

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary Warehouse for Storage of
General Goods for a Period of 3 Years in
“Undetermined” (“U”) Zone at
Lots 1198SC(Part) and 1198SF(Part) in DD119,
Pak Sha Tsuen, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Nice China Enterprise Limited

Planning Consultant:



Top Bright Consultants Ltd.

October, 2024

Executive Summary

This application is to seek planning permission from the Town Planning Board (the “Board”) for temporary warehouse for storage of general goods (the “Proposed Development”) for a period of 3 years at Lots 1198SC(Part) and 1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories (the “Application Site”).

The Application Site is the subject of two previously approved applications (No. A/YL-TYST/960 approved on 16.8.2019 and No. A/YL-TYST/1174 approved on 9.9.2022) by the Board for the same use. Both applications were revoked by the Board because of the non-compliance of one approval condition i.e. the implementation of the fire service installations (FSIs) proposal as the Applicant is still waiting for the approval of the Short Term Waiver (STW) by the Lands Department

The Application Site, with an area of approximately 1,228 square metres, falls within an “Undetermined” (“U”) zone on the Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 and has been specifically designated for open storage uses that cannot be housed in conventional godown premises. In view of the current physical condition and the prevalence of other storage sites and warehouses in its immediate vicinity, the Board had approved a number of similar applications in the past within the same “U” zone and the Application Site is considered suitable for the Proposed Development.

The Application Site falls within the Yuen Long South Development Area (YLS DA) announced by the Chief Executive in the 2011-2012 Policy Address. As the Proposed Development is only temporary use and located within Stage 3 of the development schedule, in which the site formation and infrastructure works will start after 2029, it would not frustrate the long-term planning intention of Yuen Long South.

The Application Site is bisected into eastern and western portions by a local track. The eastern portion comprises 1 warehouse while the western portion occupies by 3 warehouses. A loading/unloading bay (3.5m x 7m) will be provided for light goods vehicles (not exceeding 5.5 tonnes). Ancillary facilities, including washrooms and meter room, can be found within the Application Site. As the Application Site is divided into two portions, there are two ingress/egresses. The ingress/egress at the western portion of the Application Site is 8 metres wide, whereas another one at the eastern portion is 6 metres wide.

The justifications of this application are: short term waiver application is pending, not contravening the long term planning intention of Yuen Long South, site with previous planning approvals, compatible with surrounding land uses; shortage of suitable sites for warehouse use, no adverse environmental, visual, drainage and traffic impacts to the surrounding areas; and approval of similar applications in the vicinity. The Applicant respectfully requests that the Board give favourable consideration and approve this application for a period of 3 years.

行政摘要

這宗規劃申請乃向城市規劃委員會(“城規會”)呈交，擬議在新界元朗白沙村丈量約份第 119 約地段第 1198SC(部份)及 1198SF(部份) (“申請地點”)，用作臨時貯存一般貨物貨倉(“擬議發展”)，為期三年。

申請地點涉及兩宗之前獲城規會批准作同樣用途的規劃許可(編號 A/YL-TYST/960 於 2019 年 8 月 16 日獲批及編號 A/YL-TYST/1174 於 2022 年 9 月 9 日獲批)。兩宗申請均因未能履行規劃許可的其中一項附帶條件(即落實消防裝置建議)而被城規會撤銷，理由是申請人仍待地政署發出短期豁免書。

申請地點的面積約 1,228 平方米，座落於唐人新村分區計劃大綱圖編號 S/YL-TYST/14 中的“未決定用途”地帶。該地帶旨在應付不斷增加的露天貯物用地需求，貯存不能存於普通倉庫的貨物。鑑於目前的狀況及申請地點鄰近主要用作貨倉及露天貯物，城規會過去在該“未決定用途”地帶已批准多個類似用途的規劃許可，申請地點適合用作擬議發展。

申請地點位於行政長官在 2011-2012 年施政報告中公佈的元朗南發展計劃內。由於擬議發展只是臨時用途及位於發展計劃的第三階段，工地平整和基礎設施工程將於 2029 年後才展開，因此擬議發展不會影響元朗南的長遠規劃意向。

申請地點由一條道路分隔為東、西兩部份，東面將設有一個貨倉，西面將設三個貨倉。申請地點將提供一個供輕型貨車(不超過 5.5 公噸)使用的上落貨位(3.5 米 x 7 米)及其他附屬設施，包括洗手間及電錶房。申請地點因分為兩部份，故設有兩個出入口，西面的出入口約為 8 米闊，東面的出入口約為 6 米闊。

這宗規劃申請的理由為：短期豁免申請有待批准；不會違背元朗南長遠規劃意向；申請地點之前已獲得規劃許可；與附近土地用途協調；缺乏合適的貨倉用地；不會產生不良的環境、視覺、排水及交通影響；及同類申請已獲規劃許可。因此，申請人希望城規會批准為期三年的臨時用途。

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SUMMARY OF APPLICATION

- Applicant** : Nice China Enterprise Limited
- Applied Use** : Temporary Warehouse for Storage of General Goods for a Period of 3 Years
- Location** : Lots 1198SC(Part) and 1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories
- Site Area** : Government Land: Nil
About 1,228 square metres
- Lease** : Block Government Lease demised as agricultural land
- Statutory Plan** : Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 gazetted on 20.8.2021
- Zoning** : "Undetermined" ("U")
- Previous Applications** : A/YL-TYST/1174 approved on 9.9.2022
A/YL-TYST/960 approved on 16.8.2019
A/YL-TYST/212 rejected on 29.8.2003 and 12.12.2003 (review)

