

**S16 PLANNING APPLICATION
APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN
NO. S/YL-TYST/14**

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’, 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

SUPPORTING PLANNING STATEMENT


July 2024

Applicant:

Tsoi Chuen Yeung

Consultancy Team:

KTA Planning Limited

 S3133_PS_V01



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

Executive Summary

The Applicant, Tsoi Chuen Yeung, is seeking approval from Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the Proposed Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper), Construction Equipment/Materials and Electrical Appliances with Ancillary Workshop and Office at Various Lots in DD119, Tong Yan San Tsuen, Yuen Long ("the Site") for a period of 3 years. The Site is zoned "Residential (Group A) 3" ("R(A)3"), "Open Space" ("O") and "Village Type Development" ("V"), and area shown as 'Road' on the Approved Tong Yan San Tsuen Outline Zoning Plan ("Approved OZP") No. S/YL-TYST/14.

The Site was the subject of 10 nos. of previous Planning Applications approved by the Rural and New Town Planning Committee ("RNTPC") of TPB for temporary open storage of recycling materials since 2002. The Proposed Development is fully justified due to the following reasons:

- The Proposal is compatible to the surrounding land use context.
- The Proposal will not set an undesirable precedent for similar applications.
- The Proposed Development is in-line with TPB Guidelines No. 13G.
- The Proposal will not jeopardize the long-term planned development and implementation of Yuen Long South Development Area.
- The approval of the Planning Application will not degrade the natural environment.
- There will not be any adverse impacts on drainage, traffic and environmental aspects.

In view of the above, the Planning Application should be supported by the TPB from planning and technical points of view.

行政摘要

(內文如有差異，應以英文版本為準)

申請人蔡傳揚擬根據《城市規劃條例》第 16 條向城市規劃委員會（下稱「城規會」）申請於元朗唐人新村丈量約份第 119 約地段內多幅地段（下稱「申請地點」）擬議作臨時露天存放回收物料（金屬、塑膠和紙張）、建築材料/設備、電子產品及連附屬工場和辦公室（下稱「擬議發展」），為期三年。申請地點位於唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 中「住宅（甲類）3」、「休憩用地」、「鄉村式發展」及顯示為「道路」的地帶內。

申請地點自 2002 年起已多次獲城規會批准作臨時露天貯存回收物料用途。申請人提出是次規劃申請是基於以下理據：

- 擬議發展與周遭土地用途相容。
- 擬議發展不會為同類申請設下不良先例。
- 擬議發展不會影響元朗南發展區的長遠規劃及落實。
- 擬議發展符合城規會規劃指引編號 13G。
- 擬議發展不會破壞周遭的自然環境。
- 擬議發展不會在渠務，交通及環境方面帶來不良影響。

根據以上各點，申請人希望是次規劃申請能在規劃及技術層面上獲城規會支持。

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S16 Planning Application
Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

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

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Tsoi Chuen Yeung ("The Applicant") to seek approval from Town Planning Board ("TPB") for the proposed temporary open storage of recycling materials (metal, plastic and paper), construction equipment/materials and electrical appliances with ancillary workshop and office at various lots in DD119, Tong Yan San Tsuen, Yuen Long ("The Site") for a period of 3 years. The Site falls within an area zoned "Residential (Group A) 3", "Open Space", "Village Type Development" and an area shown as 'Road' on the Approved Tong Yan San Tsuen Outline Zoning Plan ("Approved OZP") No. S/YL-TYST/14. The Site is the subject of various previous Planning Applications approved by the Rural and New Town Planning Committee ("RNTPC") of TPB for temporary open storage of recycling materials since 2002. This Supporting Planning Statement is to provide TPB members with the necessary information to facilitate the consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this Introductory section, the site and planning context will be briefly set out in Section 2. The development proposal is presented in Section 3. The planning justifications for the Proposed Development are provided in Sections 4 while Section 5 concludes and summarizes this Supporting Planning Statement.

2. SITE AND PLANNING CONTEXT

2.1 Site Location and Context

2.1.1 The Site is located at various lots in DD119, Tong Yan San Tsuen, Yuen Long. It is accessible from Shan Ha Road to its northwest via a local track (Figure 2.1 refers). The Site has an area of about 4,100m².

