

Proposed Temporary Open Storage of Construction Material with ancillary office for a period of 3 years at Lot 1195 in D.D 119, Yuen Long, N.T

Justifications

The applicant appreciates the Town Planning Board granted temporary permission at the date of 2022/01/14 (A/YL-TYST/1133). It is approved use of Temporary Open Storage for a period of 3 years which is expiry on 2025/01/18, the applicant has complied with all the approval conditions within the permission period and shows it is compatible with surrounding land uses.

No adverse drainage, traffic, environment of visual impacts. The applicant therefore seeks the Board to approve this application.

The size of the application site is about 1860 m². It is currently zoned "Undetermined " according to the Approved TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO : S/YL-TYST/14

The proposed development is a temporary use which would not jeopardize the long-term planning intention of the "Undetermined" zone. The application site is not subject to any land transaction being proposed by the Land Authority for the conversion into low density residential use.

No operation will be held in site during sensitive hours from 4:00 p.m. to 10:00 a.m. next morning as same as previous planning application TYST/1133. The proposed development will be closed on Sunday and Public holiday. The nature form and layout of the proposed development are compatible with the surrounding environment.

The justifications of this application are that they would not contravene the planning intention of the "Undetermined " zone; compatible with surrounding land uses; no adverse drainage, traffic, environmental of visual impacts. The Applicant therefore seeks the Board's permission to use the Application Site for the proposed use Temporary Open Storage of Construction Material with ancillary office for a temporary period of 3 years.