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Nice China Enterprise Limited (the “Applicant”) to seek planning permission from the Town Planning Board (the “Board”) for a temporary warehouse for storage of general goods (the “Proposed Development”) for a period of 3 years at Lots 1198SC(Part) and 1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories (the “Application Site”).
- 1.02 The Application Site is the subject of two previously approved applications (No. A/YL-TYST/960 approved on 16.8.2019 and No. A/YL-TYST/1174 approved on 9.9.2022) by the Board for the same use. Both applications were revoked by the Board because of the non-compliance of one approval condition i.e. the implementation of the fire service installations (FSIs) proposal as the Applicant is still waiting for the approval of the Short Term Waiver (STW) by the Lands Department*.
- 1.03 At present, the prevailing land policy is no new structure is permitted to erect on the Application Site prior to the approval of the STW. For this reason, the implementation of the approved FSIs proposal cannot be proceeded in the absence of the proposed structures at the Application Site. The Applicant now seeks planning application from the Board for the same use for another 3 years. Compared with the last application (No. A/YL-TYST/1174), the application boundary and development parameters are adjusted due to the change of the boundary of Lot 1198SF in DD119.
- 1.04 The Application Site, with an area of approximately 1,228 square metres, falls within an “Undetermined” (“U”) zone on the Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 and has been specifically designated for open storage uses that cannot be housed in conventional godown premises. In view of the current physical condition and the prevalence of other storage sites and warehouses in its immediate vicinity, the Board had approved a number of similar applications in the past within the same “U” zone and the Application Site is considered suitable for the Proposed Development.
- 1.05 The Application Site falls within the Yuen Long South Development Area (YLS DA) announced by the Chief Executive in the 2011-2012 Policy Address. As the Proposed Development is only a temporary use and located within Stage 3 of the development schedule, in which the site formation and infrastructure works will start after 2029, it would not frustrate the long-term planning intention of Yuen Long South.
- 1.06 The following sections are intended to help facilitate the Board’s decision, and will briefly describe the Application Site and its surroundings, give details of the proposed development and provide justifications in support of the application.

* *The Applicant has applied for the STW on 6.1.2020 and the Lands Department under normal circumstance would not disclose any information about the progress of the application to the Applicant.*

2. SITE CONTEXT

Location

- 2.01 The Application Site is situated to the west of Kung Um Road about 3 kilometres south of Yuen Long New Town in the North West New Territories. **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site is bisected into eastern and western portions by a local track and covers an area of about 1,228 square metres. The Application Site is generally irregular in shape, currently vacant, hard paved and fenced off by 2-metre high corrugate metal sheets (see **Figure 2**).

Surrounding Land Uses

- 2.03 The Application Site is surrounded by a mixture of land uses, mainly warehouses intermixed with some storage/open storage yards, workshops, parking of vehicles and some vacant land/structures. There is a warehouse for storage of furniture located to the northeast of the Application Site under Application No. A/YL-TYST/1241. To the immediate north, northwest and south are warehouses for the storage of vehicles, vehicle parts and construction materials (Application Nos. A/YL-TYST/1197, 1133 and 1019). A variety of mixed uses such as warehouses, open storage, and parking of vehicles are located to the east and south.
- 2.04 The nearest village, Wong Nai Tun Tsuen, is located approximately 250 metres to the east. **Figure 3** shows the Application Site in the context of its local surroundings.

Access

- 2.05 The Application Site is located about 50 metres to the west of Kung Um Road. It is directly accessible via a track branching off from Kung Um Road that is shared with the adjacent storage facilities. The entrance to the Application Site has been hard paved. A plan showing the access road is in **Figure 2**.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises Lots 1198SC(Part) and 1198SF(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories. The Applicant is the current landowner of Lot 1198SF in DD119. A plan showing the configuration of the Application Site is in **Figure 2**.
- 3.02 The subject lots are all held under Block Government Lease and demised as agricultural land. The lease is virtually unrestricted, apart from the standard non-offensive trade clause, and will expire on 30.6.2047.

- 3.03 The subject lots are under application for STW submitted by the Applicant on 6.1.2020 (Reference Number: (15) in DLOYL 173/YAT/2019). The STW application is still processing by the Lands Department.

4. PLANNING CONTEXT

Yuen Long South Development Area

- 4.01 To meet housing land demand, the Chief Executive announced in the 2011-2012 Policy Address to explore the possibility of converting 150 hectares of agricultural, industrial and open storage land into housing land in Yuen Long. The area to the south of Yuen Long New Town was identified as one of these areas for review.
- 4.02 The YLS DA is broadly bounded by Yuen Long Highway, Kung Um Road and Tai Lam Country Park, mainly in Tong Yan San Tsuen and Tai Tong areas, covering an approximate area of about 224 ha. The YLS DA will serve as one of the major sources of land supply to meet the territory's medium to long-term housing needs through comprehensive planning and improvement of infrastructure. It is also one of the major land development areas falling within the Northern Metropolis.
- 4.03 Accordingly, a Planning and Engineering Review on the Recommended Outline Development Plan (RODP) has been undertaken in which a series of planning and technical assessments were conducted. The RODP has been revised (Revised RODP) for a total population of about 101,200, of which about 98,700 will be housed in about 32,850 new flats. The YLS DA, including site formation and infrastructure works, is proposed to be implemented in 3 stages from 2022 to 2038.
- 4.04 The Application Site is zoned as "Other Specified Uses" annotated "Mixed Use" in the Yuen Long South RODP. According to the RODP, public transport interchange, social welfare facility and kindergarten are proposed in the subject zone (see **Figure 6**). The Application Site falls within Stage 3 of the YLS DA development schedule, which will start the site formation and engineering infrastructure works not earlier than 2029.

Statutory Plan

- 4.05 According to the Tong Yan San Tsuen OZP No. S/YL-TYST/14 which was gazetted on 20.8.2021, the Application Site falls within an "U" zone (see **Figure 4**). The planning intention of the "U" zone for this area is to cater to the continuing demand for open storage which cannot be accommodated in conventional godown premises. At the Board's discretion, applications for temporary uses within this zone may be approved for a period of not exceeding 3 years.

Previous Applications

- 4.06 The Application Site is the subject of three previous applications (Nos. A/YL-TYST/212, 960 and 1174). The last two applications were approved by the Board on 16.8.2019 and 9.9.2022 respectively for a temporary warehouse for storage of general goods for a period

of 3 years. Unfortunately, both applications were later revoked by the Board due to noncompliance of one approval condition within 18 months after the date of approval (Please refer to Paragraphs 1.02-1.03 of this statement).

