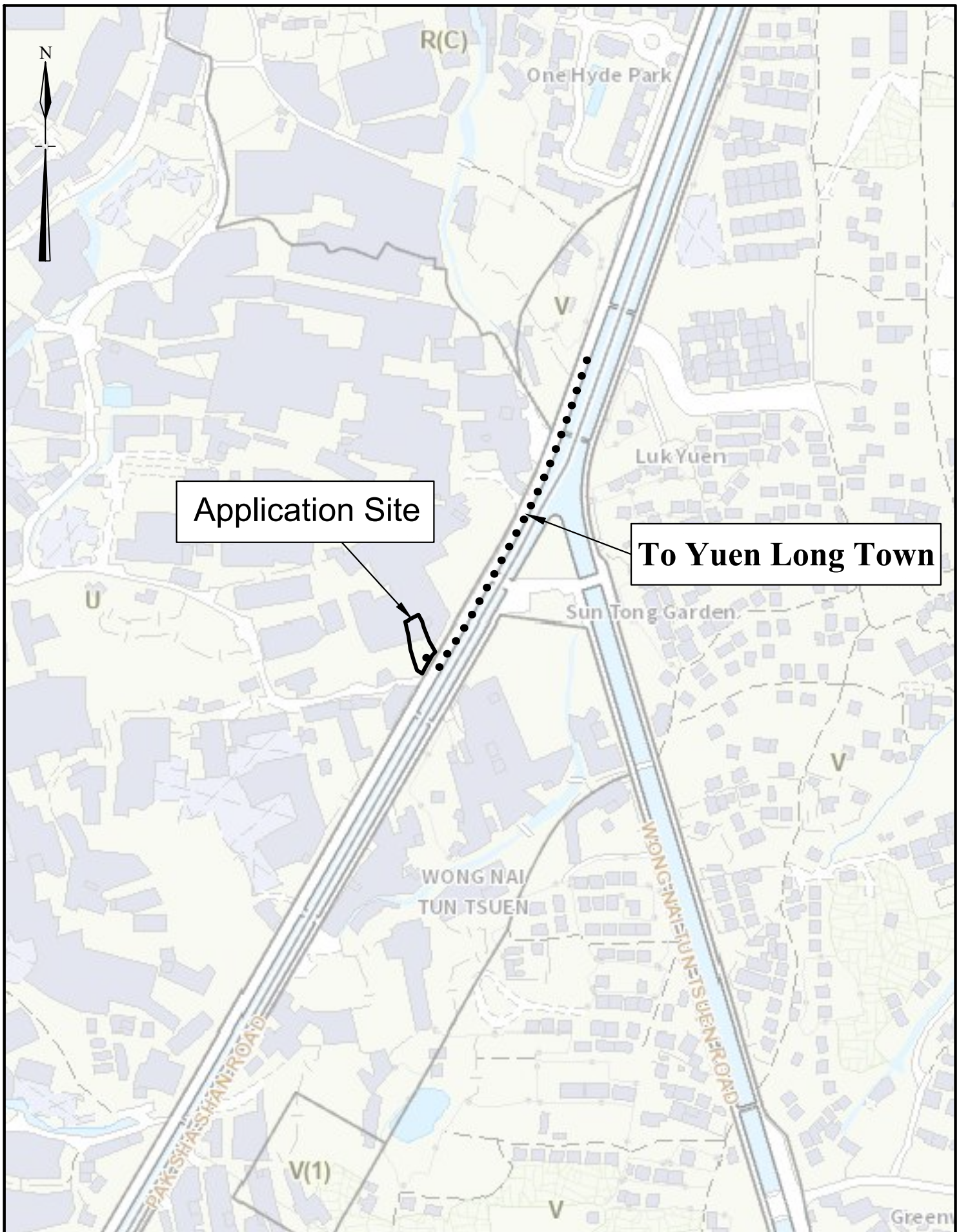
26. The applicant has implemented sufficient drainage facilities to prevent adverse impact to the surrounding area. Please refer to the Approved Drainage Proposal (**Plan 5**).
27. The existing drainage facilities have been maintained in good conditions throughout the approval period of previous application nos. A/YL-TYST/609, 754, 916 & 1112. The latest condition record of the existing drainage facilities on site was accepted by CE/MN, DSD on 15.7.2019 (**Annex I**).

