Broad Development Parameters of the Applied Use/Development in respect of Application No. A/YL-TYST/1003
關乎申請編號 A/YL-TYST/1003 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/YL-TYST/1003		
Location/address 位置／地址	Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories 新界元朗唐人新村丈量約份第 119 約多個地段和毗連政府土地		
Site area 地盤面積	About 約 50,500 sq. m 平方米 (Includes Government Land of about 包括政府土地約 2,100 sq. m 平方米)		
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/12 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12		
Zoning 地帶	"Undetermined" 「未決定用途」		
Type of Application 申請類別	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區的臨時用途/發展為期 3 年		
Applied use/ development 申請用途/發展	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years 臨時露天存放建築機械和材料、回收物料及舊電器連附屬工場（為期 3 年）		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 約 6,055.65	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	51	
Building height/ No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	Not more than 不多於 2.6 - 8	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 1 - 2	Storey(s) 層
Site coverage 上蓋面積	-		

No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	31
	Heavy Goods Vehicle Spaces 重型貨車車位	31

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	**English** 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Site plan with vehicular access 地盤平面圖連車輛通道		
Location plan extracted from the OZP with previous applications 摘自分區計劃大綱圖之位置圖連先前規劃申請		
Reports 報告書		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

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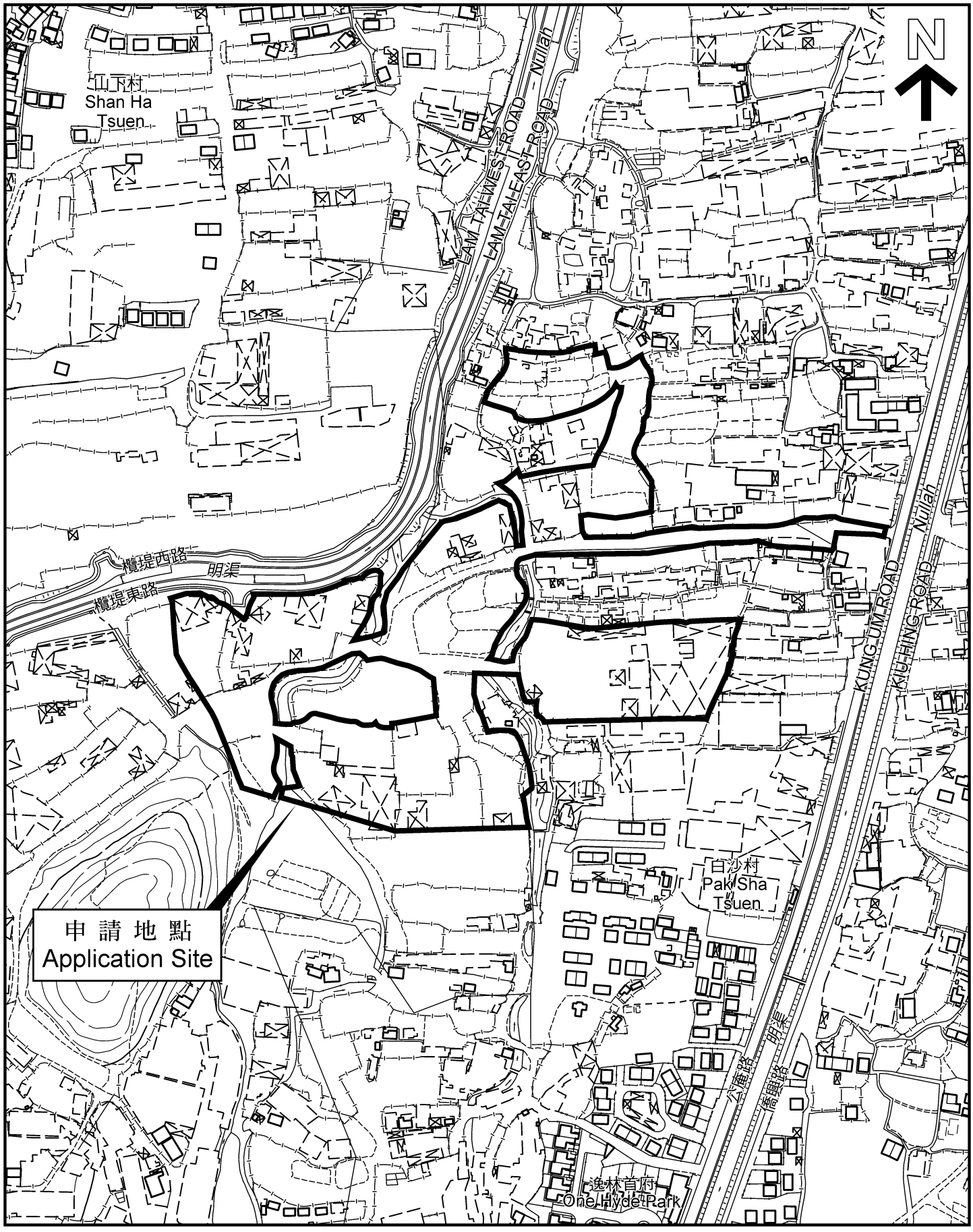
註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