Similar Applications

- 4.07 The Board has approved more than 100 applications for “temporary warehouse with/without open storage and/or ancillary workshop/site office uses” within the same “U” zone of Tong Yan San Tsuen OZP. They were approved mainly on similar considerations that the developments were not incompatible with the surrounding open storage/warehouse uses and the concerns of relevant government departments could be addressed by imposing approval conditions. A summary of some of the applications for warehouse in recent years is shown below:

Application No.	Date of Approval	Applied Use	Length of Planning Permission
A/YL-TYST/1280	4.10.2024	Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	3 years
A/YL-TYST/1275	6.9.2024	Renewal of Planning Approval for Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years	3 years
A/YL-TYST/1266	7.6.2024	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	3 years
A/YL-TYST/1253	1.3.2024	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	3 years
A/YL-TYST/1252	1.3.2024	Temporary Warehouse and Open Storage of Furniture, Exhibition Materials, Construction Materials/ Machinery and Household Detergent for a Period of 3 Years	3 years
A/YL-TYST/1263	10.5.2024	Temporary Warehouse for Storage of Paper with Ancillary Workshop for a Period of 3 Years	3 years
A/YL-TYST/1241	8.12.2023	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	3 years
A/YL-TYST/1240	8.12.2023	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years	3 years
A/YL-TYST/1220	14.7.2023	Temporary Warehouse for Storage of Food Provisions and Rural Workshop with Ancillary Office for a Period of 3 Years	3 years

A/YL-TYST/1205	31.3.2023	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	3 years
A/YL-TYST/1200	3.3.2023	Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	3 years
A/YL-TYST/1159	24.6.2022	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	3 years
A/YL-TYST/1140	28.1.2022	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	3 years
A/YL-TYST/1137	28.1.2022	Renewal of Planning Approval for Temporary Warehouse and Open Storage for Storage of Homeware for a Period of 3 Years	3 years
A/YL-TYST/1135	28.1.2022	Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years	3 years

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.01 The Applicant seeks planning permission to use the Application Site as a temporary warehouse for the storage of general goods for a period of 3 years.

Site Layout and Design

- 5.02 The Layout Plan in **Figure 5** illustrates the proposed site configuration. The Application Site is bisected into eastern and western portions by a local track. The eastern portion comprises 1 warehouse while the western portion occupies by 3 warehouses. A loading/unloading bay (3.5m x 7m) will be provided for light goods vehicles (not exceeding 5.5 tonnes). Ancillary facilities, including washrooms and meter room, can be found within the Application Site. As the Application Site is divided into two portions, there are two ingresses/egresses. The ingress/egress at the western portion of the Application Site is 8 metres wide, whereas another one at the eastern portion is 6 metres wide. The comparison of the last application (No. A/YL-TYST/1174) and the current application is shown below:

Comparison of the Last Application (No. A/YL-TYST/1174) and Current Application

Major Development Parameters	Last Application (No. A/YL-TYST/1174)	Current Application	Difference
Proposed Use	Temporary Warehouse for Storage of General Goods for a Period of 3 years	Temporary Warehouse for Storage of General Goods for a Period of 3 years	-
Application Boundary	Lots 1195(Part), 1197SA(Part), 1198SC(Part) and 1198SF(Part) in DD119	Lots 1198SC(Part) and 1198SF(Part) in DD119	-2 lots
Site Area	About 1,255m ²	About 1,228m ²	-27m ² (-2%)
Total Floor Area (Non-domestic)	About 801m ²	About 740m ²	-61m ² (-8%)
No. and Height of Structures	8 For warehouses, washrooms, canopy and meter room (2.5 – 8.4m, 1 storey)	8 For warehouses, washrooms, canopy and meter room (2.5 – 8.4m, 1 storey)	-
No. of Parking Space	Nil	Nil	-
No. of Loading/Unloading Spaces	1 (for LGV) (3.5m x 7m)	1 (for LGV) (3.5m x 7m)	-
Operation Hours	10:00am to 4:00pm, with no operation on Sundays and Public Holidays	10:00am to 4:00pm, with no operation on Sundays and Public Holidays	-

Site Operations

- 5.03 The Application Site will only be used to store general goods (including facial tissue paper, toilet roll tissue paper, kitchen paper towels, etc). No electronic goods will be stored at the Site. Only light goods vehicle (not exceeding 5.5 tonnes) will be used for the delivery of goods. The development will generate approximately two to three vehicle round trips per day. No workshop related activities will be conducted at the Application Site. The proposed hours of operation at the Application Site is restricted between 10:00 a.m. and 4:00 p.m. on Mondays to Saturdays, and there will be no operation on Sundays and public holidays.

Drainage Facilities

- 5.04 The Application Site is currently served by drainage facilities that were constructed for the previous application (No. A/YL-TYST/960). These drainage facilities have already received approval from the Drainage Services Department and will be maintained by the Applicant.

Fire Service Installations

- 5.06 The Applicant has submitted the FSIs proposal to the satisfaction of the Director of Fire Services in compliance with the approval condition of the last application (No. A/YL-TYST/1174). Once the STW is granted, the Applicant will implement the approved FSIs proposal as early as possible.

Environmental Consideration

- 5.07 The proposed warehouse will be fully enclosed. The entire site has been hard paved to avoid fugitive dust impacts from loading/unloading and manoeuvring of vehicles. Furthermore, no workshop activities will be carried out within the premises to minimize the visual impact and any noise from site operations

6. JUSTIFICATIONS

Short Term Waiver Application is Still Pending

- 6.01 According to the comments of the Lands Department for the last approved application (No. A/YL-TYST/1174), should planning approval be given to the planning application, the owner of the lot will need to apply to her office to permit the structures to be erected or regularise any irregularities on Site. The Applicant submitted the STW application for the subject lots (Reference Number: (15) in DLOYL 173/YAT/2019) to Lands Department on 6.1.2020 for permission to erect the new structures on the Application Site.
- 6.02 The Applicant has spent more than 4 years to go through the long period of STW application process. Since the STW application is pending for approval, the proposed warehouses are not permitted to erect. The ending is sad that the implementation of the FSIs proposal cannot be proceeded, even the Applicant had made genuine effort to comply with the approval conditions. It is a simple wish to utilize the land resources before long term development of Yuen Long South. However, the time frame of planning application cannot match with the prolong waiting period of STW application. In this regard, the Applicant resubmits this application to seek planning approval for the same use for another 3 years.

Not Contravening the Long Term Planning Intention of Yuen Long South Development

- 6.03 According to the Tong Yan San Tsuen OZP, the Application Site is zoned "U". 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. Kung Um Road is insufficient to cater for the heavy goods vehicular traffic generated from the proposed development. It is therefore considered appropriate that the temporary uses such as the Proposed Development accessed by light goods vehicles be approved.
- 6.04 According to the RNTPC Paper of the last application (No. A/YL-TYST/1174), the Planning Department considered that the proposed use was generally not in conflict with the planning intention of the U zone on the Outline Zoning Plan and the "Other Specified Uses" annotated "Mixed Use" zone on the RODP of Yuen Long South Study. Approval of the application on a temporary basis would not jeopardise the long-term development of the area. In addition, a number of similar applications approved by the Board in the vicinity indicate that the Proposed Development is acceptable within this "U" zone. For the current application, the planning circumstances (i.e. land use zoning, character of the area, applied use) remain unchanged since the last application was granted. In this regard, the proposed use would not jeopardize the long term planning intention for the area.