28. As mentioned in Sections 4 & 19 above, the applied use and layout of the current application remain unchanged when compared with the previous application no. A/YL-TYST/1112.

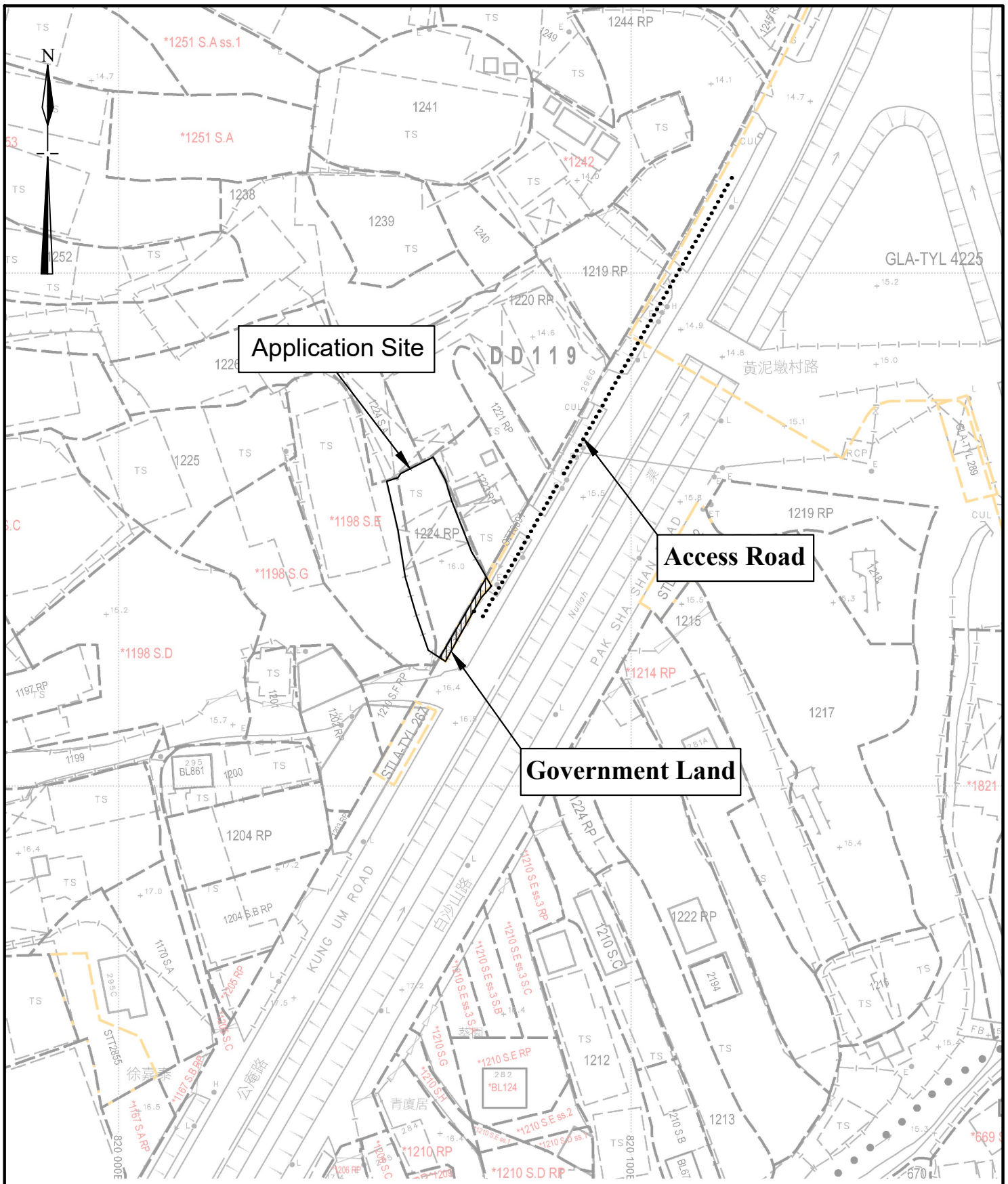
Fire Safety

29. The existing fire service installations (FSI) have been maintained in efficient working order at all times throughout the approval period of previous application nos. A/YL-TYST/609, 754, 916 & 1112. Please refer to the Approved FSI Proposal (**Plan 6**).
30. As mentioned in Sections 4 & 19 above, the applied use and layout of the current application remain unchanged when compared with the previous application no. A/YL-TYST/1112.