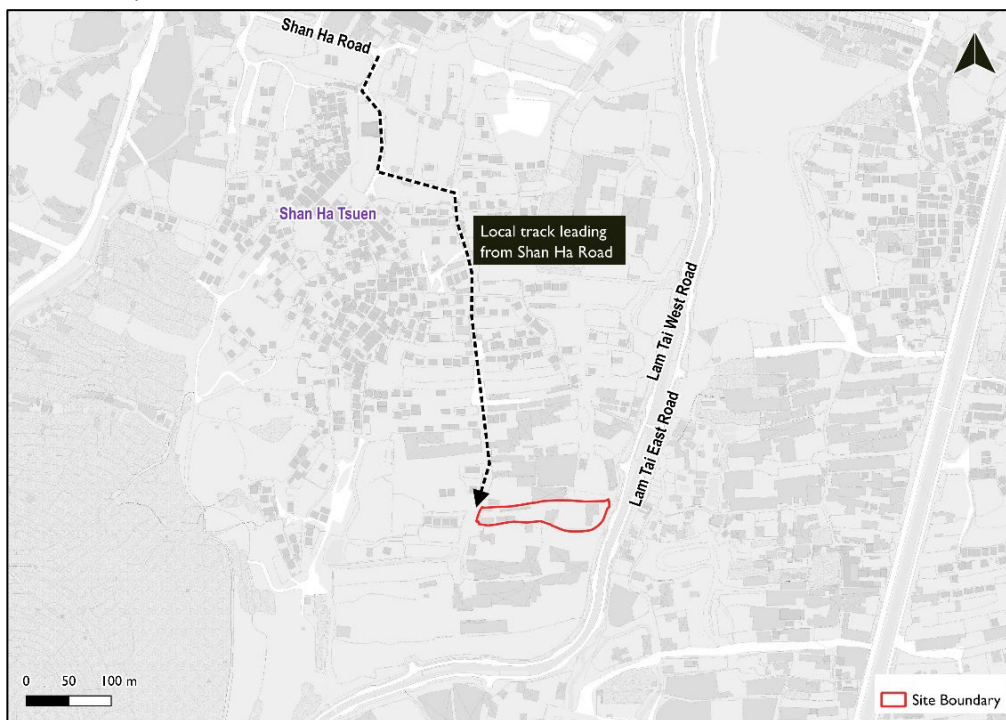


Figure 2.1 Site Location Plan

2.1.2 The Site is currently occupied by a temporary open storage of recycling materials (metal, plastic and paper) and used electrical/electronic appliances and parts with ancillary workshop and packaging activities which was previously approved by the TPB (i.e. under Planning Application No. A/YL-TYST/1102). It is paved and fenced off. **Photos 2.1** and **2.2** show the existing conditions of the Site.

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 "R(A)3", "O", "V" and area shown as 'Road' at Various Lots in DD119, Tong Yan San Tsuen, Yuen Long – S16 Planning Application



Photo 2.2 Existing Condition of the Site (towards east)

2.2 Land Status

2.2.1 According to the land status plan (**Figure 2.2** refers), there is a total of 6 nos. of private lots in DD119 partly / wholly fall within the Site (**Table 2.1** refers). All lots within the Site are owned by other private owners. The Applicant has already notified the current land owners on this Planning Application.

Table 2.1 List of Involved Lots within the Site

| Lot number |
|-------------------|
| 324 (Part) |
| 325 |
| 326 (Part) |
| 327 S.E RP (Part) |
| 1420 RP |
| 1421 (Part) |

