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Section 16 Planning Application

Proposed Temporary Open Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 266(Part), 268(Part), 286(Part), 287(Part), 288(Part), 291(Part) in D.D. 87 and Adjoining Government Land, Hung Lung Hang, N.T.

Planning Statement

Applicant

Able New Development Limited (力新發展有限公司)

Prepared by

Lawson David & Sung Surveyors Limited

April 2026

Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for proposed temporary open storage of construction materials and machineries and rural workshop with ancillary facilities and associated filling of land for a period of 3 years at Lots 266 (Part), 268 (Part), 286 (Part), 287 (Part), 288 (Part), 291 (Part) in D.D. 87 and adjoining government land, Hung Lung Hang, N.T. (the “Application Site”).

The Application Site, which covers an area of approximately 7,216 sq.m. (including 2,654 sq.m. of Government land), is located within an area zoned “Agriculture” (“AGR”) on the approved Hung Lung Hang Outline Zoning Plan (OZP) No. S/NE-HLH/11 gazetted on 15.12.2017. According to the Notes of the OZP, ‘Open Storage’ and ‘Rural Workshop’ are neither Column 1 nor Column 2 uses within the “AGR” zone. Temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

This application seeks to enable the Applicant, a construction company, to operate open storage at the Application Site for storing construction materials and machineries, as well as a rural workshop. Due to the limited supply of suitable land in recent years, the Applicant wishes to establish its operations at the Application Site.

A single-storey, open-sided shelter with a height of 12m and a floor area of 1,888 sq.m. is proposed in the eastern part of the Application Site for storing construction materials and machineries, and for use as a rural workshop. The northern and eastern portions, with a total area of about 1,742 sq.m, are earmarked for the open storage of construction materials and machineries. Ancillary facilities, including a site office, a washroom and a meter room, will also be provided. The rural workshop will involve minor repairs to construction machineries, which will be conducted under the open-sided shelter. To avoid disturbing the exiting stream to the south of the Application Site, the application boundary has been set back 3 metres from the stream.

The Application Site is accessible via a local track that connects to Kong Nga Po Road, which in turn connects to Man Kam To Road and Ping Che Road. The Applicant will retain and maintain the existing ingress/egress at the northern boundary of the Application Site, which is approximately 8m wide. The Application Site encloses a private lot (Lot 289 in DD87) with an approved planning application (Application No. A/NE-HLH/83), and the Applicant has agreed to provide access to this lot. Two loading/unloading (L/UL) spaces (3.5m x 11m) for medium goods vehicles will be provided in the northwest part of the Application Site, and a further two will be provided under the open-sided shelter in the west. The remaining open areas are reserved for vehicle manoeuvring. The operation hours of the Application Site are 8:00am to 7:00pm, Mondays to Saturdays. There will be no operation on Sundays or public holidays.

The justifications of this application are:

1. There is a shortage of brownfield sites on the market;
2. The proposed development does not contravene the planning intention of “AGR” zone;
3. Similar applications have been approved within the same “AGR” zone;
4. The proposed development optimizes the use of valuable land resources;
5. The proposed development is not considered incompatible with the surrounding area;
6. The proposed development will not have an adverse impact on traffic, the environment or drainage in the surrounding area; and
7. The proposed development complies with TPB PG-No.13G;

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and the relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會（“城規會”）呈交，以支持新界恐龍坑丈量約份第 87 約第 266 號（部分）、第 268 號（部分）、第 286 號（部分）、第 287 號（部分）、第 288 號（部分）及第 291 號（部分）和毗連政府土地（“申請地點”），作為期三年的擬議臨時露天存放建築材料及機械、鄉郊工場連附屬設施及相關填土工程（“擬議發展”）的規劃申請。

申請地點的面積約 7,216 平方米(包括約 2,654 平方米的政府土地)，座落於在 2017 年 12 月 15 日刊憲的《恐龍坑分區計劃大綱核准圖編號》（“大綱圖”）（圖則編號：S/NE-HLH/11）上的「農業」地帶。根據大綱圖註釋，「露天貯物」和「鄉郊工場」皆不屬「農業」地帶內第一欄或第二欄之用途，然而，不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

本申請旨在讓申請人（一家建築公司）得以在申請地點經營露天貯物場，用以存放建築材料及機械設備，並設立鄉郊工場。鑑於近年合適土地供應有限，申請人希望在申請地點開展營運。

擬於申請地點東部興建一座單層、四面敞開的棚架，高度為 12 米，樓面面積為 1,888 平方米，用作存放建築材料及機械，並作為鄉郊工場用途。北部及東部區域（總面積約 1,742 平方米）則規劃為建築材料及機械的露天存放區。此外，亦將設置附屬設施，包括地盤辦公室、洗手間及電錶房。鄉郊工場將進行建築機械的輕微維修，相關作業將於四面敞開的棚架下進行。為避免影響申請地點南側現有的河流，申請地點邊界已向後退讓 3 米，與河流保持距離。

申請地點可經由一條連接江瓦甫路的小路進入，而江瓦甫路則連接文錦渡路及坪輦路。申請人將保留並維護申請地點北面現有的出入口，該出入口寬約 8 米。申請用地內有一幅已獲規劃許可（申請編號 A/NE-HLH/83）的私人地段（丈量約份第 87 約地段第 289 號），申請人已同意提供通往該地段的通道。申請地點西北部將設置兩個供中型貨車使用的上落貨位（3.5 米 x 11 米），西側的開放式棚架下亦將增設兩個上落貨位。其餘露天地方則預留作車輛移動之用。申請地點的營運時間為週一至週六上午 8:00 至下午 7:00。週日及公眾假期不營業。

本規劃申請的理據為：

1. 市場上缺乏棕地用地；
2. 擬議發展不會違背「農業」地帶的規劃意向；
3. 申請地點座落的「農業」地帶已有類近的規劃申請獲批；
4. 擬議發展能優化寶貴土地資源的利用；
5. 擬議發展與周邊土地相容；
6. 擬議發展不會對周邊地區的交通、環境及排水造成不良影響；及
7. 擬議發展符合城規會《規劃指引第 13G 號》。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for proposed temporary open storage of construction materials and machineries and rural workshop with ancillary facilities and associated filling of land for a period of 3 years at Lots 266(Part), 268(Part), 286(Part), 287(Part), 288(Part), 291(Part) in D.D. 87 and Adjoining Government Land, Hung Lung Hang, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown in **Figure 2**.

The Application Site, covering an area of about 7,216 sq.m., falls within an area zoned “Agriculture” (“AGR”) on the approved Hung Lung Hang Outline Zoning Plan (OZP) No. S/NE-HLH/11 gazetted on 15.12.2017. According to the Notes and Covering Notes of the OZP, ‘Open Storage’ and ‘Rural Workshop’ are neither Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years within the zone requires planning permission from the Board notwithstanding that the use or development is not provided for in term of the Plan.

The Applicant currently operates a temporary container storage yard, container vehicle park, vehicle repair workshop, logistics centre, warehouse and open storage of miscellaneous goods with ancillary facilities at various lots in D.D. 87, Hung Lung Hang (Application No. A/NE-HLH/77 approved by the Board on 22.11.2024). The site is located to the west of the Application Site. The Applicant would like to convert the Application Site into open storage of construction materials and machineries and rural workshop with ancillary facilities, to accommodate their growing business in the area.

