

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 357 (Part) and 359 (Part) in D.D. 87, Hung Lung Hang, New Territories* (the Site) for ‘**Proposed Temporary Rural Workshop and Open Storage of Recyclable Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**’ (the proposed development) (**Plan 1**).
- 1.2 The applicant proposes to use the Site for a rural workshop for processing recyclable materials, as well as open storage of recyclable materials (e.g. plastic containers of different sizes from various uses, plastic water bottles, etc.). The Site will address the acute shortage of outdoor storage space in the New Territories and support the local logistics sector.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as “Agriculture” (“AGR”) on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No.: S/NE-FTA/18 (**Plan 2**). According to the Notes of the OZP, ‘*rural workshop*’ and ‘*open storage*’ is neither column one nor column two uses within the “AGR” zone. Thus, planning permission is required from the Board.
- 2.2 The proposed development with several low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, open storage yards, workshops, etc.. Although the Site falls within “AGR” zone, the Site is currently occupied with part of the proposed uses (i.e. ‘*open storage*’) with no active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis of 3 years would better utilise precious land resources and would not frustrate the long-term planning intention of the “AGR” zone.
- 2.3 Furthermore, various similar S.16 planning applications for ‘*workshop*’ and ‘*open storage*’ uses were also approved by the Board within the same “AGR” zone, which the latest application (No. A/NE-FTA/273) was approved by the Board on a temporary basis for 3 years in 2026. Therefore, approval of the current application would not set an undesirable precedent within

the same “AGR” zone.

- 2.4 The Site is the subject of a previously approved S.16 planning application for the same ‘*open storage*’ use (No. A/NE-FTA/246), which is submitted by the same applicant for part of the same use as the current application. The application was approved by the Board in 2024. Therefore, approval of the current application is in line with the Board’s previous decision.
- 2.5 Comparing with the previous application (No. A/NE-FTA/246), an additional use is included (i.e. ‘*rural workshop*’); Site area remained the same; while other development parameters, including layout, plot ratio (PR), gross floor area (GFA), site coverage, etc. are also revised to meet the operational need of the applicant. Details of the differences between the previous application (Nos. A/NE-FTA/246) and the current submission are shown at **Appendix I**.
- 2.6 The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 - Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/NE-FTA/246		Date of Compliance
(a)	The implementation of the accepted drainage proposal	06.11.2025
(c)	The implementation of the traffic management measures	19.12.2025
(d)	The provision of fire extinguisher(s)	21.11.2024
(e)	The submission of a fire service installations (FSIs) proposal	27.12.2024
(f)	The implementation of the FSIs proposal	Not complied with

- 2.7 During the approval period of the previous application (No. A/NE-FTA/246), the applicant has made effort in complying with approval conditions in regard to drainage, fire safety and traffic aspects. All conditions related to drainage and traffic are successfully complied with.
- 2.8 In support of the application, the applicant has submitted an updated FSIs proposal, previously approved drainage proposal, implemented drainage facilities and implemented traffic management measures within the Site to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices II to V**).

3) Development Proposal

- 3.1 The Site occupies an area of 3,110 m² (about) (**Plan 1**). Seven 1-storey structures are proposed at the Site for covered loading/unloading (L/UL) area, storage of recyclable materials, and rural workshop uses with total gross floor area (GFA) of 1,320 m² (about) (**Plan 5**). The Site is designated for rural workshop and open storage of recyclable materials. Ancillary facilities, i.e. the covered L/UL area are intended to support the daily operation of the Site. It is estimated that the proposed development would be able to accommodate 6 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public holidays.
- 3.2 The operation mode of the proposed development is as follows: Recyclable materials (e.g. plastic containers of different sizes from various uses, plastic water bottles, etc.) will be unloaded from incoming container vehicles (CVs) at structures B1 and B2 (which are intended for covered loading/unloading (L/UL) area) to the area designated for open storage of recyclable materials, pending for further processing in the adjoining rural workshop. Open storage activities of the recyclable materials would be carried out within the designated area (i.e. 224 m² (about)). The stacking height of the open storage materials would not exceed 3 m.
- 3.3 Recyclable plastics will be transferred to the adjoining rural workshop when ready. The rural workshop is intended to process collected recyclable materials. The plastic recycling procedures involve various processes, details are as follows:

Collection and sorting process

Different types and sizes of plastics, (e.g. plastic containers of different sizes from various uses, plastic water bottles, etc.) will be separated into different categories by sorting machines. Sensors are used in automated recycling operations to separate different types and sizes of plastics.