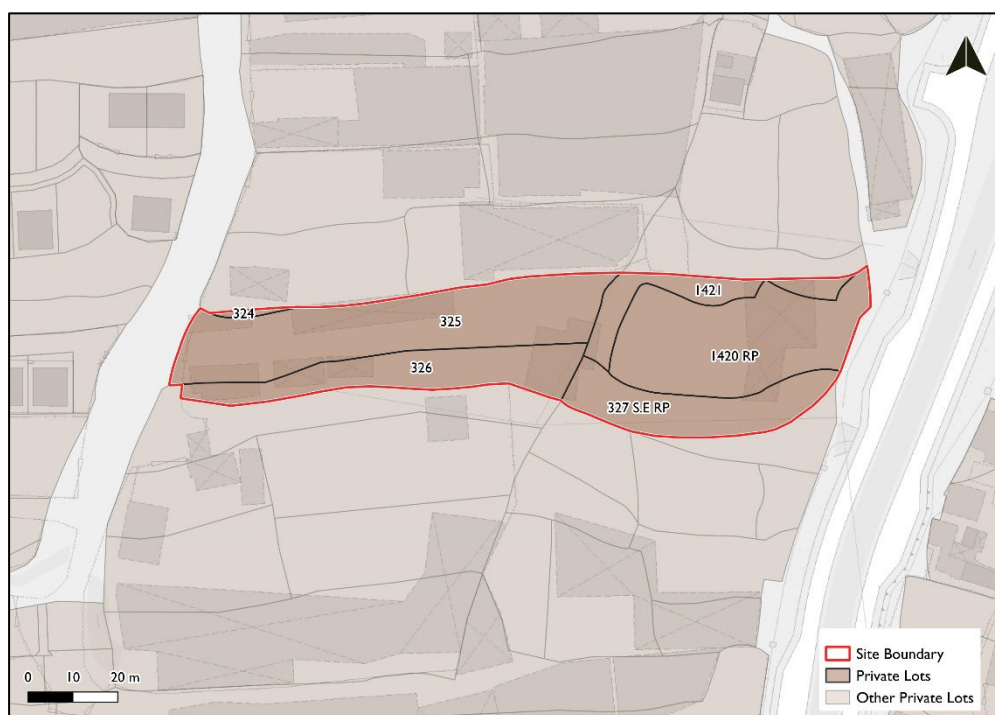


Figure 2.2 Land Status Plan

2.3 Statutory Planning Context

2.3.1 The Site mainly falls within an area zoned “Residential (Group A) 3” (“R(A)3”) (about 79.8%), partly within the area zoned “Open Space” (“O”) (about 10.4%), with a minor portion within an area zoned “Village Type Development” (“V”) (about 6.4%) and an area shown as ‘Road’ (about 3.5%) on the Approved Tong Yan San Tsuen Outline Zoning Plan (“Approved OZP”) No. S/YL-TYST/14 (**Figure 2.3** refers).

2.3.2 According to the Covering Notes attached to the Approved OZP, “*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board*”. It is also stated

that “Notwithstanding that the use of development is not provided for in terms of the Plan, the TPB may grant permission, with or without conditions, for a maximum of period of three years, or refuse to grant permission”. The proposed temporary development for a period of 3 year requires planning permission from the TPB.