Under the Town Planning Board Guidelines No.13G, the Application Site falls within a “Category 2” site. The proposed development is compatible with the surrounding land uses, which primarily consist of similar open storage and warehouse use.

1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site covers an area of approximately 7,216 sq.m. (including about 2,654 sq.m. of Government land). It is accessible via a local track leading to Kong Nga Po Road (see **Figure 1**). The Application Site is largely vacant and partly used for the open storage of construction materials. Part of the Application Site is fenced off with metal sheets (see **Site Photos**).

2.2 Surrounding Land Uses

The surrounding area is predominantly rural in character, consisting mainly of temporary structures, open storage yards, warehouses, abandoned agricultural land and vacant land. Clusters of temporary structures (one to two storeys) and open storage yards are located to the east and west of the Application Site. To the south, across the watercourse, is an approved site for the open storage of construction materials and machinery (Application No. A/NE-HLH/81). Further to the east is the site operated by the Applicant (application no. A/NE-HLH/77). There is a private lot enclosed by the Application Site. This private lot involved an approved planning application (Application No. A/NE-HLH/83) on 5.9.2025 for a temporary open storage of construction materials and machinery with ancillary facilities and associated filling of land for a period of three years.

2.3 Accessibility

The Application Site is directly accessible to/from Kong Nga Po Road via a local track which connects to Man Kam To Road and Ping Che Road. The existing run-in/run-out located at the northern boundary will be used and maintained by the Applicant. The ingress/egress of the Application Site is about 8m. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of Land Registry, the subject lots are held under Block Government Lease and demised as agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within an area zoned "Agriculture" ("AGR") on the approved Hung Lung Hang OZP No. S/NE-HLH/11 gazetted on 15.12.2017 (see **Figure 1**).

The planning intention of the "AGR" zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

According to the covering notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

3.2 Previous Application

The Application Site is not involved in any previous planning application.

3.3 Similar Applications within the Same "AGR" Zone

Between 2021 and 2026, the Board has approved 19 similar applications (Application Nos. A/NE-HLH/51, 54, 55, 59, 60, 61, 64, 66, 68, 70, 71, 75, 76, 77, 81, 83, 84, 88 and 89) for temporary

open storage within the same 'AGR' zone in the vicinity of the Application Site. These applications are summarised below:

Applications No.	Applied Use(s)	Site Area (m²)	Decision (Date of Approval)
A/NE-HLH/51 ^{*1}	Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	6,800	27.8.2021
A/NE-HLH/54	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	380	26.8.2022
A/NE-HLH/55 ^{*2}	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	1,000	26.8.2022
A/NE-HLH/59 ^{*3}	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	1,200	3.2.2023
A/NE-HLH/60	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	1,800	9.6.2023
A/NE-HLH/61	Temporary Open Storage with Ancillary Parking of Vehicles for a Period of 3 Years	1,886	24.11.2023
A/NE-HLH/64 ^{*4}	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	4,030	22.9.2023
A/NE-HLH/66	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	1,070	22.12.2023
A/NE-HLH/68 ^{*1}	Temporary Open Storage and Warehouse of Construction Machinery and Construction Materials for a Period of 3 Years	6,800	24.5.2024
A/NE-HLH/70 ^{*4}	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	4,030	19.4.2024
A/NE-HLH/71	Temporary Open Storage and Warehouse of Construction Machinery for a Period of 3 Years and Associated Filling of Land	2,145	10.5.2024
A/NE-HLH/75	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	2,266	6.12.2024
A/NE-HLH/76 ^{*2}	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years and Associated Filling of Land	1,000	8.11.2024
A/NE-HLH/77	Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	23,163	22.11.2024

A/NE-HLH/81	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	1,935	20.6.2025
A/NE-HLH/83	Proposed Temporary Open Storage of Construction Machinery and Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	620	5.9.2025
A/NE-HLH/84	Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	1,550	5.9.2025
A/NE-HLH/88 * ³	Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years	1,203	23.1.2026
A/NE-HLH/89	Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Miscellaneous Goods with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	3,659	6.2.2026

Remarks:

*¹ : Application nos. A/NE-HLH/51 and A/NE-HLH/68 involved the same site.

*² : Application nos. A/NE-HLH/55 and A/NE-HLH/76 involved the same site.

*³ : Application nos. A/NE-HLH/59 and A/NE-HLH/88 involved the same site.

*⁴ : Application nos. A/NE-HLH/64 and A/NE-HLH/70 involved the same site.

3.4 Town Planning Board Guidelines No. 13G (TPB PG-No.13G)

According to TPB PG-No.13G, the Application Site falls within a 'Category 2' area. 'Category 2' areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant proposes to use the Application Site for the temporary open storage of construction materials and machineries, rural workshop with ancillary facilities and associated filling of land for a period of three years.

The Application Site has a total site area of approximately 7,216 sq.m. A single-storey, open-sided shelter with a height of 12m and a floor area of 1,888 sq.m. is proposed in the eastern part of the Application Site for storing construction materials and machineries, and for use as a rural workshop. The northern and eastern portions, with a total area of about 1,742 sq.m, are earmarked for the open storage of construction materials and machineries. Ancillary facilities, including a site office, a washroom and a meter room, will also be provided (see Layout Plan at **Figure 4**). The rural workshop will involve minor repairs to construction machineries, which will be conducted under the open-sided shelter.

To avoid disturbing the existing stream to the south of the Application Site, the application boundary has been set back 3 metres from the stream.

In addition, four loading/unloading (L/UL) spaces (3.5m x 11m) for medium goods vehicles and three private car parking spaces (2.5m x 5m) for staff and visitors will also be provided. The remaining open areas will be reserved for vehicle manoeuvring. The key development parameters of the application are shown below:

Applied use(s)	Proposed temporary open storage of construction materials and machineries and rural workshop with ancillary facilities and associated filling of land for a period of 3 years
Site area	About 7,216 sq.m. (including 2,654 sq.m. of Government land)
Total floor area (Non-domestic)	About 1,954 sq.m.
No. of structures	4 - 1 open-sided shelter for storage and rural workshop - 1 ancillary site office - 1 meter room - 1 washroom
Height of structures	3 - 12m (1 storey)
Loading/unloading spaces	4 (for medium goods vehicle) (3.5m x 11m)
Private car parking spaces	3 (for staff/visitors) (2.5m x 5m)

4.2 Vehicular Access and Parking Arrangement

The Application Site is accessible via a local track that connects to Kong Nga Po Road, which in turn connects to Man Kam To Road and Ping Che Road. The Applicant will retain and maintain the existing ingress/egress at the northern boundary of the Application Site, which is approximately 8m wide. The Application Site encloses a private lot (Lot 289 in DD87) with an approved planning application (Application No. A/NE-HLH/83), and the Applicant has agreed to provide access to this lot. Two loading/unloading (L/UL) spaces (3.5m x 11m) for medium goods vehicles will be provided in the northwest part of the Application Site, and a further two will be provided under the

open-sided shelter in the west. The remaining open areas are reserved for vehicle manoeuvring.

A swept path analysis (see **Figure 6**) has been conducted to demonstrate that vehicles can enter and exit the Application Site satisfactorily and manoeuvre within the site. There will be no issues with internal traffic circulation, as sufficient space for vehicle manoeuvring has been reserved within the Application Site. This means that vehicles will never need to wait or queue along the local access route.