- End -

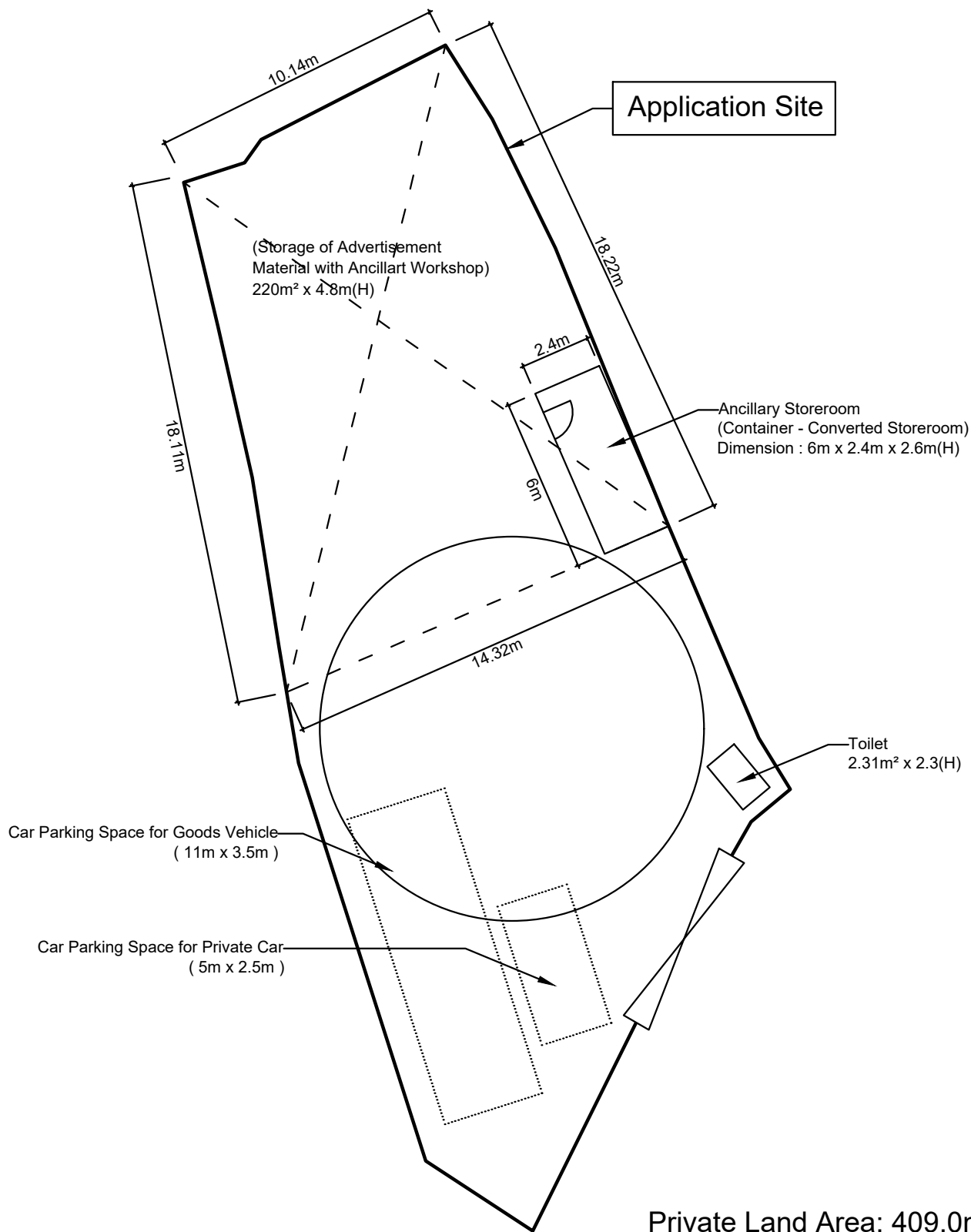


<p><b>Not to Scale For Identification Purpose Only</b></p>	<p><b>Location Plan</b></p>	<p><b>Goldrich Planners &amp; Surveyors Ltd.</b></p>
<p><b>August 2024</b></p>	<p>Lots 1198E(Part), 1224 RP(Part) in D.D. 119 and Adjoining G.L., Kung Um Road, Yuen Long, New Territories</p>	<p><b>Plan 1 (A8052)</b></p>



Private Land Area: 409.0m<sup>2</sup>  
 Government Land Area: 23.0m<sup>2</sup>  
 Total Area: 432.0m<sup>2</sup>

<b>1:1000</b>	<b>Lot Index Plan</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>August 2024</b>	Lots 1198E(Part), 1224 RP(Part) in D.D. 119 and Adjoining G.L., Kung Um Road, Yuen Long, New Territories	<b>Plan 2 (A8052)</b>



Private Land Area: 409.0m<sup>2</sup>  
Government Land Area: 23.0m<sup>2</sup>  
Total Area: 432.0m<sup>2</sup>

