

the livelihoods of its employees, the Applicant was compelled to select part of the application site for the initial phase of its relocation. The applicant submitted a planning application (No. A/NE-FTA/245) which was approved with condition on 20.12.2024. Site formation works has been implementation with construction works in progress. However, since this site only measures approximately 3,060m², which is about 10% of current operating space, the Applicant has continued to search for additional locations to fully accommodate its existing spatial needs.

1.2.4 A subsequent round of land searching concluded that other sites were unsuitable, failing criteria such as location, size/area, proximity to the border/suppliers, and statutory planning context. While site works at the site has been carried out and it is considered suitable to relocate some of the remaining part of the existing operations to the application site to meet immediate operational needs. Recognizing the application site's operational suitability, the Applicant acquired adjoining private lots and plans to incorporate the adjacent vacant government land to better utilize land resources. The application site covers 6,214m² which constitutes approximately 22% of the existing operational area.

1.3 Objectives

1.3.1 The current application strives to achieve the following objectives:-

- (a) *To fully utilise the land resources falling within “AGR” zone for temporary uses that are beneficial to the community, viable in operation, and compatible with the character of the surrounding environment without hindering the long-term planning intention of “AGR” zone; and*
- (b) *To induce no additional adverse environmental or infrastructural impacts on the surrounding areas.*

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the applied use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the applied use.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The application site falls within an area zoned "AGR" on the Current OZP (Figure 2 refers). According to the Notes of the Current OZP, "AGR" zone is intended primarily to '*retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purpose*'. It is also intended to "*retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*".

3.1.2 As stipulated in the Notes of the Current OZP, "...*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...*". The Remarks of "AGR" zone of the Current OZP also stated "...*any filling of land shall not be undertaken...without the permission from the Town Planning Board...*". In this connection, the applicant wishes to seek planning permission from the Board for the applied use on a temporary basis of three years.

3.2 Previous Application

3.2.1 The application site is subject to a previous application (No. A/NE-FTA/245) which was approved by the Board for the same use and nature. The applicant is diligently complying with relevant approval conditions and site formation works has been implemented according to the approved scheme.

3.3 Similar Applications

3.3.1 There are similar applications for similar uses within the "AGR" zone(s) on the same Outline Zoning Plan. Details of the similar applications are tabulated in **Table 1** below.

Table 1: Similar Planning Applications

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-FTA/195	Proposed Temporary Warehouse and Open Storage of Containers for a Period of 3 Years	"AGR"	Rejected on 6.3.2020
A/NE-FTA/242	Proposed Temporary Vehicle Repair Workshop (Private Car) and Open Storage of Vehicles for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (20.9.2024)
A/NE-FTA/246	Proposed Temporary Open Storage of Construction Material and Machinery for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (25.10.2024)

Table 2: Key Development Parameters

Applied Use	Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years
Operation Hours	From 8:00 a.m. to 10:00 p.m. from Monday to Sunday
Site Area	6,214m ² (including 2,565 m ² of Government Land)
Covered Area	About 919m ² (About 15%)
Uncovered Area	About 5,295m ² (About 85%)
Open Storage Area	About 1,440m ²
No-Built Zone (No Roof Over Area)	About 976m ²
Temporary Structure	<p>No(s). 6</p> <p>No. of Storey Not more than 2 storey</p> <p>Maximum Height Not more than 7m</p> <p>Total Floor Area About 1,243m²</p>
Ingress/Egress	11m-Wide
No. of Parking Spaces	2
Private Car (5m(L) x 3.5m(W))	1
HGVs (11m(L) x 3.5m(W))	1
Loading/Unloading (L/UL) Area	
Container Vehicle (16m(L) x 3.5m(W))	1
Proposed Filling of Land	<p>Area 5,639 m²</p> <p>Depth Not More than 2m</p> <p>Materials Concrete</p>
Proposed Filling of Pond	<p>Area 275m²</p> <p>Depth Not More than 2.8m</p> <p>Materials Concrete</p>

Table 3: Key Development Parameters for the Proposed Structures

Structure	Uses	Roof Area (About)	Floor Area (About)	Building Height (Not More Than)
A	Consolidation Area for Freight and Goods (Open-shed Structure)	299m ²	299m ²	7m (1 storey)
B	Vehicle Repair Workshop (Open-shed Structure)	273m ²	273m ²	7m (1 storey)
C	Ancillary Site Office/ General Storage Uses	162m ²	324m ²	7m (2 storey)
D	Ancillary Site Office/ General Storage Uses	162m ²	324m ²	7m (2 storey)
E	Guard Kiosk	15m ²	15m ²	3m (1 storey)
F	Meter Room	8m ²	8m ²	3m (1 storey)
	Total	919m ²	1,243m ²	NA