The Applicant will also implement the following traffic management measures to ensure that there is no queuing of vehicles outside the Application Site and that pedestrians are kept safe:

- (i) Prior appointments will be arranged for medium goods vehicles to deliver the construction materials and machineries;
- (ii) Goods vehicles entering the site will be directed to L/UL spaces to prevent the ingress/egress being blocked, and will leave the site after loading/unloading;
- (iii) No storage materials will be placed in the manoeuvring area to prevent the L/UL spaces and manoeuvring area from being blocked;
- (iv) On-site staff will be deployed to manage traffic flow during operation hours; and
- (v) Revolving warning lights will be installed at the site entrance to alert staff and nearby pedestrians when vehicles are entering or exiting the site, ensuring pedestrian safety.

In addition, according to the Applicant, the number of round trips made by medium goods vehicles to transport storage materials to and from the Application Site will not exceed four per non-peak hour (between 10 am and 4 pm). There will be five to six members of staff on site. Considering the nature of the storage and its operational requirements, it is expected that private vehicles will only make three round trips per day to the Application Site.

The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Medium Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-9:00 (peak hour)	0	0	3	0
9:00-10:00	0	0	0	0
10:00-11:00	4	4	0	0
11:00-12:00	4	4	0	0
12:00-13:00	4	4	0	0
13:00-14:00	4	4	0	0
15:00-16:00	4	4	0	0
16:00 -17:00	4	4	0	0
17:00-18:00 (peak hour)	0	0	0	0
18:00-19:00 (peak hour)	0	0	0	3

4.3 Site Operations

The operation hours of the Application Site are 8:00am to 7:00pm, Mondays to Saturdays. There will be no operation on Sundays or public holidays. The main purpose of the Application Site is to provide open storage for construction materials and machineries, as well as a rural workshop for minor repairs to construction machinery.

4.4 Drainage Proposal

Drainage facilities, including 450mm peripheral U-channels and catchpits with a sand trap, are proposed to collect surface runoff and connect to the exiting watercourse. Once these facilities are in place, no surface runoff will flow from the Application Site to the nearby public road and adjoining areas. A drainage proposal has been submitted (see **Appendix 1**) to illustrate the design of the drainage system. The Applicant will provide the drainage facilities to the satisfaction of Drainage Services Department.

4.5 Landscape

The Application Site is currently vacant and partly covered by wild grasses. The surrounding area is rural, comprising temporary structures, open storage yards, warehouses, abandoned agricultural land and vacant land. As a recent application (Application No. A/NE-HLH/83) for open storage was approved by the Board and is located in the middle of the Application Site, the proposed development is not considered to be incompatible with the surrounding land use. In addition, there are no old or valuable trees within the application site. Consequently, the proposed development will not have an adverse effect on the area's landscape character.

4.6 Fire Service Installations Proposal

To minimize the fire hazard, the Applicant will provide fire service installations (FSIs) to the satisfaction of the Fire Services Department. A FSIs Proposal (see **Appendix 2**) has been submitted together with this application.

4.7 Environmental Considerations

The proposed development will comprise open storage for construction materials and machineries, as well as a rural workshop with ancillary facilities. To minimize any potential environmental nuisance, the Applicant will adhere to the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and will implement the following mitigation measures:

- (i) The surface of the Application Site will be hard-paved to prevent dusty operations;
- (ii) The loading / unloading activities will be located away from the residential dwellings;
- (iii) The operating hours will be restricted to between 8:00am and 7:00pm from Mondays to Saturdays, with no operations on Sundays and public holidays;
- (iv) No more than four round trips by medium goods vehicles per non-peak hour to minimise traffic and noise impact; and
- (v) A washroom will be provided on site for staff. A septic tank will be installed to treat the sewage generated at the Application Site. The Applicant will follow ProPECC PN 1/23 to prevent water pollution.

5. Planning Justifications

5.1 Shortage of Brownfield Sites

According to a document submitted to the LC Paper No. CB(1)266/2025(04), the government has resumed a total of around 30 ha of brownfield sites from 2019 to 2025, and expects to resume another 230 ha of brownfield sites within the Northern Metropolis by the end of 2026, for taking forward various housing and other development projects. In light of the above, suitable sites for brownfield operations have become increasingly limited and costly.

The Applicant has been operating its construction business in Hong Kong for years and has contributed to the local economy and construction industry. Given that the current application is temporary in nature, and the proposed uses is not incompatible with the surrounding land uses, sympathetic consideration is requested for the proposed development.

5.2 Similar Applications Approved within the Same “AGR” zone

As mentioned in Paragraph 3.3 above, the Board approved 19 similar applications (Nos. A/NE-HLH/51, 54, 55, 59, 60, 61, 64, 66, 68, 70, 71, 75, 76, 77, 81, 83, 84, 88 and 89) for the use of open storage use between 2021 and 2026. This demonstrates that the locality is receptive to open storage use, consistent with the Board’s previous decisions. As the current proposed development is similar in nature to these previously approved applications, it may also be considered acceptable by the Board.

5.3 Not Contravene the Planning Intention of “AGR” Zone

The Application Site is located within an area zoned “AGR” on the approved Hung Lung Hang OZP No. S/NE-HLH/11. The surrounding area of the Application Site is mainly occupied by scattered temporary structures, vacant land, and recently approved open storage and warehouses. The intended use of the “AGR” zone has not yet been realised. The rural landscape in this area is undergoing transformation to various open storage and warehouse facilities. As the proposed development is temporary in nature, it would not jeopardise the long-term planning intention of the “AGR” zone.

5.4 Optimization of Valuable Land Resources

The Application Site is currently an unused plot of land covered partly with wild grasses. Rather than leaving the site idle and allowing it to deteriorate, the proposed development provides an interim solution that maximises land utilisation, with upkeep and maintenance provided by the Applicant. Additionally, the proposed development is considered fully commensurate with its local landscape and is ideal for maximising land use without having an undesirable impact on the environment.

5.5 Not Incompatible with Surrounding Land Uses

The proposed development is not considered to be incompatible with the surrounding land uses. The Application Site is located in an area characterised by temporary structures, open storage yards and warehouses, and there are planning approvals for similar uses in the vicinity. Taking into account the mitigation measures proposed by the Applicant, including hard paving of the site

and restriction of operating hours, the proposed development could coexist well with these land uses without having any adverse environmental impact. As the proposed development is not incompatible with other developments/facilities in adjacent areas in terms of the nature and scale of their use, approval of the application would not cause any interface problems with the surrounding areas.

5.6 No Adverse Impacts on the Surrounding Areas

Owing to the nature and size of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Traffic

The Application Site is accessible via a local track leading to Kong Nga Po Road. No more than four round trips per hour are made by medium goods vehicles to and from the Application Site. These vehicles will enter and exit the site at non-peak hours (10am – 5pm). Therefore, it is anticipated that the proposed development will generate minimal traffic on Kong Nga Po Road, even if the application is approved. In addition, the swept path analysis (see **Figure 6**) shows that there will be enough space at the Application Site for loading and unloading and manoeuvring of vehicles. It is also unlikely that the minimal volume of traffic generated by the proposed development would adversely affect the existing and/or planned road networks. There will also be no need for goods vehicles to queue outside the Application Site under any circumstances. Therefore, no adverse traffic impact is anticipated.