A/YL-TYST/1003



Executive Summary

This planning statement is prepared in support of a proposed temporary open storage of construction machinery and materials, recycling materials and used electrical appliances with ancillary workshop activities at Lot Nos. 366RP, 369RP(part), 370 RP(part), 371SA(part), 371SB(part), 372SA, 372SB, 373, 374, 375RP, 376-380, 381RP (part), 458(part), 459(part), 460-465, 466(part), 469(part), 470(part), 471(part), 1323(part), 1324, 1325(part), 1337-1339, 1340(part), 1341, 1342, 1344(part), 1345(part), 1346(part), 1347(part), 1349(part), 1350(part), 1351(part), 1353(part), 1354, 1355, 1356SA, 1356SB, 1357-1364, 1365(part), 1366(part), 1367RP(part), 1369SA, 1369SB, 1369SD, 1370(part), 1372(part), 1373, 1387(part), 1388, 1389, 1523(part), 1524, 1525, 1532(part), 1533SA, 1533SB, 1536-1543, 1544(part), 1592(part), 1593, 1613SC(part) and 1614RP(part) and adjoining Government Land in DD119, Tong Yan San Tsuen, Yuen Long, New Territories for a period of 3 years

The application site is zoned "Undetermined (U)" on the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/12 gazetted on 14.9.2018. Many open storage of various uses and workshops are found in the vicinity. The application site is the subject of five previous applications approved by the Town Planning Board since 1998.

The application site falls within Category 1 area in the Town Planning Board Guidelines No. 13E which indicates that the site is considered suitable for Open Storage/Port Back-up uses. There is no change in the planning circumstances since the last application. The applicant has made great effort in the implementation of the approval conditions attached to previous approvals. No adverse traffic, environment, drainage and landscape impacts are anticipated on the proposed development at the application site.

In view of the applicant's effort in complying the approval conditions and determination to carry out excellent management to ensure no adverse impacts to the environment, we would be grateful that members of the Board and relevant Government departments will give favorable consideration to approve this application.

行政摘要

本計劃書旨在支持於新界元朗唐人新村第 119 約地段第 366RP, 369RP(部份), 370 RP(部份), 371SA(部份), 371SB(部份), 372SA, 372SB, 373, 374, 375RP, 376-380, 381RP (部份), 458(部份), 459(部份), 460-465, 466(部份), 469(部份), 470(部份), 471(部份), 1323(部份), 1324, 1325(部份), 1337-1339, 1340(部份), 1341, 1342, 1344(部份), 1345(部份), 1346(部份), 1347(部份), 1349(部份), 1350(部份), 1351(部份), 1353(部份), 1354, 1355, 1356SA, 1356SB, 1357-1364, 1365(部份), 1366(部份), 1367RP(部份), 1369SA, 1369SB, 1369SD, 1370(部份), 1372(部份), 1373, 1387(部份), 1388, 1389, 1523(部份), 1524, 1525, 1532(部份), 1533SA, 1533SB, 1536-1543, 1544(部份), 1592(部份), 1593, 1613SC(部份)及 1614RP(部份)及毗鄰政府土地作臨時露天貨倉貯存建築機器及材料、回收物料、舊電器及附屬工場用途的規劃許可申請，擬議年期為 3 年。