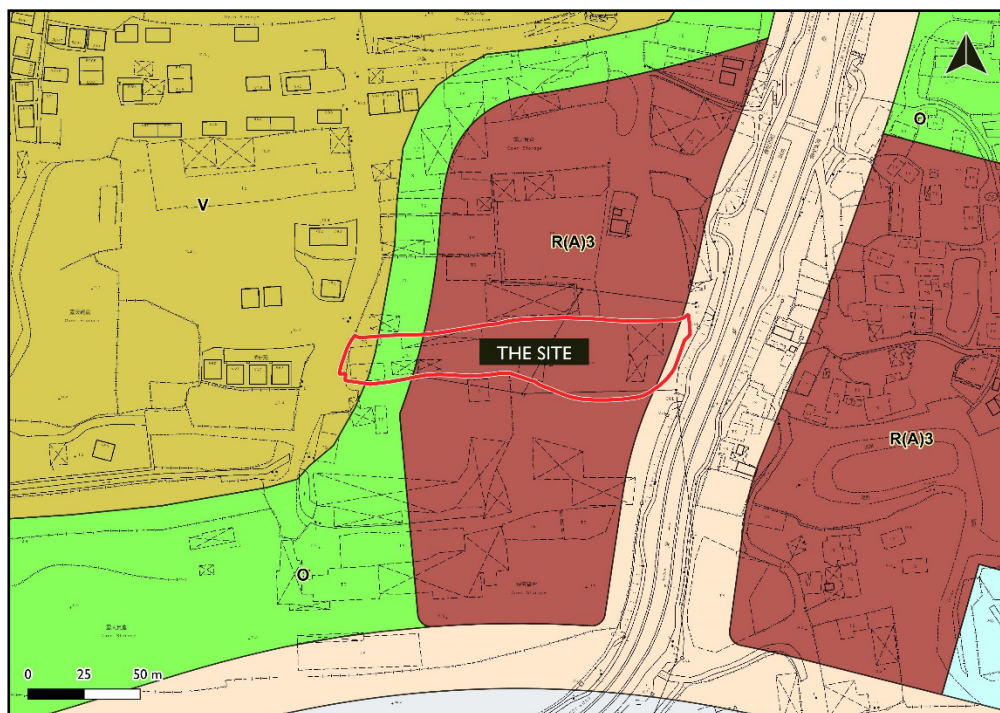


Figure 2.3 Zoning Context Plan

2.4 Planning History

2.4.1 The Site involves 10 nos. of previous Planning Applications for various temporary open storage use with/without ancillary uses covering different extents of the Site. All previous Planning Applications were approved with conditions for a period of 1 or 3 years by the TPB between 2002 to 2021. It is noted that the Applicant complied with all approval conditions imposed in the previous Planning Application (i.e. No. A/YL-TYST/1102). **Table 2.2** summarizes the previous Planning Applications.

Table 2.2 Previous Planning Applications within the Site

| | Application No. | Proposed Use(s) | Decision (Decision Date) |
|---|-----------------|--|--------------------------|
| 1 | A/YL-TYST/186 | Temporary Open Storage of Recycle Materials for a Period of 3 Years | Approved (13/12/2002) |
| 2 | A/YL-TYST/296 | Temporary Open Storage of Recycle Materials for a Period of 3 Years | Approved (29/07/2005) |
| 3 | A/YL-TYST/404 | Renewal of Planning Approval for Temporary “Open Storage of Recycle Materials” Use under Application No. A/YL-TYST/296 for a period of 3 years | Approved (18/07/2008) |
| 4 | A/YL-TYST/489 | Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) with | Approved (10/09/2010) |

| | | Ancillary Packaging Activities for a Period of 3 Years | |
|----|----------------|---|-----------------------|
| 5 | A/YL-TYST/544 | Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/ Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years | Approved (02/09/2011) |
| 6 | A/YL-TYST/603 | Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/ Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years | Approved (24/08/2012) |
| 7 | A/YL-TYST/748 | Renewal of Planning Approval for Temporary "Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities" for a Period of 3 Years | Approved (07/08/2015) |
| 8 | A/YL-TYST/906 | Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years | Approved (17/08/2018) |
| 9 | A/YL-TYST/931 | Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a Period of 3 Years | Approved (21/12/2018) |
| 10 | A/YL-TYST/1102 | Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a period of 3 Years | Approved (23/07/2021) |

2.5 Surrounding Land Use Pattern

2.5.1 The Site is situated in the area dominated by open storage / storage yards and warehouses with scattered village houses to the north, west and south respectively. A vehicle service / repair workshop is situated to the south of the Site. As shown in **Table 2.3**, there are 13 nos. of approved Planning Applications involving various temporary open storages / warehouses in the surrounding area since 2021. **Figure 2.4** shows the surrounding land use pattern of the area.

Table 2.3 Approved Planning Applications with Similar Uses in the Vicinity

| | Application Number | Proposed Use | Decision (Date) |
|----|--------------------|--|---|
| 1. | 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 | Approved with condition(s) on a temporary basis (10.9.2021) |
| 2. | A/YL-TYST/1111 | Renewal of Planning Approval for | Approved with |

| | | | |
|-----|----------------|--|--|
| | | Temporary Open Storage of Construction Materials, Machinery and Scrap Metals with Ancillary Site Office for a Period of 3 Years | condition(s) on a temporary basis (24.9.2021) |
| 3. | A/YL-TYST/1123 | Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years | Approved with condition(s) on a temporary basis (10.12.2021) |
| 4. | A/YL-TYST/1124 | Temporary Open Storage of Building and Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Packaging Activities for a Period of 3 Years | Approved with condition(s) on a temporary basis (10.12.2021) |
| 5. | A/YL-TYST/1128 | Temporary Open Storage of Construction Materials and Construction Machinery, Vehicle Spare Parts and Scrap Vehicle for a Period of 3 Years | Approved with condition(s) on a temporary basis (14.1.2022) |
| 6. | A/YL-TYST/1147 | Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipments and Machinery for a Period of 3 Years | Approved with condition(s) on a temporary basis (4.3.2022) |
| 7. | A/YL-TYST/1172 | Renewal of Planning Approval for Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicle and Vehicle Parts for a Period of 3 Years | Approved with condition(s) on a temporary basis (26.8.2022) |
| 8. | A/YL-TYST/1180 | Renewal of Planning Approval for Temporary Open Storage of Vehicle Parts for a Period of 3 Years | Approved with condition(s) on a temporary basis (14.10.2022) |
| 9. | A/YL-TYST/1203 | Temporary Warehouse and Open Storage of Construction Materials, Vehicle Parts, Mobile Toilets and Construction Machinery for a Period of 3 Years | Approved with condition(s) on a temporary basis (17.3.2023) |
| 10. | A/YL-TYST/1209 | Temporary Open Storage of Construction Equipment and Materials with Ancillary Office and Maintenance Workshop for a Period of 3 Years | Approved with condition(s) on a temporary basis (5.5.2023) |
| 11. | A/YL-TYST/1213 | Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years | Approved with condition(s) on a temporary basis (13.10.2023) |
| 12. | A/YL-TYST/1227 | Renewal of Planning Approval for Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years | Approved with condition(s) on a temporary basis (11.8.2023) |
| 13. | A/YL-TYST/1230 | Temporary Open Storage of Metalware for Recycling for a Period of 3 Years | Approved with condition(s) on a |