Environment

The Application Site will be used solely for the open storage of construction materials and machinery, with limited rural workshop activities. To minimize potential environmental impacts on the surrounding area, the Applicant will adhere to the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and implement the mitigation measures outlined in paragraph 4.7 of this planning statement. Wastewater generated at the Application Site will be treated by a septic tank. In addition, operating hours will be restricted to between 8:00am and 7:00pm. It is unlikely that the proposed development will have significant adverse environmental impact on the surrounding areas.

Drainage

To avoid disturbing to the existing stream to the south of the Application Site, the application boundary will be set back 3m from the stream. Drainage facilities will be provided within the Application Site to effectively collect and discharge surface runoff. The Applicant has submitted a drainage proposal (see **Appendix 1**) and will implement it to the satisfaction of DSD. Therefore, the Application Site will not have an adverse impact on drainage.

5.7 Compliance with TPB PG-No.13G

The Applicant has submitted technical reports in support of the application, which indicate that there will be no adverse impacts on the surrounding area in terms of traffic, the environment, or drainage. Any concerns raised by the relevant government departments can be addressed by implementing approval conditions. Similar applications for open storage use have also been approved in the same "AGR" zone and 'Category 2'/'Category 3' area between 2021 and 2026. As such, the proposed development could be considered in line with TPB PG-No. 13G, provided the Board gives its sympathetic consideration.

6. Conclusion

The Application Site is located within an area zoned “AGR” on the Approved Hung Lung Hang OZP No. S/NE-HLH/11. Given the location of the site, the surrounding land uses and the temporary nature of the proposed development, the Application Site is considered suitable for the temporary open storage of construction materials and machinery, together with a rural workshop.

Despite the fact that the Application Site falls within the “AGR” zone, the planning intention of “AGR” zone is unlikely to be realised in the short term. In contrast, the proposed development is not considered to be incompatible with the existing context, given that the surrounding area is currently characterised by open storage and warehouse use. No adverse interface issues are anticipated to arise from the proposed temporary use. In fact, the proposed development would encourage the optimisation of valuable land resources.

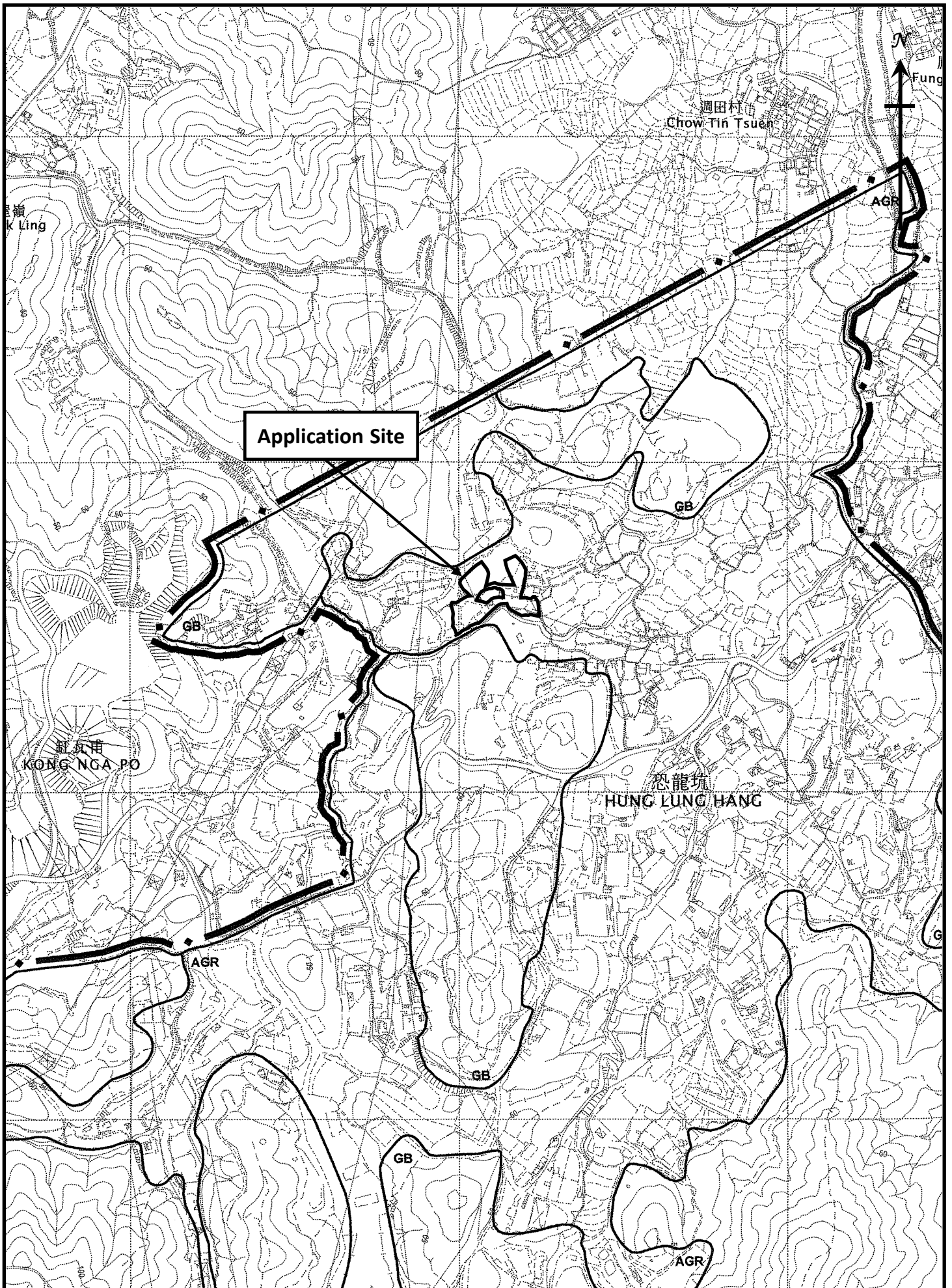
As no adverse impacts on the surrounding area are anticipated, and as the technical concerns of the relevant Government departments can be addressed by implementing approval conditions, the proposed development is considered acceptable on a temporary basis and would not set an undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and the relevant Government departments will approve the application for a period of 3 years.

Lawson David & Sung Surveyors Limited
April 2026

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Land Filling Plan
- Figure 6 Swept Path Analysis