申請地點位於已在2018年9月14日核准的唐人新村分區計劃大綱圖(圖則編號 S/YL-TYST/12)上的「未決定用途」地帶。申請地點附近都有其他正營運中的露天貯物場。本申請地段由 1998 年已開始獲市規劃委員會批准作臨時露天貨倉用途。

申請地點位於城市規劃申請指引(TPB-PG 13E)的第一類地區，適合作露天貯物/港口後勤用途。自上一次的申請，貯物場的運作及周圍的環境基本一致。申請者履行了所有核准條件，並於申請地點提供良好的管理。貯物場沒有對交通、環境、渠務和園景造成不良影響。

由於申請人依法履行核准條件，並提供良好管理措施，避免對環境造成不良影響，敬希城市規劃委員會通過此申請。

申請編號 Application No. : A / YL - TYST / 1003
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

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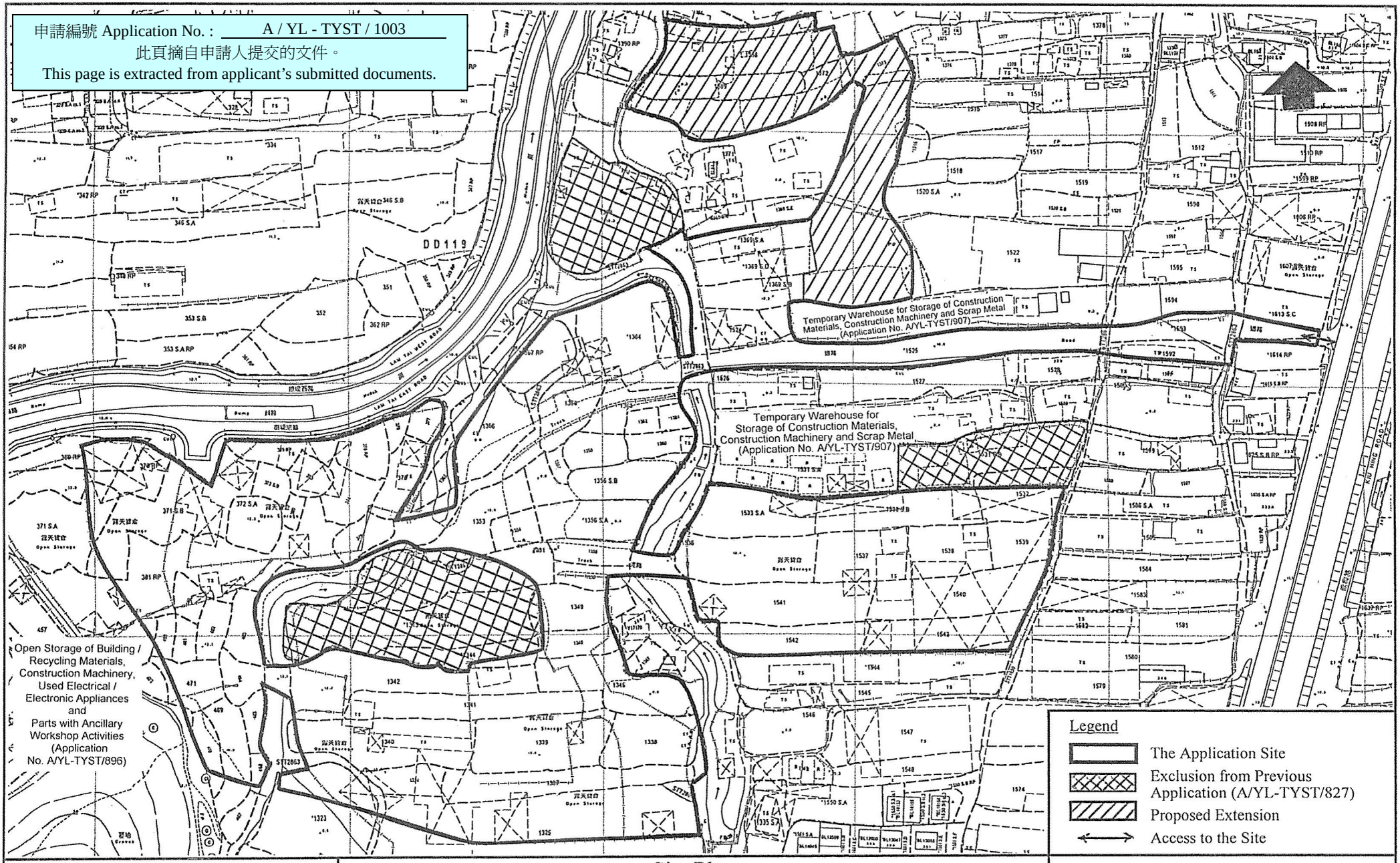