- 6.05 In August 2017, the Planning Department and the Civil Engineering and Development Department announced the Yuen Long South RODP prepared for YLS DA under the Planning and Engineering Study. The Proposed Development at the Application Site which falls within the Yuen Long South Development Boundary is only temporary use and would not frustrate the future development within the area. As the Yuen Long South Development is set to be implemented in 3 stages from 2022 to 2038, the Application Site and its concerned lots fall within Stage 3 of the development schedule. The Development Bureau submitted a funding application to Legislative Council's Finance Committee for the Yuen Long South Development on 26.4.2022. According to the Legislative Council Paper No. CB(1)209/2022(02), the funding included the construction works for first phase development and detailed design for second phase development and third phase (part) development. The timing for site formation and engineering infrastructure works for third phase development will tentatively be 2029-2033/2038. As a result, the clearance of the Application Site and its surrounding area will not be realised within the next 36 months.

Site with Previous Planning Approvals

- 6.06 The Board previously approved a warehouse for storage of general goods on the same site (Application Nos. A/YL-TYST/960 and 1174) on 16.8.2019 and 9.9.2022 respectively for a period of 3 years. The Board's decision to approve the previous applications on the same site and a number of similar applications in the vicinity indicates that the Proposed Development is acceptable within the "U" zone. The land use (i.e. warehouse use) and planning circumstances for the current application remain unchanged since the previous planning applications were approved.

Compatible with Surrounding Land Uses

- 6.07 The surrounding developments, which are mainly accommodated in low-rise temporary structures, include warehouses and open storage uses which are of a similar nature to the Proposed Development. In fact, warehouses and open storage yards can be found immediately to the north, west and south of the Application Site. The Proposed Development is therefore compatible with its immediate surroundings.

Shortage of Suitable Sites for Warehouse Use

- 6.08 In November 2019, the Planning Department conducted the "Study on the Use and Operation of Brownfields in the New Territories". There are 1,579 hectares of brownfield sites in the New Territories, of which 1,414 hectares are in operation with 7,373 operators, and the remaining 165 hectares are not in operation. More than 80% of brownfields are privately owned.
- 6.09 About 803 of 1,579 hectares have been included in ongoing or planned new development area projects or other known government or private developments. The existing brownfield operations will be gradually phased out in stages, while the proposed multi-storey industrial buildings may not be applicable for all brownfield uses. Moreover, 450 hectares of the remaining 700 hectares of brownfield sites are classified as having high or moderate potential for development. The Planning Department has been assessing how many of them are suitable

for short and medium-term public housing development. In future, the sites for warehouse use will be much fewer than now.

No Adverse Environmental or Visual Impact

- 6.10 Unlike port back-up sites and certain types of open storage uses, such as dumpsites, container vehicle parks, storage of sand and gravel, etc., the proposed warehouse would not generate adverse noise, air pollution or visual intrusion. In addition, the noise impact will also be negligible as the storage area will be enclosed, and no workshop activities will be carried out on the premises. Notwithstanding the above, the entire site is hard paved and perimeter fencing had been provided to minimize the chance of noise and dust emissions from the Application Site. Hence, the potential environmental impact of the proposed storage facility is limited.

No Adverse Drainage Impact

- 6.11 In view of the site's locality, which is not at risk of flooding owing to extensive drainage works carried out by the Drainage Services Department in the vicinity, and the existing approved drainage facilities serving the Application Site, no adverse drainage impact is anticipated.

No Adverse Traffic Impact

- 6.12 The proposed use, as with most other passive storage facilities, is not a high traffic generating use. The frequency of delivery trips to and from the Application Site will be about 2-3 round trips per day and the goods will be transported to and from the Application Site by light goods vehicles under 5.5 tonnes only. Heavy and medium goods vehicles will not be permitted to enter the Application Site. In addition, vehicles will normally travel along Kung Um Road, Kiu Hing Road and Tai Tong Road, thereby avoiding the northern stretch of Kung Um Road and its junction with Ma Tin Road, which experiences serious traffic congestion during peak hours.

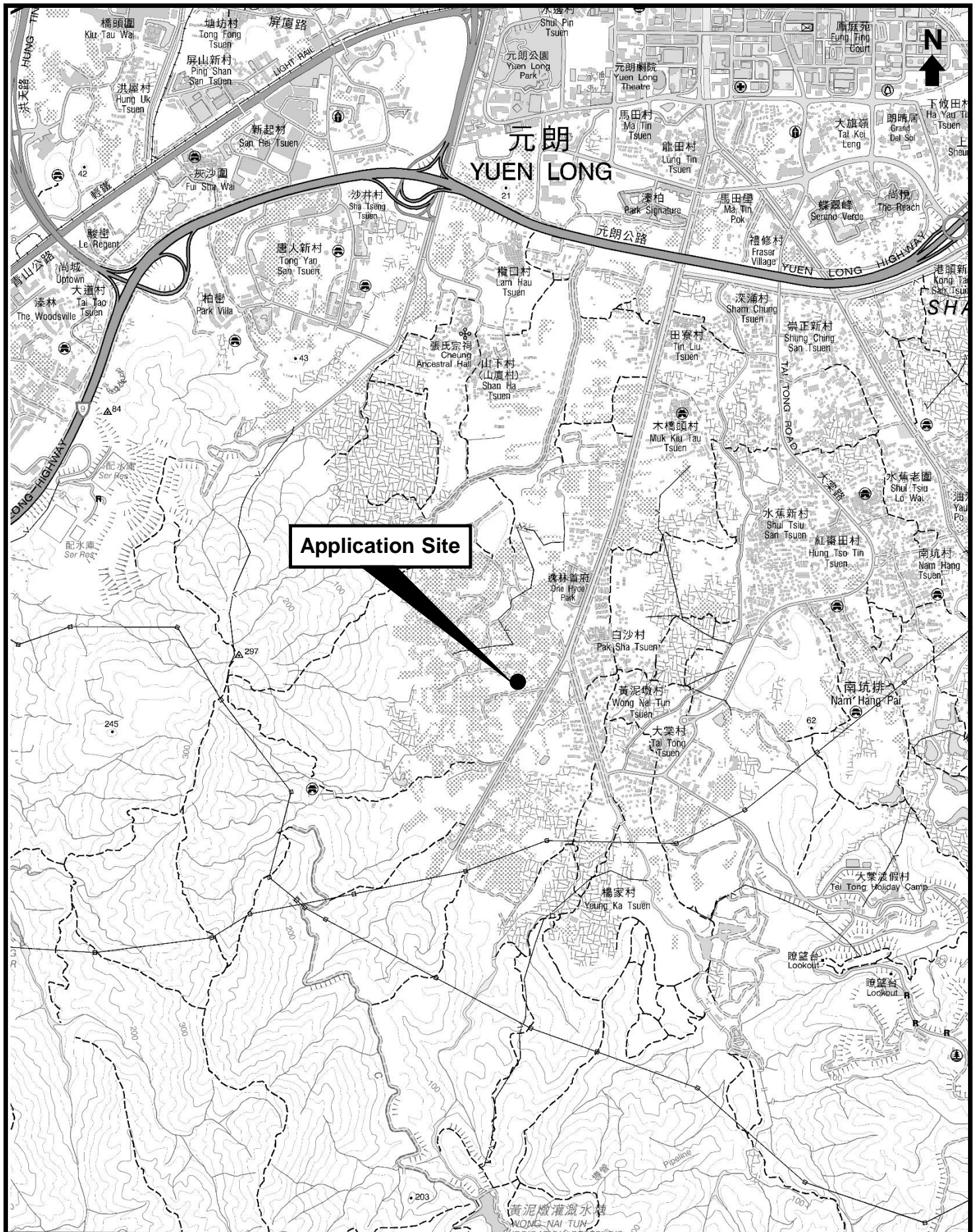
Approval of Similar Applications in the Vicinity