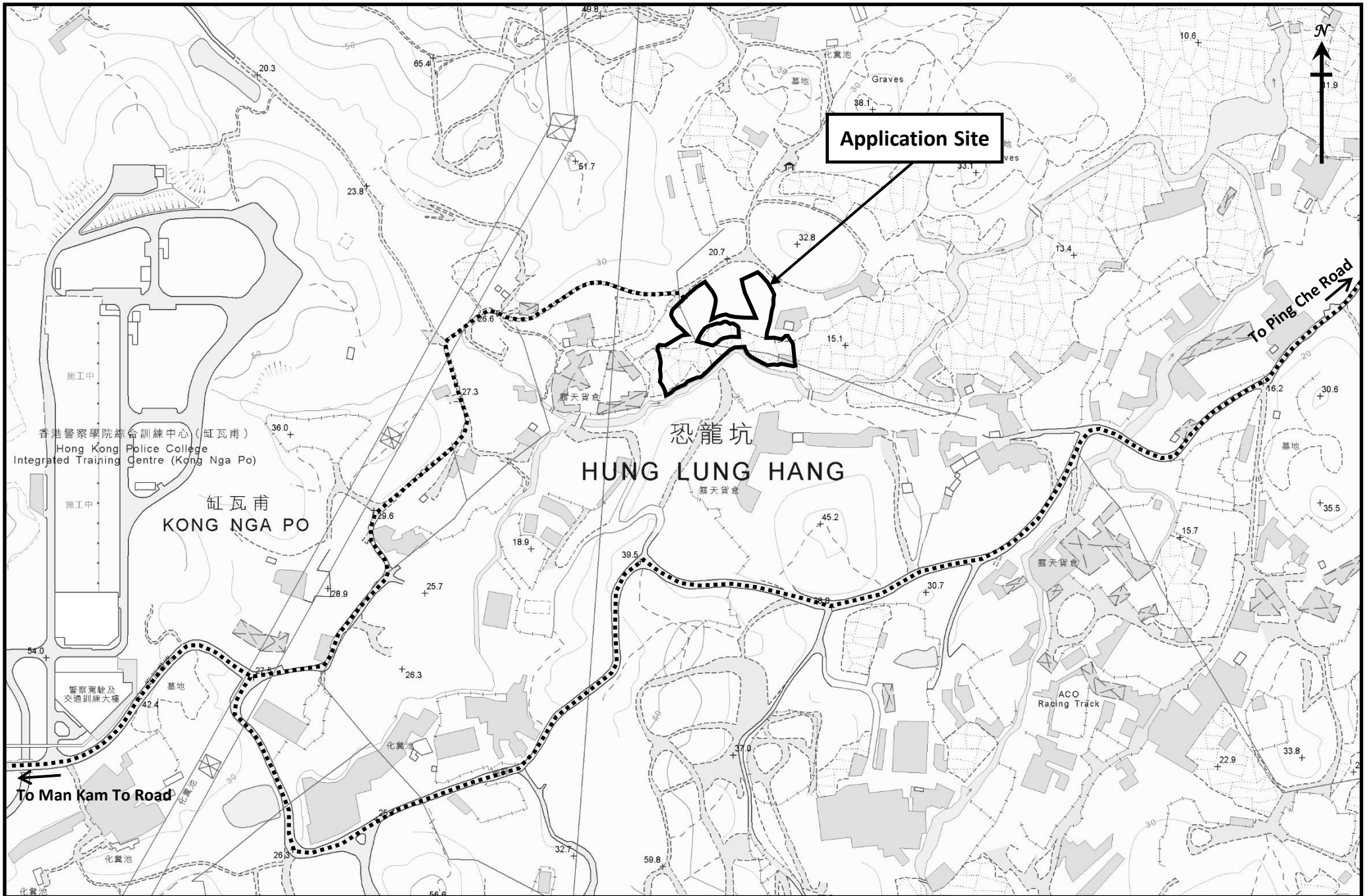
Location Plan
 (Extract from Approved Hung Lung Hang Outline
 Zoning Plan No. S/NE-HLH/11)

Figure 1

1 : 7500



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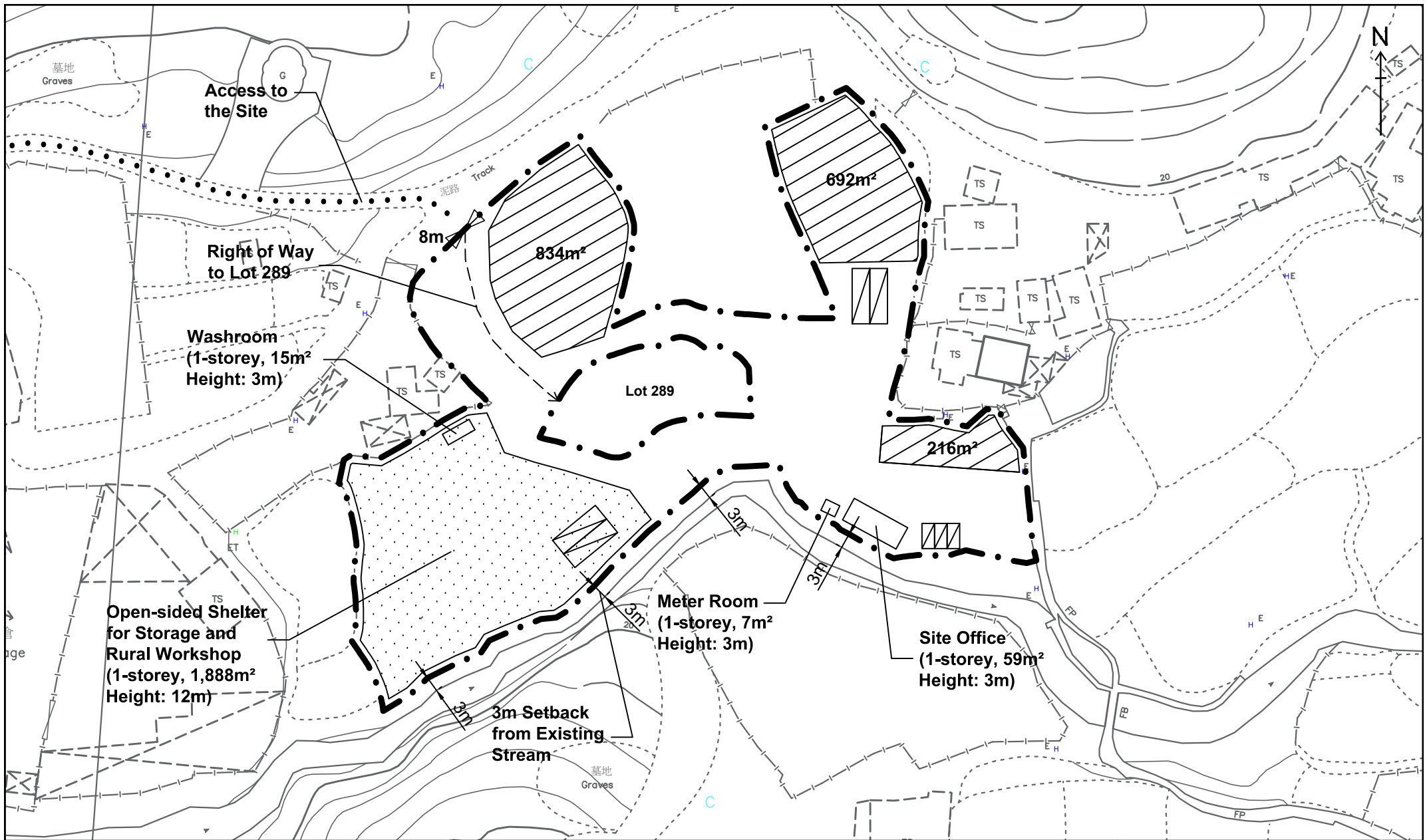
Vehicular Access to the Application Site

Figure 3

1 : 5000



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Legend:


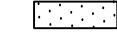
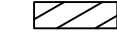
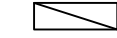