1:200

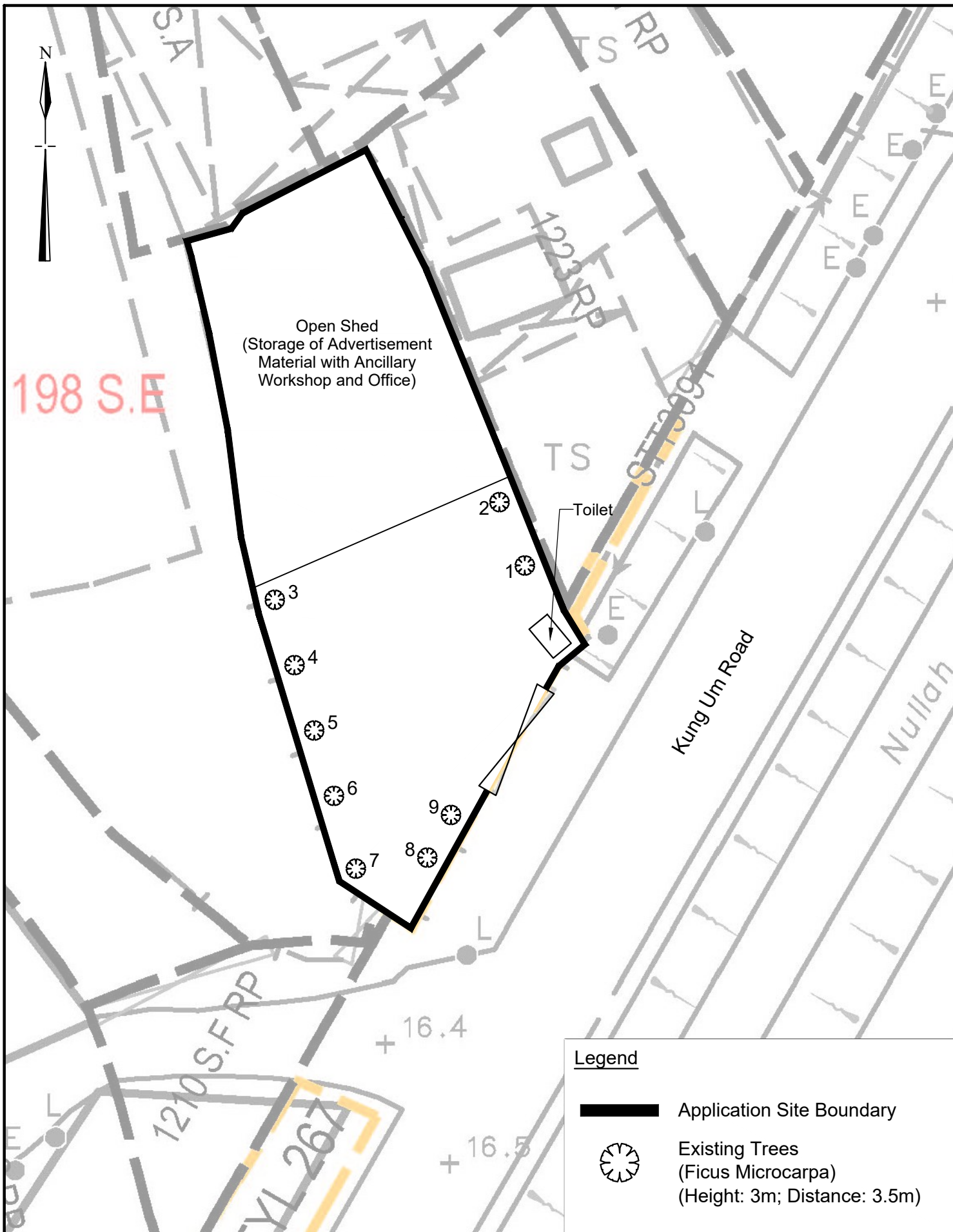
### Layout Plan

Goldrich Planners & Surveyors Ltd.

August 2024

Lots 1198E(Part), 1224 RP(Part)  
in D.D. 119 and Adjoining G.L., Kung Um Road,  
Yuen Long, New Territories