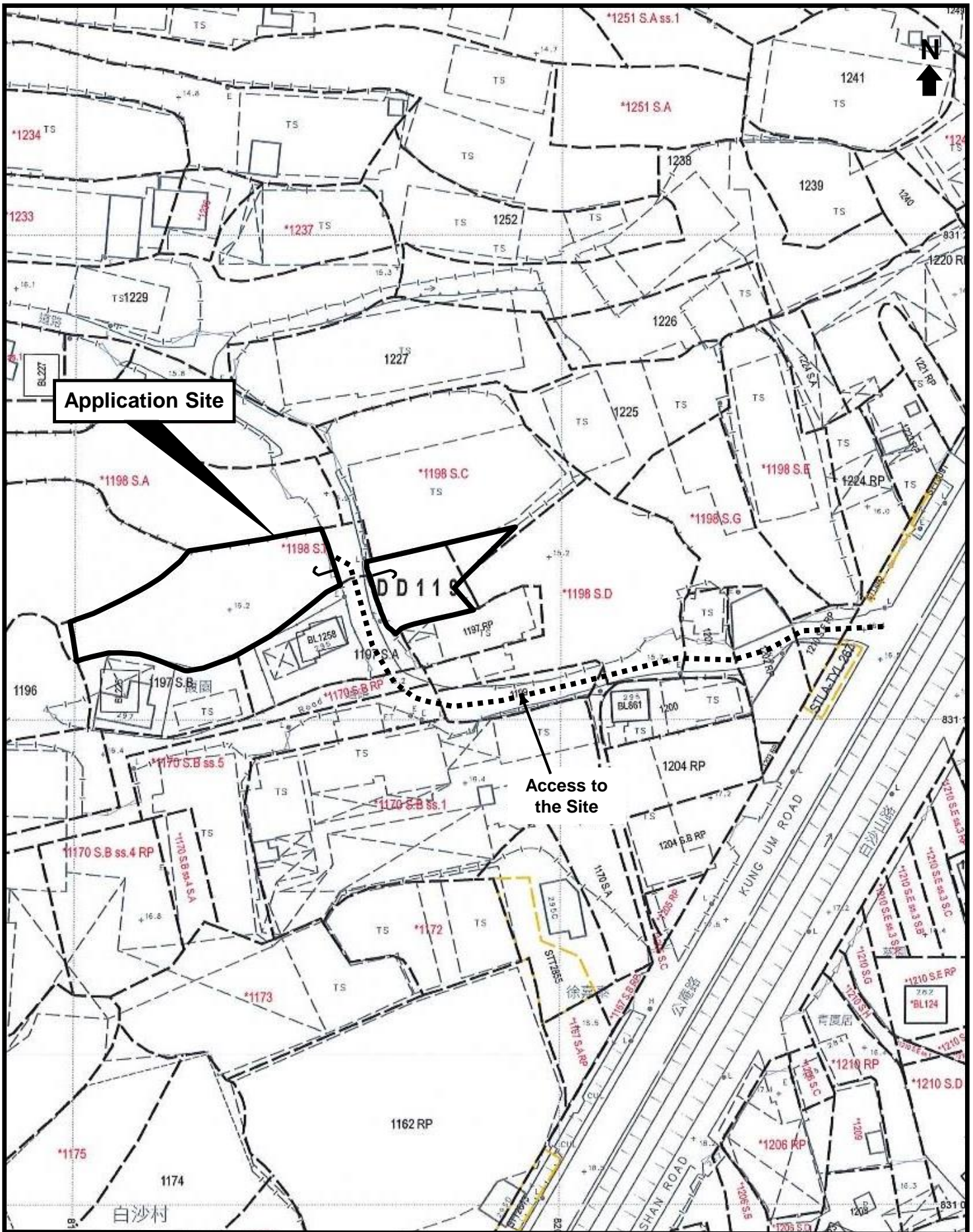
- 6.13 As mentioned in Paragraph 4.07 above, a number of similar applications have been approved by the Board in recent years within the "U" zone under the Tong Yan San Tsuen OZP. This indicates that the Application Site is suitable for temporary warehouse use.

7. CONCLUSION

- 7.01 The Application Site falls within a “U” zone on the Tong Yan San Tsuen OZP and, as evidenced by the existing surrounding land uses, has been a popular location for open storage/storage sites and rural industrial uses. The Board has approved a number of applications within the same “U” zone of Tong Yan San Tsuen OZP, indicating that such use is both compatible and suitable in land use terms, at least on a temporary basis of up to 3 years.
- 7.02 As the Proposed Development falls within Stage 3 of the YLS DA development schedule, the clearance of the Application Site will not be realised within the next 3 years. The Applicant therefore seeks the Board’s permission to use the Application Site as a temporary warehouse for the storage of general goods for a period of 3 years. Temporary approval of the proposed use would not frustrate the future planning intention for the area.
- 7.03 The Applicant had made a genuine effort to comply with most of the approval conditions in the last application and will implement the approved FSIs proposal once the STW is granted. As there has not been any material change in planning circumstances since the previous temporary approval, together with the reasons detailed in the previous sections, the Applicant respectfully requests that the Board give favourable consideration and approve this application for a period of 3 years.