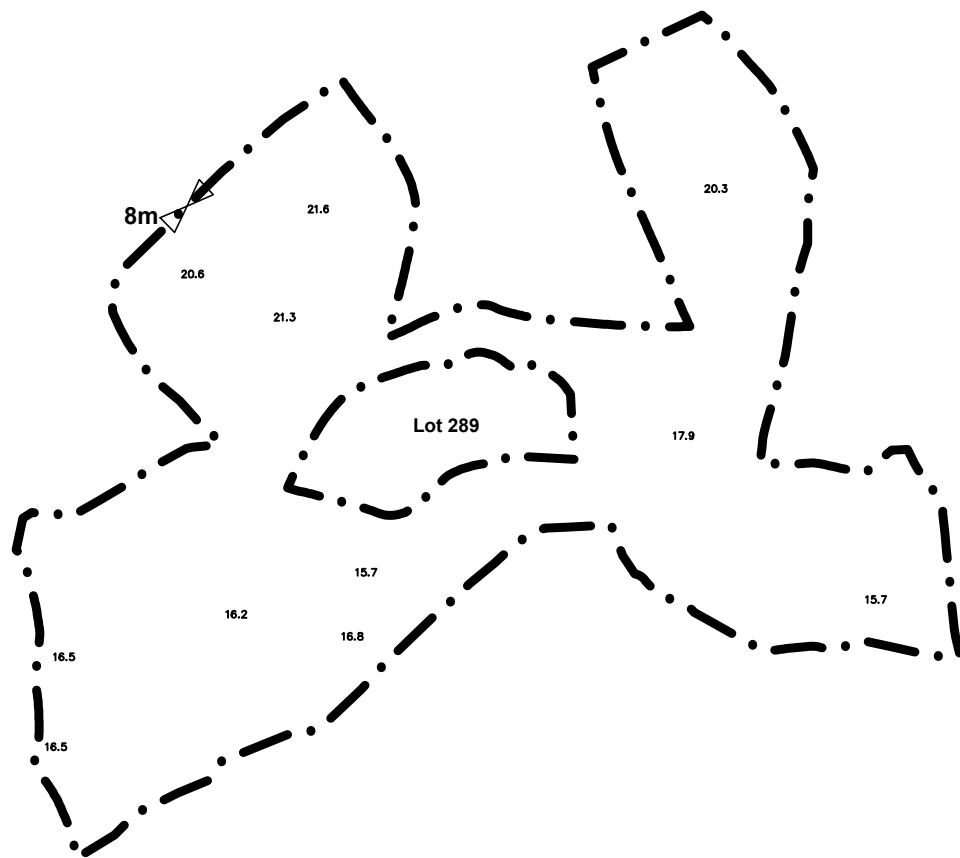
-  Application Site (about 7,216 sq.m.)
-  Open-sided Shelter for Storage of Construction Materials/Machineries and Rural Workshop
-  Open Storage of Construction Materials/Machineries (Height of Stacking: Not more than 4m)
-  Loading/Unloading Spaces for Medium Goods Vehicles (3.5m x 11m) (4 nos.)
-  Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

Figure 4
Layout Plan

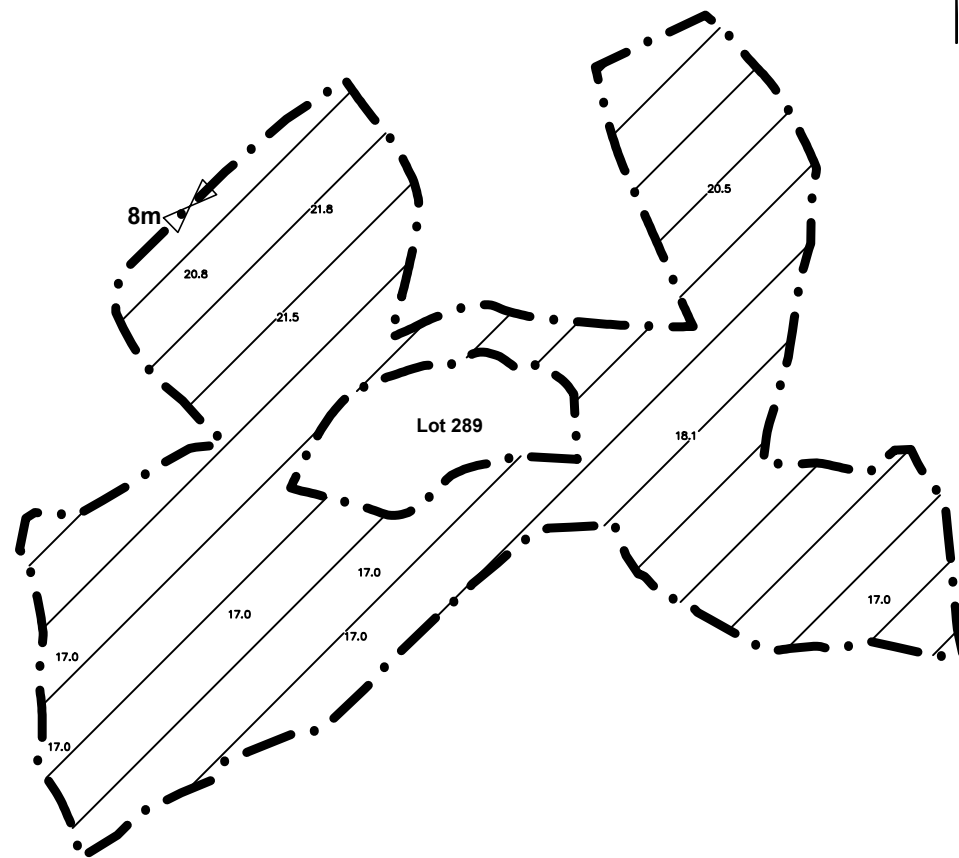
Scale 1:1000



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Existing Site Levels:
+15.7mPD - 21.6mPD (about)



Proposed Site Levels:
+17.0mPD - 21.8mPD (about)

**Site levels are for reference only
and subject to detailed survey**

Legend:



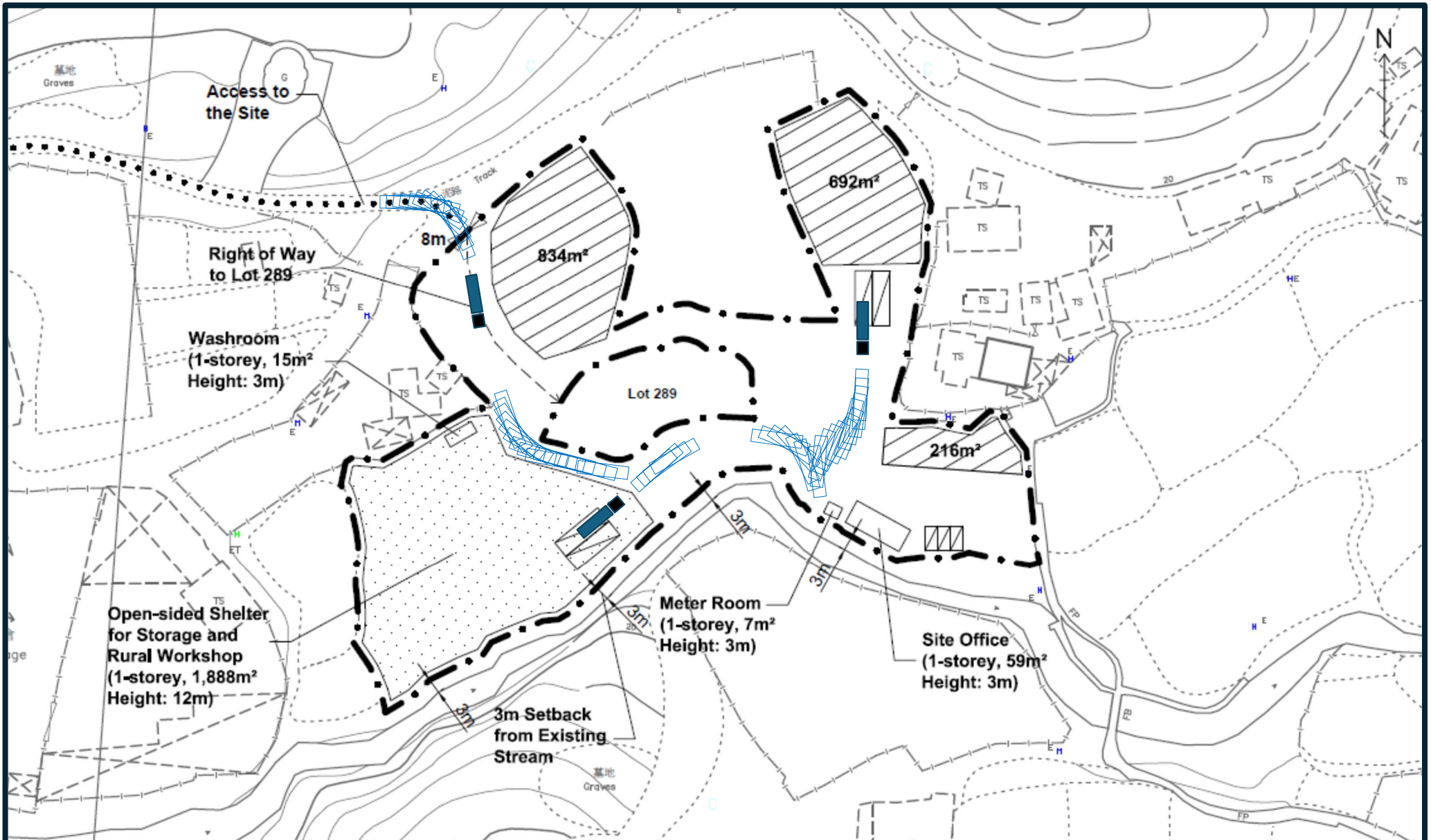
-  Application Site (Area: about 7,216 sq.m.)
-  Proposed Land Filling Area
Area: about 7,216 sq.m.
- Depth: Existing Level 15.7mPD - 21.6mPD
Proposed Level 17.0mPD - 21.8mPD (about 0.2m - 1.3m)
- Filling Materials: Soil with Concrete on top

Figure 5
Land Filling Plan

Not to Scale



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Legend:


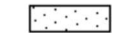


-  Application Site (about 7,216 sq.m.)
-  Open-sided Shelter for Storage of Construction Materials/Machineries and Rural Workshop
-  Open Storage of Construction Materials/Machineries (Height of Stacking: Not more than 4m)
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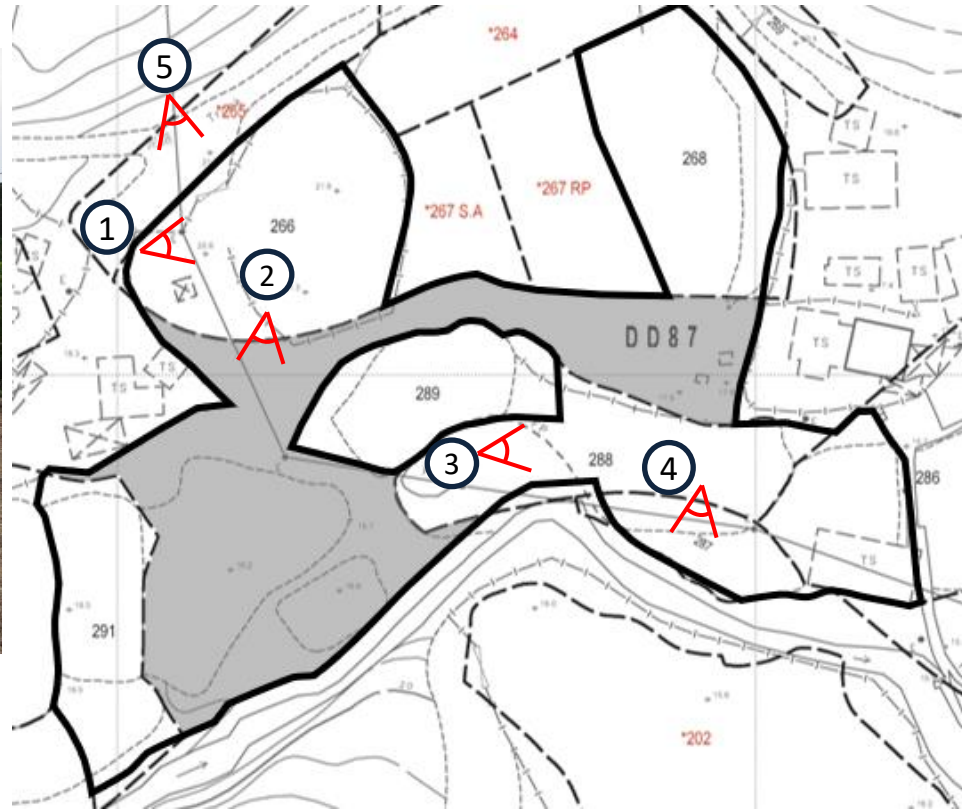
Figure 6
Swept Path Analysis

Scale 1:1000




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Site Photos



Legend:

 Viewpoint of the Photo

 Photo No.

Existing Condition of the Application Site

Site Photos

Appendix 1

Drainage Proposal

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity (mm/h) for various Return Periods T (year)						
	2	5	10	20	50	100	200
240	29.0	38.2	44.5	50.7	59.1	65.6	72.3
120	42.4	54.9	63.2	71.2	81.8	89.8	97.8
60	62.0	77.1	86.1	94.3	104	111	118
30	85.7	103	113	122	133	141	148
15	108	129	141	151	164	173	182
10	120	141	155	168	187	203	219
5	139	162	177	192	214	231	251

Notes:

1. based on continuous rainfall recorded at GEO rain gauges N05 (40 years), N34 (24 years), N46 (24 years), N33 (24 years), N35 (24 years), N36 (24 years), N45 (24 years) and HKO rain gauges EPC (31 years), SSH (20 years), TKL (38 years), R24 (40 years), R29 (39 years), R30_KAT (34 years), SEK (27 years) up to 2023.
2. rainfall IDF relationships are derived from regional frequency analysis of extreme rainfall of local rain gauges.
3. the trends of the extreme rainfalls observed at HKO Headquarters are used to infer the trends at other locations.

i (rainfall intensity) = 133mm/hr (Duration of 30min is used)

Calculations of U-channel

$$Q_p = 0.278C_iA$$

$$C_1 = 0.85 \text{ (Asphalt) (Application Site)}$$

$$i = 133\text{mm/hr}$$

$$A_1 = 7,216\text{m}^2 \text{ (0.007216km}^2\text{) (Application Site)}$$

$$Q_p = 0.278 \times 133 \times ((0.85 \times 0.007216) \times 1.16 \text{ (By considering Rainfall}$$