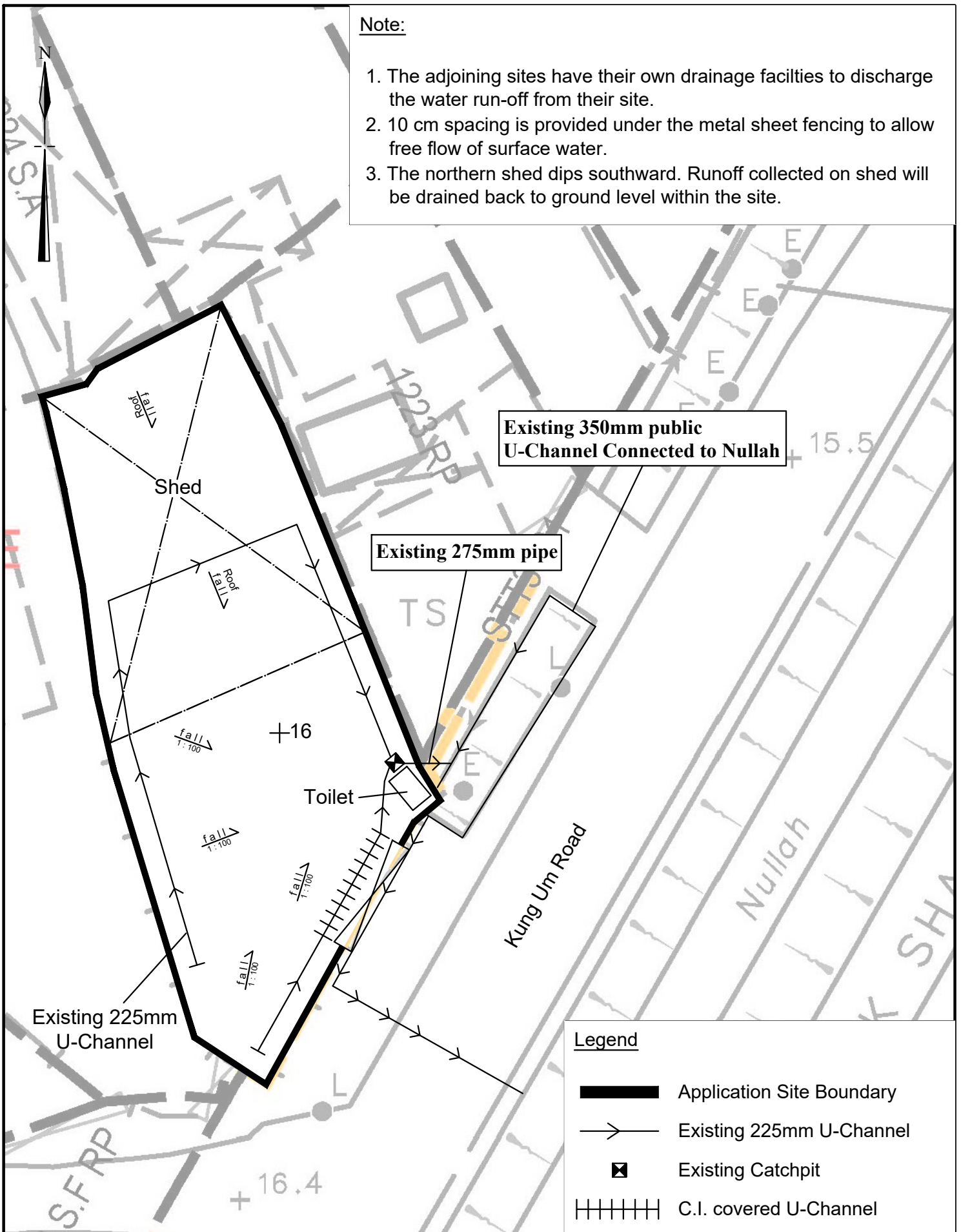
Plan 3  
(A8052)



1:250	Landscape Proposal	Goldrich Planners & Surveyors Ltd.
August 2024	Lots 1198E(Part), 1224 RP(Part) in D.D. 119 and Adjoining G.L., Kung Um Road, Yuen Long, New Territories	Plan 4 (A8052)

Note:

1. The adjoining sites have their own drainage facilities to discharge the water run-off from their site.
2. 10 cm spacing is provided under the metal sheet fencing to allow free flow of surface water.
3. The northern shed dips southward. Runoff collected on shed will be drained back to ground level within the site.



Legend

- Application Site Boundary
- Existing 225mm U-Channel
- Existing Catchpit
- C.I. covered U-Channel