| | | | |
|--|--|--|--------------------------------|
| | | | temporary basis (25.8.2023) |
|--|--|--|--------------------------------|

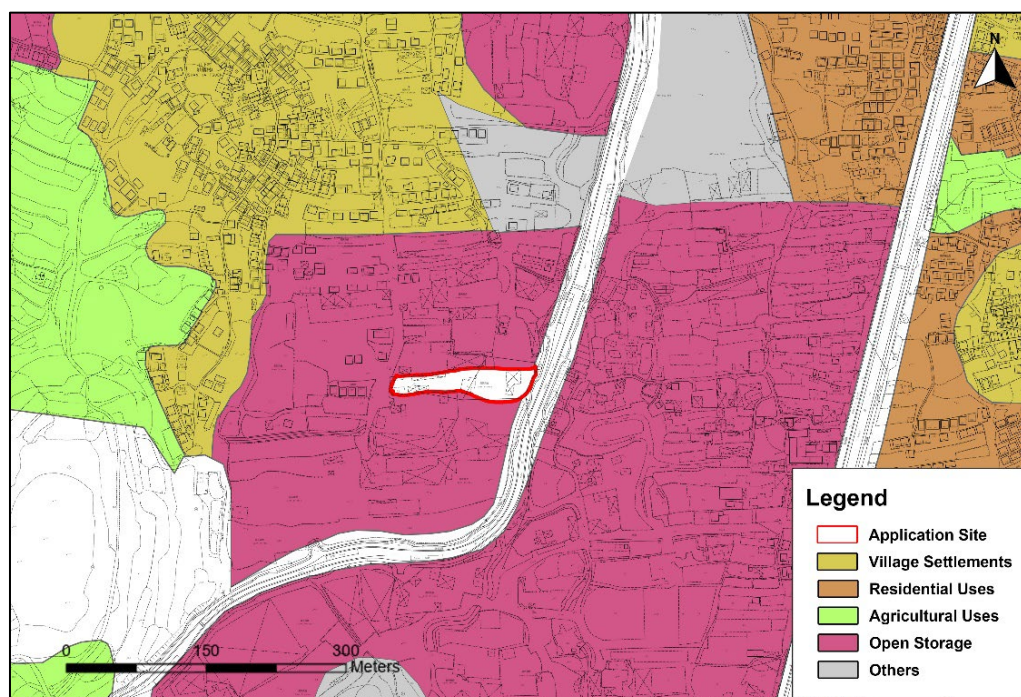


Figure 2.4 Surrounding Land Use Context

2.6 Non-Statutory Planning Context

Yuen Long South Development Area

2.6.1 The Government endeavours to explore the possibility of converting land into housing sites in order to meet the acute demand for housing land. Announced in the 2011 Policy Address, an area of approximately 185 hectares to the south of Yuen Long New Town was identified for review. The Planning and Engineering Study for Housing Sites in Yuen Long South was commenced in 2013. Positioned as an extension of Yuen Long New Town, Yuen Long South ("YLS") Development Area will serve as one of the major sources of land supply to meet the territory's medium to long-term housing need through comprehensive planning and improvement of infrastructure. The engineering study has been completed with the promulgation of revised Recommended Outline Development Plan in 2020. In 2022, The Technical Review on the Intensification of the third phase of YLS Development Area was commenced with the aim of increasing the development intensity and exploring the feasibility of extension on YLS Development Area.