Base Plan Extracted from
Lot Index Plan No. ags_S00000032941_0001
Reference No. 6-NW-19A, B, C, D,
Prepared by the District Survey Office/
Land Information Centre on 30.10.2019

Site Plan

Proposed Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities
Various Lots in DD119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

0 20 40 60 80 100 METRES

Plan 2

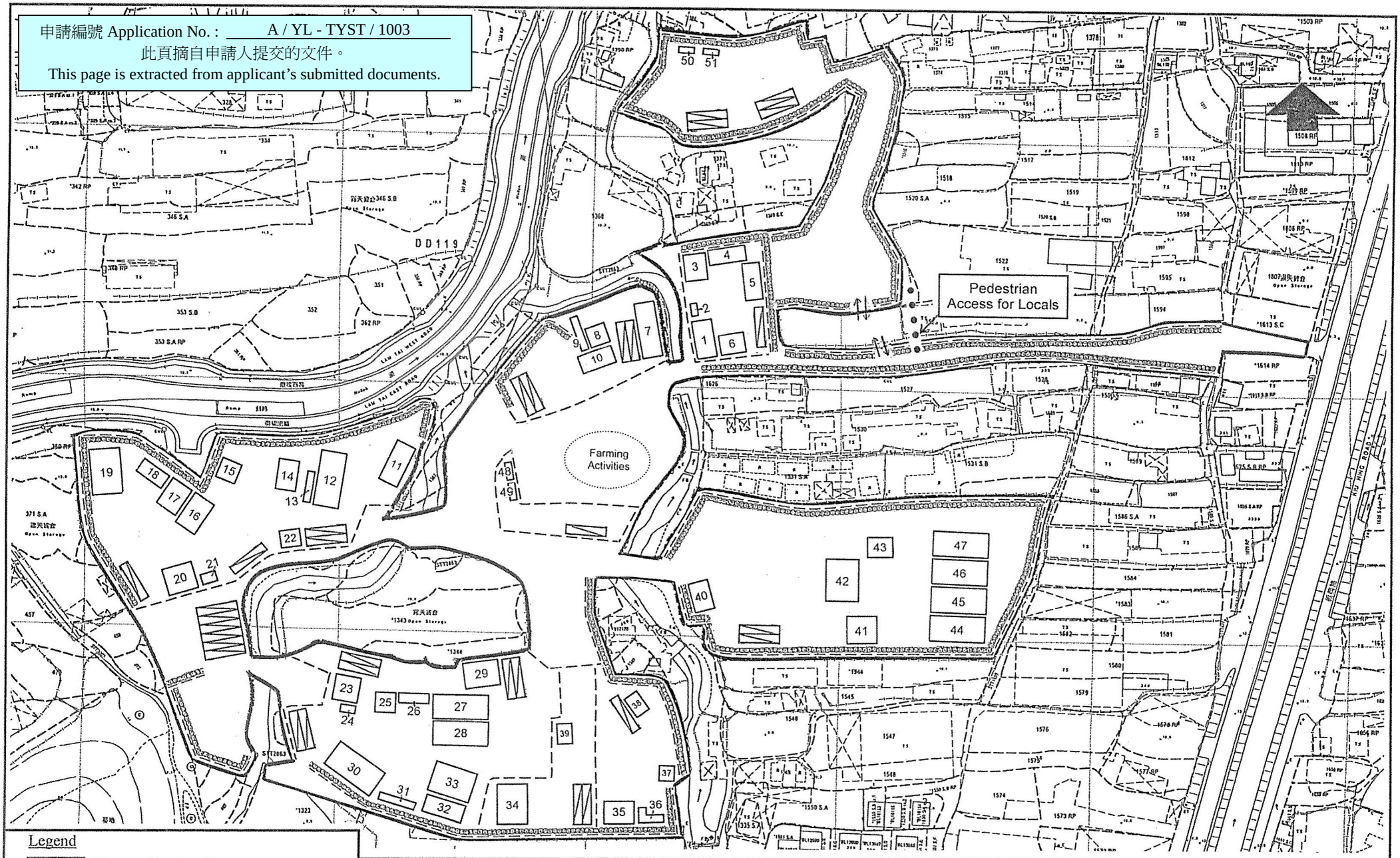
PlanArch Consultants Ltd.