1:250

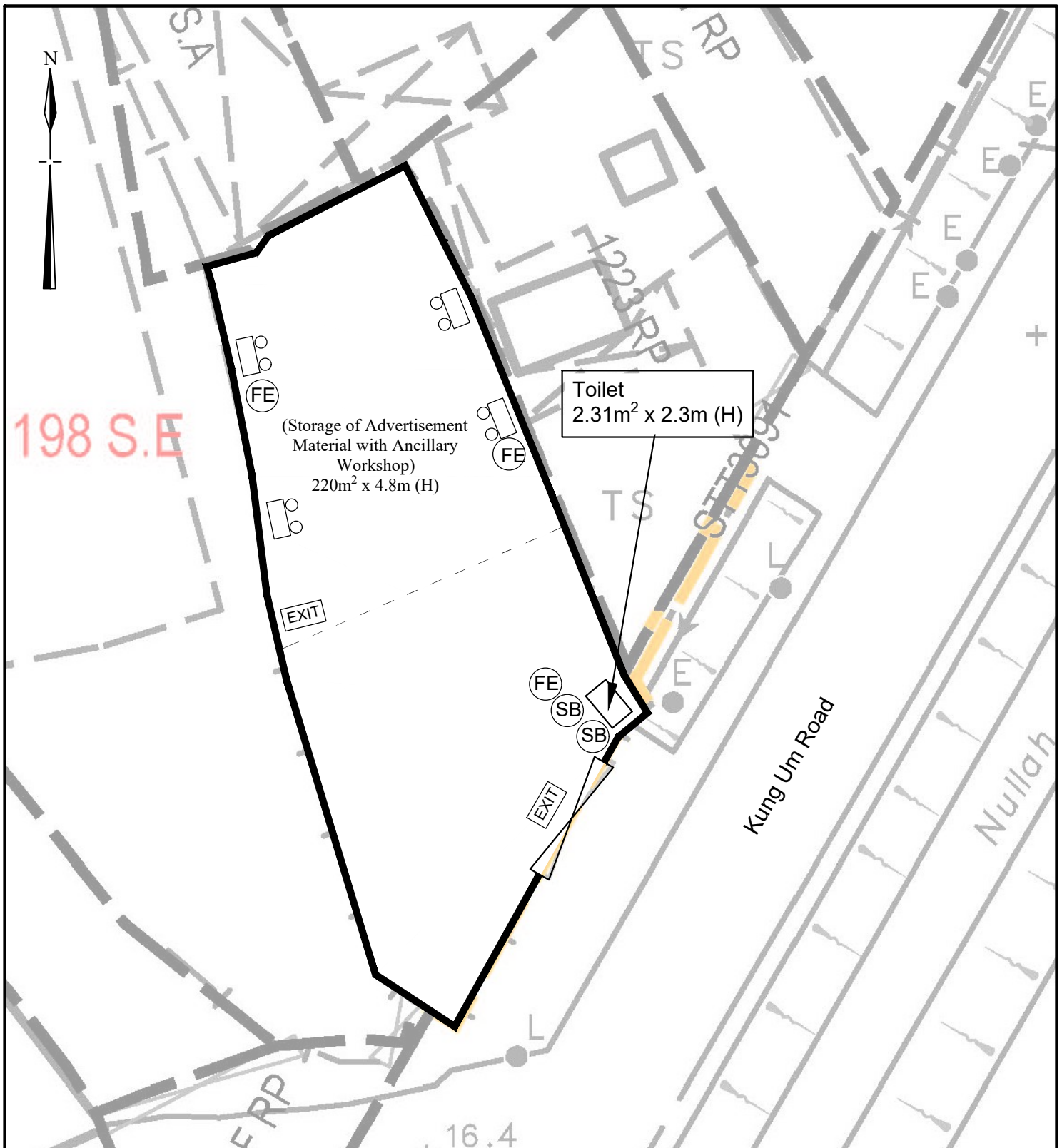
**Drainage Proposal**

**Goldrich Planners & Surveyors Ltd.**

**August 2024**

Lots 1198E(Part), 1224 RP(Part)  
in D.D. 119 and Adjoining G.L., Kung Um Road,  
Yuen Long, New Territories