Crushing and shredding process

To begin with, sorted plastics are transported to the processing machine. The processing machine will then crush plastics in compactors to make it easier to handle on conveyor belts. Following by shredding of crushed plastics into smaller pieces by hammer mills.

Packing and transportation process

After plastics are shredded into small pieces, they are packaged according to their size and form. Recycled plastic, which has been through all recycling and packaging processes, will be stored within structures B3 and B6 (which is designated for storage of recyclable materials indoor) before waiting for collection to other destinations by CVs. This is to provide a better dry storing area, protecting processed and packaged plastics from potential damages caused by adverse weather conditions. The cycle then repeats itself.

3.4 As the Site is for ‘rural workshop’ and ‘open storage’ uses with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	3,110 m ² (about)
Covered Area	1,320 m ² (about)
Uncovered Area	1,790 m ² (about)
Plot Ratio	
	0.42 (about)
Site Coverage	
	42 % (about)
Number of Structure(s)	
	7
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,320 m ² (about)
Building Height	
	7.5 m (about)
No. of Storey	
	1
Area designated for Open Storage	
	224 m ² (about)
Stacking Height	
	Not more than 3 m

3.5 The entire Site has been filled with concrete of not more than 0.2 m with an existing level ranging from +25.7 mPD to +26.1 mPD (**Plan 6**). The filling of land is to facilitate a flat surface for site formation of structures, parking and L/UL spaces, open storage and circulation space uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the proposed development. No further filling of land will be carried out by the applicant during the planning approval period.

- 3.6 The Site is accessible from Kong Nga Po Road via a local access (**Plan 1**). 4 parking spaces and 2 L/UL spaces will be provided at the Site, details of parking and L/UL provision are shown at **Table 3** below:

Table 3 - Parking and L/UL Provision

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	4
CV L/UL Space - 3.5 m (W) x 16 m (L)	2

- 3.7 CVs will be deployed for transportation of recyclable materials into/out of the Site. Staff will be deployed by the applicant to ensure no queuing and/or waiting for motor vehicles from the Site onto Kong Nga Po Road via the local access; and no motor vehicles will be permitted to reverse into and out of the Site onto Kong Nga Po Road via the local access. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 4 - Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				2-Way Total
	PC		CV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 - 09:00)	3	0	1	0	4
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	3	0	1	4
Traffic trip per hour (average)	1	1	1	1	4

- 3.8 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times

during the planning approval period. No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. All workshop activities will be confined within the enclosed structures (i.e. structures B4, B5 and B7 of **Plan 5**) so that adverse environmental impacts and nuisance to the surrounding areas would be lessened.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures have been provided by the applicant, i.e. submission of the previously approved drainage proposal, approved implementation of the drainage proposal, approved implementation of traffic management measures and an updated FSIs proposal, to mitigate any adverse impacts after the planning application has been approved by the Board (**Appendices II to V**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Rural Workshop and Open Storage of Recyclable Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

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LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Plan showing the Site under TPB PG No. 13G
Plan 5	Layout Plan
Plan 6	Land Filling Plan
Plan 7	Swept Path Analysis

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Approved Drainage Proposal under the Previous Application No. A/NE-FTA/246
Appendix III	Approved Implementation of the Drainage Proposal under the Previous Application No. A/NE-FTA/246
Appendix IV	Accepted Implementation of Traffic Management Measures under the Previous Application No. A/NE-FTA/246