Revision: Date: 9.12.2019

申請編號 Application No. : A / YL - TYST / 1003

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



Layout Plan

Proposed Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities

Various Lots in DD119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Plan 3

PlanArch Consultants Ltd.

Revision: Date: 10.12.2019

申請編號 Application No. : A/YL-TYST/1003

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/YL-TYST/27	露天存放建築材料(為期 3 年) Open Storage of Construction Materials for a Period 3 Years	在有附帶條件下批給臨時性質的許可，為期 2 年 Approved with conditions on a temporary basis for a period of 2 years (6.3.1998)
A/YL-TYST/141	臨時露天存放建築機械和材料(為期 3 年) Temporary Open Storage of Construction Machineries and Materials for a Period 3 Years	否決 Rejected (12.10.2001)
A/YL-TYST/153	臨時露天存放建築機械和材料(為期 3 年) Temporary Open Storage of Construction Machineries and Materials for a Period 3 Years	經覆核後在有附帶條件下批給臨時性質的許可，為期 3 年 Approved with conditions on a temporary basis for a period of 3 years on review (19.4.2002)
A/YL-TYST/265	臨時露天存放建築機械和材料及回收再造物料(為期 3 年) Temporary Open Storage of Construction Machinery and Materials and Recycling Materials for a Period of 3 Years	經覆核後在有附帶條件下批給臨時性質的許可，為期 3 年 Approved with conditions on a temporary basis for a period of 3 years on review (22.4.2005)
A/YL-TYST/266	臨時廢物回收設施(為期 3 年) Temporary Waste Recycling Facilities for a Period of 3 Years	覆核後被拒絕 Rejected on review (21.4.2006)
A/YL-TYST/370	臨時「露天存放建築機械和材料及回收再造物料」用途的規劃許可續期(為期 3 年) Renewal of Planning Approval for Temporary "Open Storage of Construction Machinery and Materials and Recycling Materials" Use for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期 3 年 Approved with conditions on a temporary basis for a period of 3 years (14.12.2007)

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申請編號 **Application No.**	擬議用途／發展 **Proposed Use/Development**	城市規劃委員會的決定(日期) **Decision of Town Planning Board (Date)**
A/YL-TYST/519	臨時露天存放建築機械和材料、回收物料及舊電器連附屬工場活動(為期 3 年) Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期 3 年 Approved with conditions on a temporary basis for a period of 3 years (18.2.2011)
A/YL-TYST/665	擬議臨時貨倉及露天存放建築物料和機械連附屬場地辦公室（為期 3 年） Proposed Temporary Warehouse and Open Storage for Storage of Construction Material and Machinery with Ancillary Site Office for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期 3 年 Approved with conditions on a temporary basis for a period of 3 years (17.1.2014)
A/YL-TYST/827	臨時露天存放建築機械和材料、回收物料及舊電器連附屬工場（為期 3 年） Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期 3 年 Approved with conditions on a temporary basis for a period of 3 years (17.2.2017)

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