2.6.2 The development program of the YLS Development Area is divided into three phases with the target completion year of 2038 (**Figure 2.5** refers). The site formation work for first phase of YLS Development Area has been launched in late 2022. As refer to **Figure 2.5**, the Site is situated within second phase of YLS Development Area. However, programme for land resumption and clearance for phase two development is still uncertain.

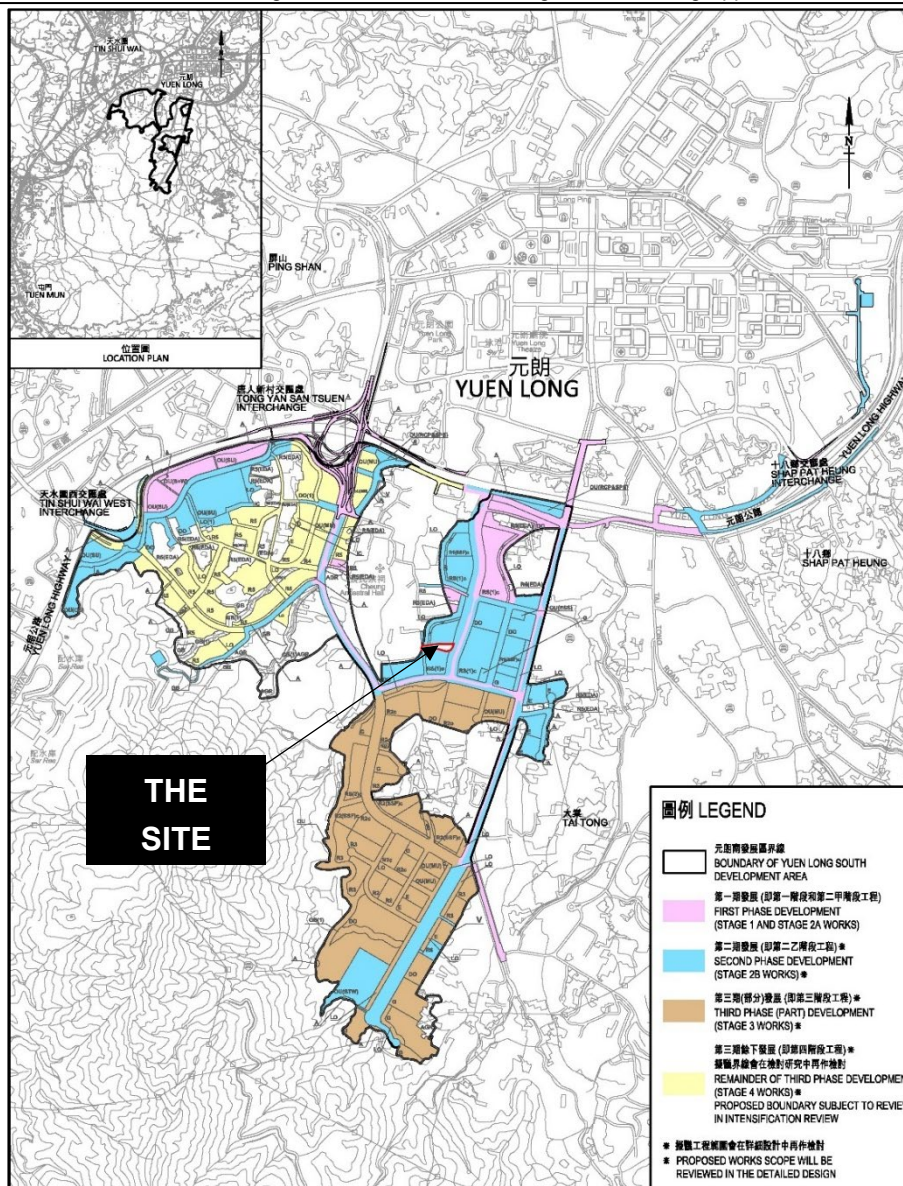


Figure 2.5 Development Phasing Plan for YLS Development Area

TPB PG-No. 13G

2.6.3 The Town Planning Board Guidelines for Application for Open Storage and Port Back-Up Uses under Section 16 of the Town Planning Ordinance (“TPB PG-No. 13G”) (revised in April 2023) is of relevance. The Site falls within an area covered by Yuen Long South Development Area, in which the criteria for New Development Areas (NDAs) (including potential development areas) under the TPB PG-No. 13G are applicable. According to the Guidelines, it is stated that “for existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with.”