Top Bright Consultants Ltd.
October 2024





Top Bright Consultants Ltd.

Extracted from Lot Index Plan
Nos. 6-NW-19C & 24A

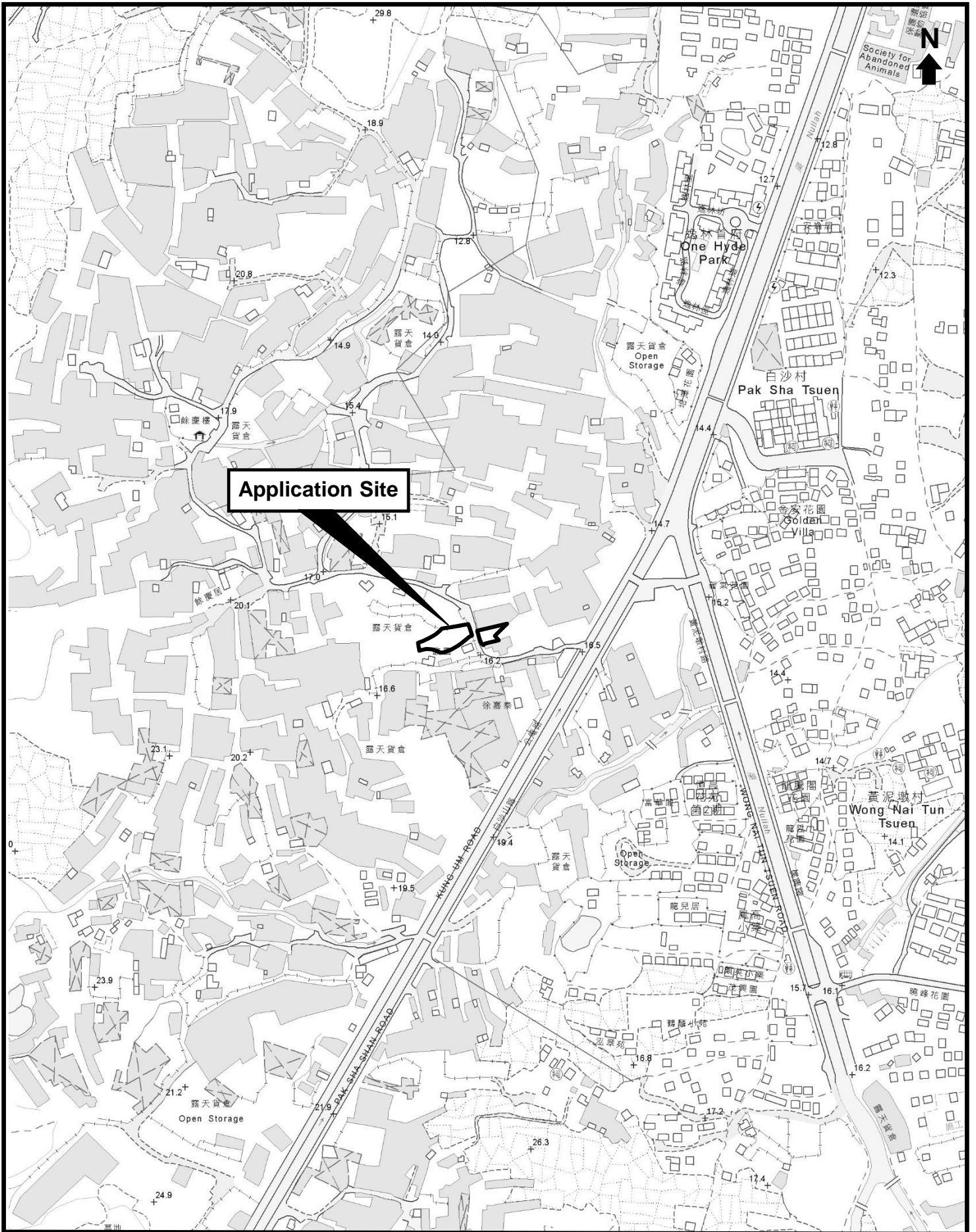
Site Plan

Scale 1 : 1 000

FIGURE 2

For Identification Purpose

Date: 30.9.2024



Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
6-NW-D

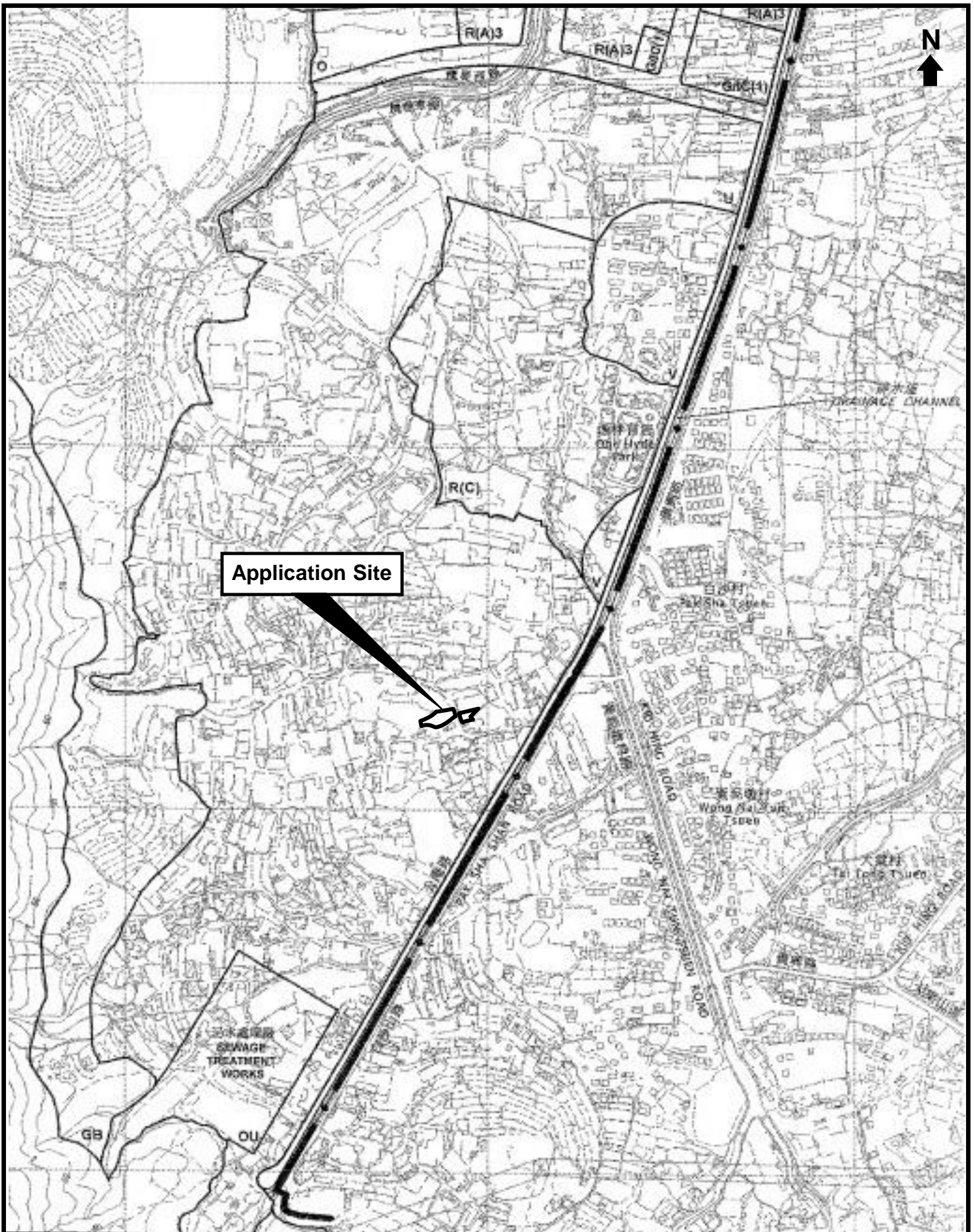
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 30.9.2024

