



PLANNING LIMITED  
 規劃顧問有限公司

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

九龍觀塘海濱道133號  
 高兆豐中心16樓K室

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

By Email

Our Ref: S3133/DD119TYST/24/004Lg

28 October 2024

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

Dear Sir/Madam,

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

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

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

Thank you for your kind attention.

Yours faithfully  
 For and on behalf of  
 KTA PLANNING LTD

Kitty Wong

Encl. Responses-to-Comments table with Annex A

cc. DPO – Mr Edwin Yeung (by Email)

KT/KW/FL/vy



FS 579819



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

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

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

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## ***Annex A***

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**Replacement Page of Supporting Planning Statement**

- 3.1.2 The Site is paved with concrete. Adequate fire services installations ("FSIs") are provided within the Site to the satisfaction of Fire Services Department ("FSD") under the FSIs proposal submitted by the Applicant for the previous Planning Application approved by TPB (i.e. no. A/YL-TYST/1102). The FSIs approved by FSD are well maintained and in good condition (**Photos 3.1 and 3.2** refer). The approved FSIs proposal submitted under the previous Planning Application is included at **Appendix 2**.
- 3.1.3 Workshop activities will only take place at Structures No. 9 to 11. There will be no storage or handling (including loading and unloading) of electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste outside the concrete-paved covered structures on the Site.
- 3.1.4 The operation hours will be restricted to the period from 7:00am to 11:00pm during Mondays to Saturdays, with no operation on Sundays and Public Holidays.

### **3.2 Vehicular Access Arrangement**

- 3.2.1 The Site is accessible from a local track connecting Shan Ha Road. Vehicles to and from the Site can reach Yuen Long Highway and Long Tin Road via Shan Ha Road.
- 3.2.2 1 no. of loading and unloading spaces for heavy goods vehicle is provided in the Site. No vehicle will be allowed to queue back to or reverse onto/from public roads at any time. No container vehicles will be operated / involved in the Site.

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

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