3. PROPOSED DEVELOPMENT SCHEME

3.1 The Development Scheme

3.1.1 The layout of the proposed temporary open storage of recycling materials (metal, plastic and paper), construction equipment/materials and electrical appliances with ancillary workshop and office at the Site is annexed at **Appendix 1** of this Supporting Planning Statement. **Table 3.1** below summarizes the key development parameters of the Site.

Table 3.1 Summary of Development Proposal

| Uses | Description | Covered Area (m ²) | Uncovered Area (m ²) | Floor Area Area (m ²) |
|---|---|--------------------------------|----------------------------------|-----------------------------------|
| Ancillary Offices | | | | |
| 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 |
| Sub-total | / | About 80 | | About 127 |
| Covered Structures | | | | |
| 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 206 | | About 206 |
| 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 |
| Sub-total | / | About 1,201 | About 1,201 | |
| Storage Area | | | | |
| Storage Area (i) | Storage of recycling materials (metal, plastic and paper), construction equipment/materials and electrical appliances | / | About 140 | / |
| Storage Area (ii) | | | About 62 | |
| Storage Area (iii) | | | About 77 | |
| Sub-total | | | About 279 | |
| Others | | | | |
| Toilet | 1 storey (approx. 2.6m) | About 4 | / | About 4 |
| Maneuvering space | | | About 370 | |
| Circulation, drainage facilities and landscape amenity area | | / | About 2,166 | / |
| Total | | About 1,285 | About 2,815 | About 1,332 |

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 A maneuvering space of about 370 sq.m is provided in the eastern portion of 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.