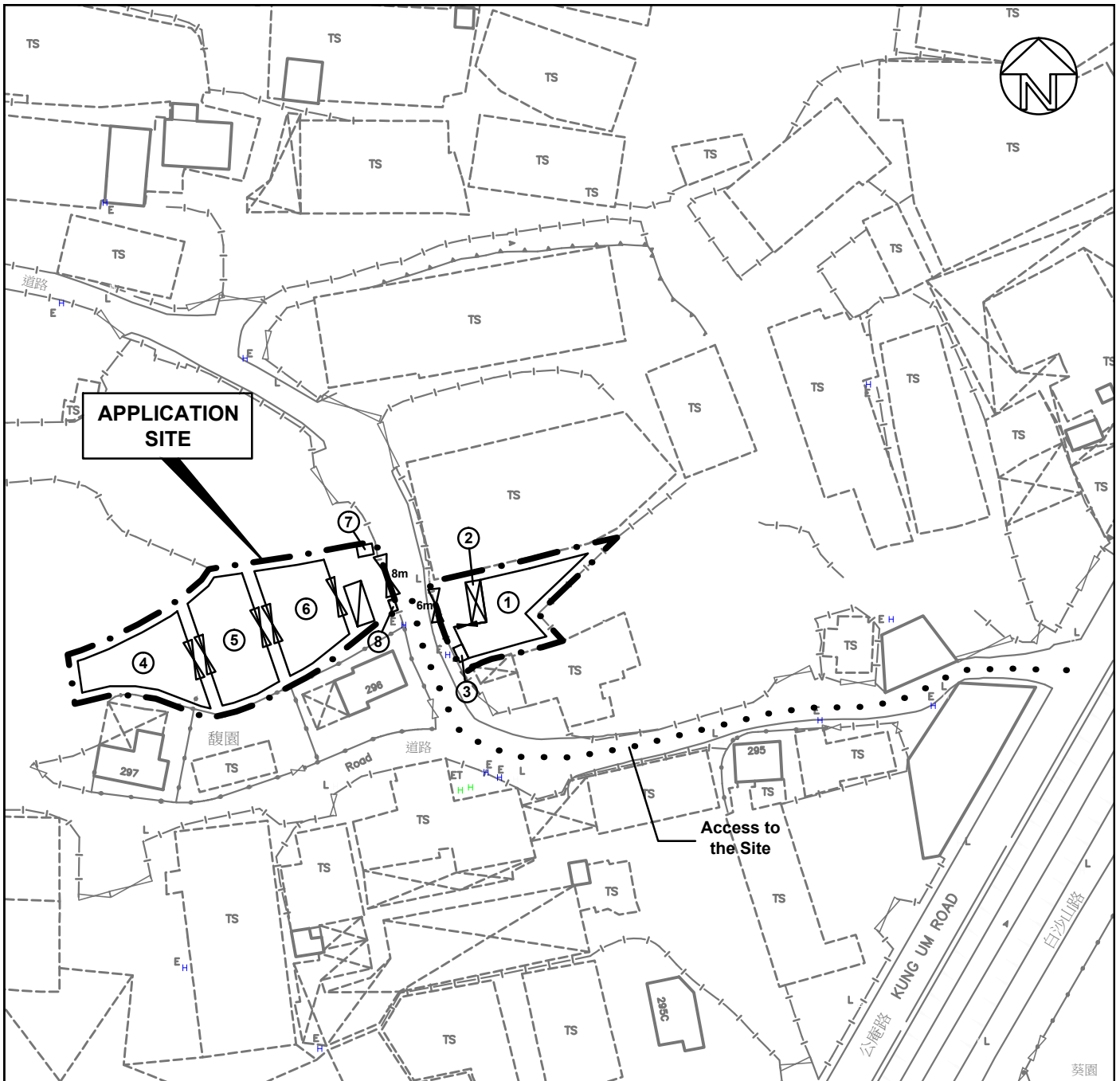


Extract from Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 gazetted on 20.8.2021


FIGURE 4

For Identification Purpose

Date: 30.9.2024



LEGEND:

- · —** Application Site (Area = about 1,228 sq. m.)
-  Loading/Unloading Bay for Light Goods Vehicle (3.5m x 7m)

Details of Structures:

Structure No.		No. of Storey	Height (m)	Floor Area (m ²)
1	Warehouse	1	6.0-8.4	151
2	Canopy	1	4.0	18
3	Washroom	1	2.5	4
4	Warehouse	1	6.0-8.4	177
5	Warehouse	1	6.0-8.4	199
6	Warehouse	1	6.0-8.4	184
7	Washroom	1	2.5	5
8	Meter Room	1	2.5	2



Top Bright Consultants Ltd.