**Plan 5  
(A8052)**



**FS NOTES:**

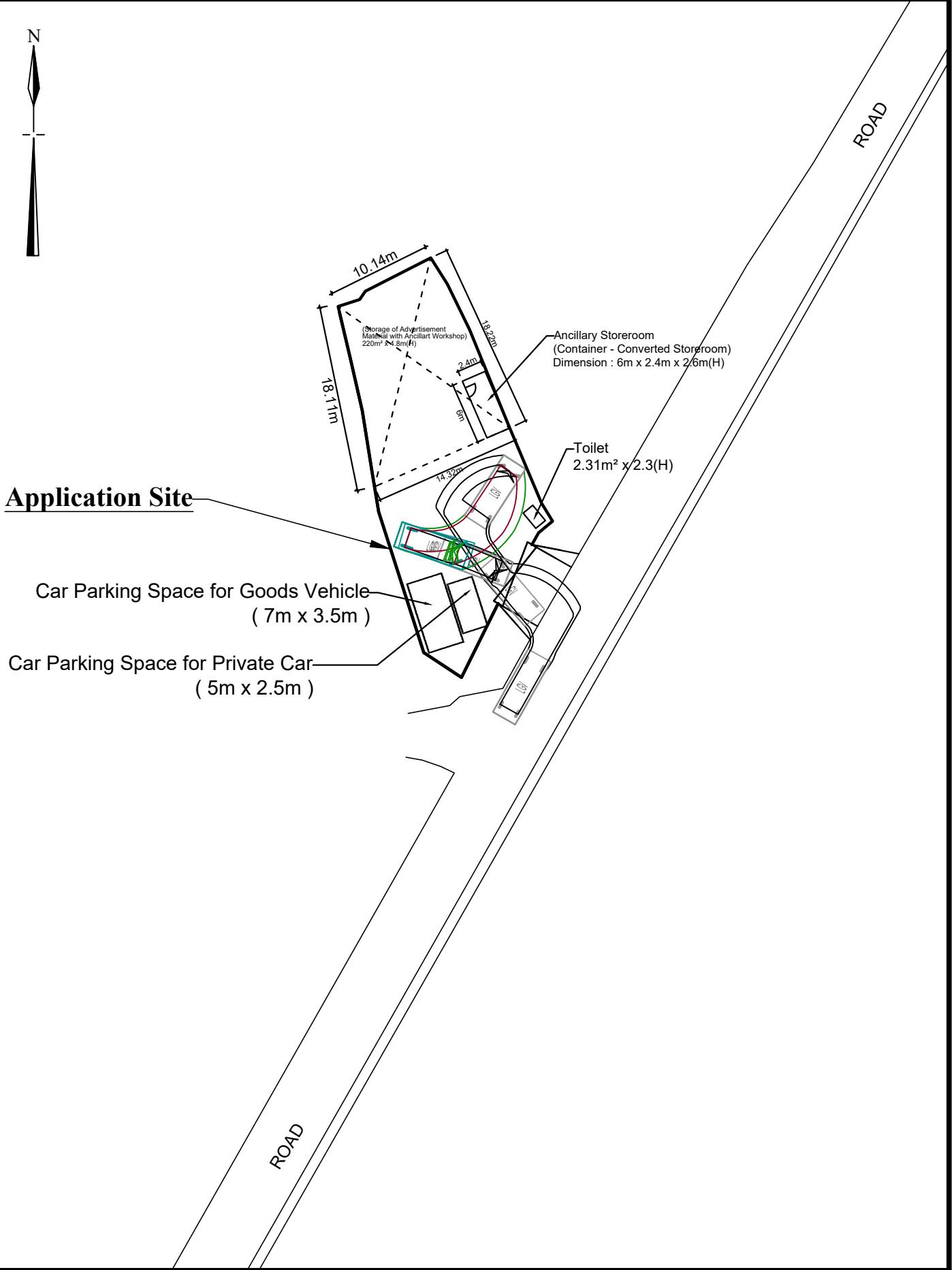
- (i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.

**LEGEND:**

- 5.0公斤二氧化碳氣體 **5.0 Kg CO2 Gas type Fire Extinguisher**
- 出口 **Exit sign**
- 緊急照明燈 **Emergency Light**
- 沙筒 **Sand Bucket**

<b>1:250</b>	<b>Fire Service Installation Proposal</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>August 2024</b>	Lots 1198E(Part), 1224 RP(Part) in D.D. 119 and Adjoining G.L., Kung Um Road, Yuen Long, New Territories	<b>Plan 6 (A8052)</b>





<b>1 : 500</b>	<b>Swept Path Analysis</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>August 2024</b>	<b>Lots 1198E(Part), 1224 RP(Part) in D.D. 119 and Adjoining G.L., Kung Um Road, Yuen Long, New Territories</b>	<b>Plan 7 (A8052)</b>