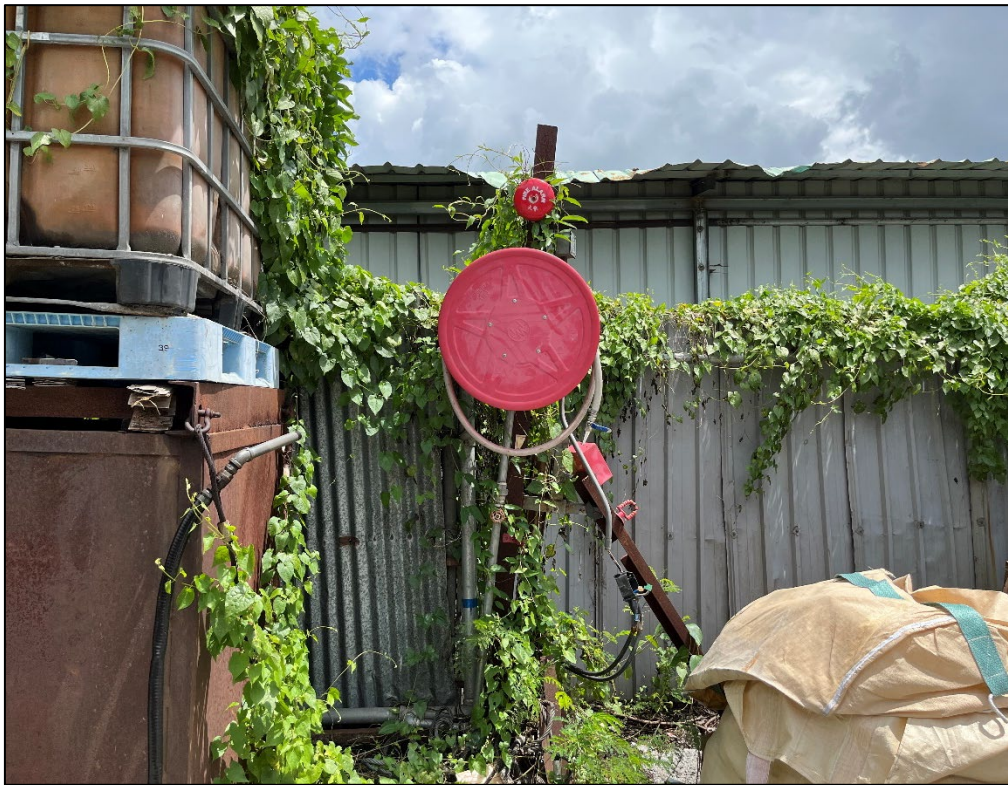


Photo 3.1 Existing FSIs within the Site



Photo 3.2 Existing FS Pump Room and FS Water Tank within the Site



Photo 3.3 Existing Bauhinia Blakeana Dunn in the Site



Photo 3.4 Existing Greenery along Southern Boundary



Photo 3.5 Existing Mature Tree within the Site

3.4 Existing Drainage Facilities on Site

3.4.1 The existing drainage facilities as implemented under previous Planning Approvals (**Appendix 3** refers) are maintained on-site by the Applicant. No change to the drainage facilities will be incurred by the current Planning Application.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 The Proposal is Compatible with Surrounding Land Use Context

4.1.1 As highlighted in **Section 2.5**, the Site is situated in an area dominated by open storage / storage yards and warehouses. Some village houses and vacant land intermingled with the open storage / storage yards and warehouses to the west across the local track. As such, the proposed temporary development is considered compatible with the surrounding land use context.

4.2 The Proposal will not Set an Undesirable Precedent for Similar Applications

4.2.1 According to the planning history of the Site (**Section 2.4** refers), it is noted that the Site involves 10 nos. of previous applications submitted by the Applicant for various temporary open storage uses since 2002. The open storage has been well-managed and has not caused any adverse traffic, drainage, fire safety, and other environmental impacts throughout the years. The proposed temporary development will not set an undesirable precedent for similar applications.

4.3 The Proposal is In-line with Town Planning Board Guidelines No. 13G

4.3.1 According to the Town Planning Board Guidelines No. 13G, the Site falls within Yuen Long South Development Area. According to the Guidelines, sympathetic consideration may be given to the existing open storage with previous planning approval(s). The Site involves ten previous applications for various temporary open storage uses approved by the TPB between 2002 to 2021. All approval conditions imposed under the previous Planning Application (i.e. No. A/YL-TYST/1102) were complied with. The Applicant is endeavoured to maintain the existing condition of the relevant provisions.

4.4 The Proposal will not Jeopardize the Long-term Planned Development and Implementation of Yuen Long South Development Area

4.4.1 As mentioned in the Section 2.6, a three-phased development programme of the YLS Development Area is adopted with the target completion year of 2038. However, it is noted that the detailed design for second phase development of YLS Development Area is still ongoing and there is no exact programme for land resumption and clearance. Hence, the proposed use with a temporary timeframe will not jeopardize the long-term planned development and implementation of YLS Development Area. The proposed temporary development also represents an efficient utilisation of land in this interim period.

4.5 Approval of the Planning Application Will Not Result in Degradation of the Natural Environment

4.5.1 The Site has been used for open storage of recycling materials by the Applicant since 2002. In order to alleviate the possible adverse landscape impact on the surrounding area, the Applicant has implemented sufficient screen planting

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, a maneuvering space of about 370 sq.m is provided in the eastern portion of the Site. 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.

5. SUMMARY AND CONCLUSION

- 5.1 The Applicant is seeking permission from the TPB for the Proposed Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper), Construction Equipment/Materials and Electrical Appliances with Ancillary Workshops and Offices for a period of 3 years at Various Lots in DD119, Tong Yan San Tsuen, Yuen Long. The Site falls within the area zoned "Residential (Group A) 3", "Open Space" and "Village Type Development" and area shown as 'Road' on the Approved Tong Yan San Tsuen OZP no. S/YL-TYST/14.
- 5.2 The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the Proposed Development based on the followings:
- (a) The proposal is considered compatible with the surrounding land use context which is dominated by open storage yards and warehouse use.
 - (b) The Site is the subject of previous 10 nos. of planning approvals on similar uses since 2002, and will not set an Undesirable Precedent for Similar Applications in the vicinity.
 - (c) The Proposed Development is in-line with TPB Guidelines No. 13G in which sympathetic consideration may be given to the existing open storage with previous planning approval(s) subject to the compliance of approval conditions to the satisfaction of relevant Government departments.
 - (d) The proposal will not jeopardize the long-term planned development and implementation of YLS Development Area as the programme for the land resumption and clearance is uncertain.
 - (e) The approval of the Planning Application will not result in degradation of the natural environment.
 - (f) There would be no adverse impact resulting to environmental, drainage and traffic aspects.