Drawing No. :TB/24/845/05

Layout Plan

Lots 1198SC(Part) and 1198SF(Part) in DD119,
Kung Um Road, Yuen Long, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 30.9.2024

Scale: 1 : 1000 (A4)

元朗南

經修訂的建議發展大綱圖 Revised Recommended Outline Development Plan

房屋用地規劃及工程研究- 勘查研究
PLANNING AND ENGINEERING STUDY FOR
HOUSING SITES IN YUEN LONG SOUTH - INVESTIGATION

經洪水橋/厦村新發展區
連接至西鐵天水圍站的
環保運輸服務示意走線
(研究中)
Indicative Corridor of EFTS with
Possible Connection to West Rail
TSW Station via the EFTS of
the HSK/HT NDA (Under Study)

洪水橋/厦村
新發展區
Hung Shui Kiu/Ha Tsuen
New Development Area

擬建洪水橋站
Proposed
Hung Shui Kiu
Station

天水圍站
Tin Shui Wai Station

屏山
Ping Shan

朗屏站
Long Ping Station

元朗站
Yuen Long Station

元朗新市鎮
Yuen Long New Town

擬議公共運輸交匯處
Proposed Public Transport Interchange

唐人新村
Tong Yan San Tsuen

元朗公園
Yuen Long Park

十八鄉
Shap Pat Heung

元朗公路
YUEN LONG HIGHWAY

元朗公路
YUEN LONG HIGHWAY

橫口村
Lam Hau Tsuen

山下
Shan Ha

田寮村
Tin Liu Tsuen

木橋頭村
Muk Kiu Tau
Tsuen

低密度
住宅區
Low-density
Residential Area

現有鄉村
Existing Villages

馬山(公庵山)
Ma Shan (Kung Um Shan)

Application Site

白沙村
Pak Sha Tsuen

大棠
Tai Tong

黃泥墩村
Wong Nai Tun Tsuen

大棠村
Tai Tong Tsuen

楊家村
Yeung Ka Tsuen

大橫郊野公園
Tai Lam Country Park

土地用途地帶 LAND USE ZONING

RS1(c)	公共房屋第一區 - 租住公屋(包括商業用途) Special Residential - Zone 1 - Public Rental Housing (with Commercial)
R1(SSF)c	住宅發展第一區(資助出售房屋包括商業用途) Residential - Zone 1 (Subsidised Sale Flats with Commercial)
RS2(c)	公共房屋第二區 - 租住公屋(包括商業用途) Special Residential - Zone 2 - Public Rental Housing (with Commercial)
R2(SSF)c	住宅發展第二區(資助出售房屋包括商業用途) Residential - Zone 2 (Subsidised Sale Flats with Commercial)
R2c	住宅發展第二區(包括商業用途) Residential - Zone 2 (with Commercial)
R2	住宅發展第二區 Residential - Zone 2
R3	住宅發展第三區 Residential - Zone 3
R4	住宅發展第四區 Residential - Zone 4
R5	住宅發展第五區 Residential - Zone 5
RS1(EA)	住宅發展第五區(現有發展區) Residential - Zone 5 (Existing Development Area)
R6	住宅發展第六區 Residential - Zone 6
OU(MU)	其他指定用途(混合發展) Other Specified Uses (Mixed Use)
V	鄉村式發展 Village Type Development
OU(SU)	其他指定用途(貯物用途) Other Specified Uses (Storage Use)
OU(OS)	其他指定用途(露天貯物) Other Specified Uses (Open Storage)
OU(SW)	其他指定用途(貯物及工場用途) Other Specified Uses (Storage and Workshop Uses)
OU(STW)	其他指定用途(污水處理廠) Other Specified Uses (Sewage Treatment Works)
OU	其他指定用途 Other Specified Uses
G	其他指定用途(山邊河道及觀景單車徑) Other Specified Uses (Hillside River Corridor with Scenic Cycle Track)
GO	政府 Government
IC	機構或社區 Institution or Community
E	教育 Education
DO	地區休憩用地 District Open Space
DO(1)	地區休憩用地(1) District Open Space (1)
LO	鄰舍休憩用地 Local Open Space
LO(1)	鄰舍休憩用地(1) Local Open Space (1)
A	美化市容地帶 Amenity
AGR	農業 Agriculture
GB	綠化地帶 Green Belt
GB(1)	綠化地帶(1) Green Belt (1)

圖示 LEGEND

- 發展區
Development Area
- 鄰近發展區的認可殯葬區
Permitted Burial Ground near the Development Area
- 臨街零售
Retail Frontage
- 蘆葦床/蓄洪池
Reedbed/Retention Pond
- 郊野公園
Country Park
- 河道
River Channel
- 主要道路
Key Road
- 發展區內具較高生態價值的河溪
Watercourse of Higher Ecological Value within the Development Area
- 鄰近發展區的自然河溪
Natural Stream near the Development Area
- 環保運輸服務(研究中)
Environmentally Friendly Transport Services (EFTS) (Under Study)
- 擬議道路改善工程(有待詳細設計)
Proposed Road Improvement Works (Subject to Detailed Design)
- 現有輕鐵站
Existing Light Rail Station
- 現有西鐵站
Existing West Rail Station
- 普通科診所
General Clinic
- 歷史建築物
Historic Building
- 社會福利設施
Social Welfare Facility
- 區消防局及救護站
Divisional Fire Station and Ambulance Depot
- 幼稚園
Kindergarten
- 小學
Primary School
- 警區警署
District Police Station
- 郵局
Post Office
- 擬議街市(有待進一步研究, 包括一個位於中心位置及方便易達的「政府」用地的街市的可能需要)
Proposed Market (Subject to Further Study Including the Possible Need for a Further Market at a Centrally Located and Easily Accessible "Government" Site)
- 單車停放處
Cycle Parking Area
- 社區會堂
Community Hall
- 體育中心
Sports Centre
- 污水抽水站
Sewage Pumping Station
- 電力支站
Electricity Substation
- 垃圾收集站
Refuse Collection Point
- 已婚警察宿舍
Married Police Quarters
- 配水庫
Service Reservoir
- 擬議公共運輸交匯處
Proposed Public Transport Interchange
- 非建築用地
Non Building Area
- 低矮建築帶
Low Building Area
- 蓄洪湖
Retention Lake
- 蓄洪缸
Retention Tank

0 200 400m 米

北 N