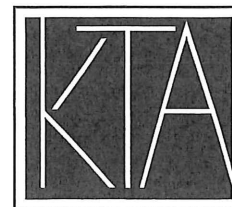


By Email

Our Ref: S3133/DD119TYST/24/003Lg

11 September 2024

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



PLANNING LIMITED  
規劃顧問有限公司

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電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

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

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

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

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

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LTD

A handwritten signature in black ink, appearing to be 'Kitty Wong', written over a horizontal line.

Kitty Wong

Encl. Revised pages of Supporting Planning Statement

cc. Applicant and Team



FS 579819

**Table 3.1 Summary of Development Proposal**

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

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

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

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

### **3.2 Vehicular Access Arrangement**

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

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

### **3.3 Existing Landscaping on Site**

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

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

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

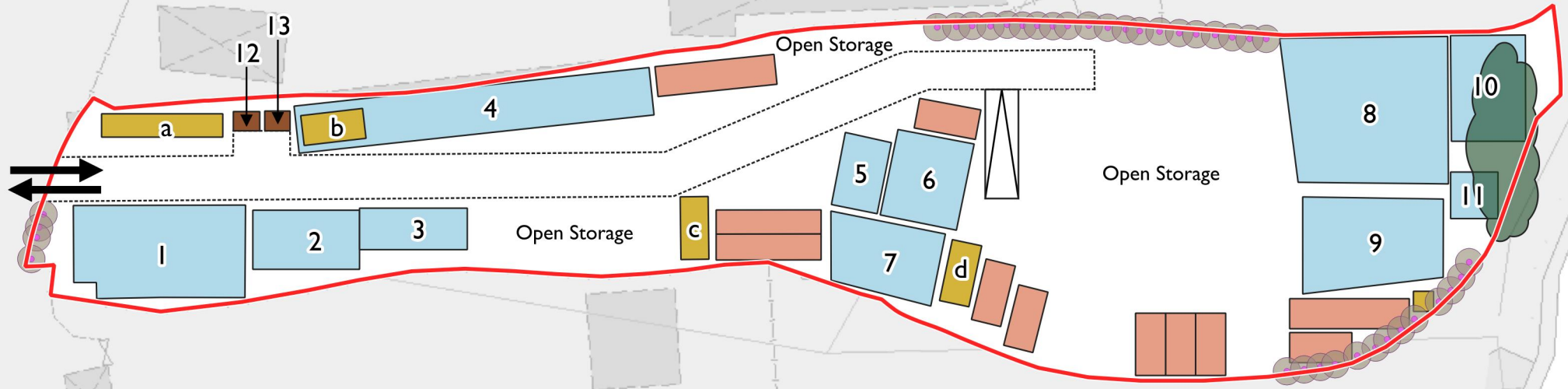
4.6.1 The Proposed Development will continue to comply with the "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" issued by Environmental Protection Department to minimise the adverse environmental impacts to the surrounding. For instance, the operation hour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

#### **4.7 No Adverse Traffic Impact**

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

#### **4.8 No Adverse Drainage Impact**

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



- Site Boundary
- Ancillary Offices and Toilet
- Existing FS Pump Room and Water Tank
- Existing plantations (Bauhinia Blakeana Dunn)
- Containers for Storage
- Covered Structures
- Existing Mature Tree within the Site
- Access Road with Maneuvering Space
- Loading and Unloading Spaces