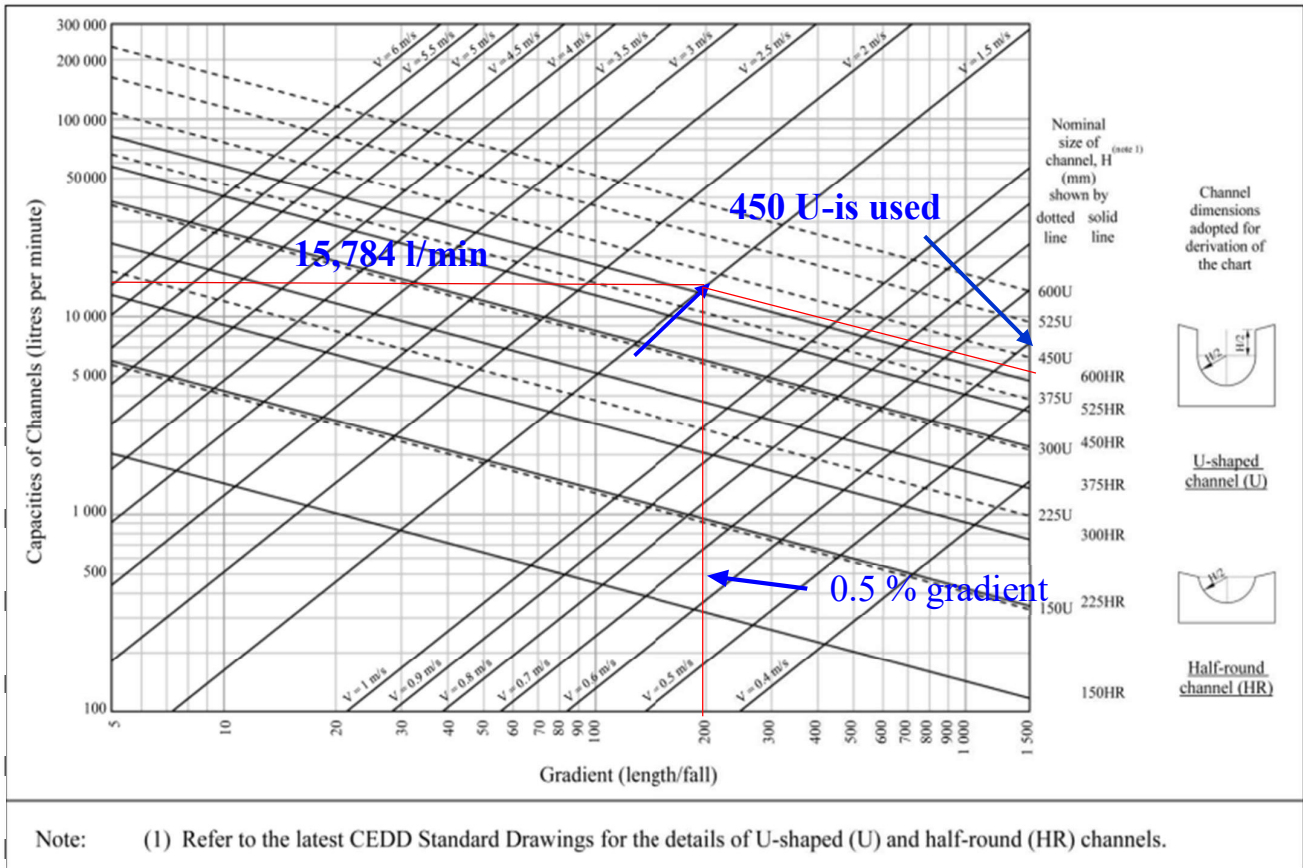
Increase due to climate change, 16% of discharge is added)

$$= 0.263\text{m}^3/\text{s} \quad \text{or} \quad 15,784\text{l}/\text{min}$$

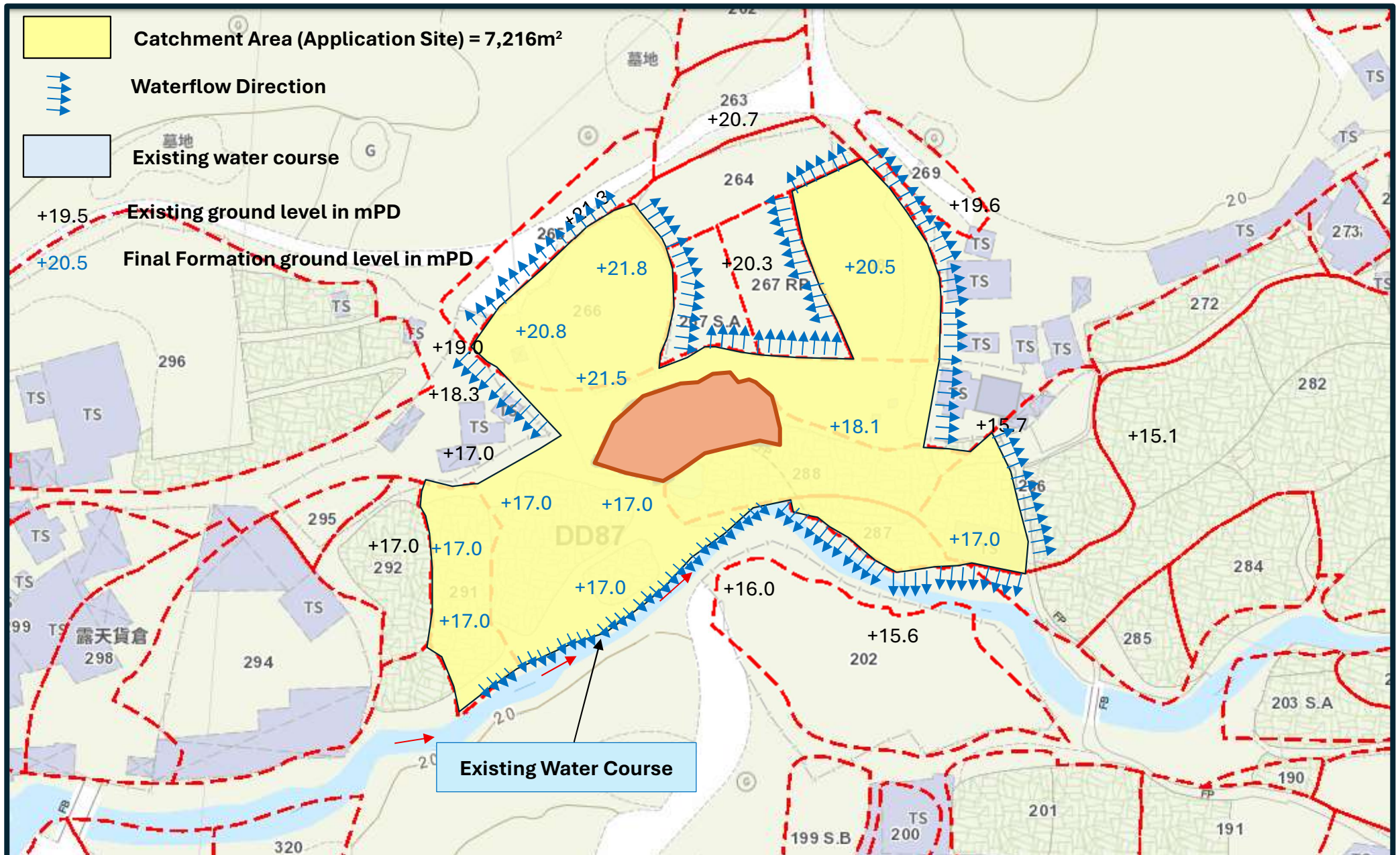
For conservative calculations, all catchment areas are combined for calculation of all U-Channels.

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



For 15,784l/min, 450 U-channel with 0.5% gradient is used.

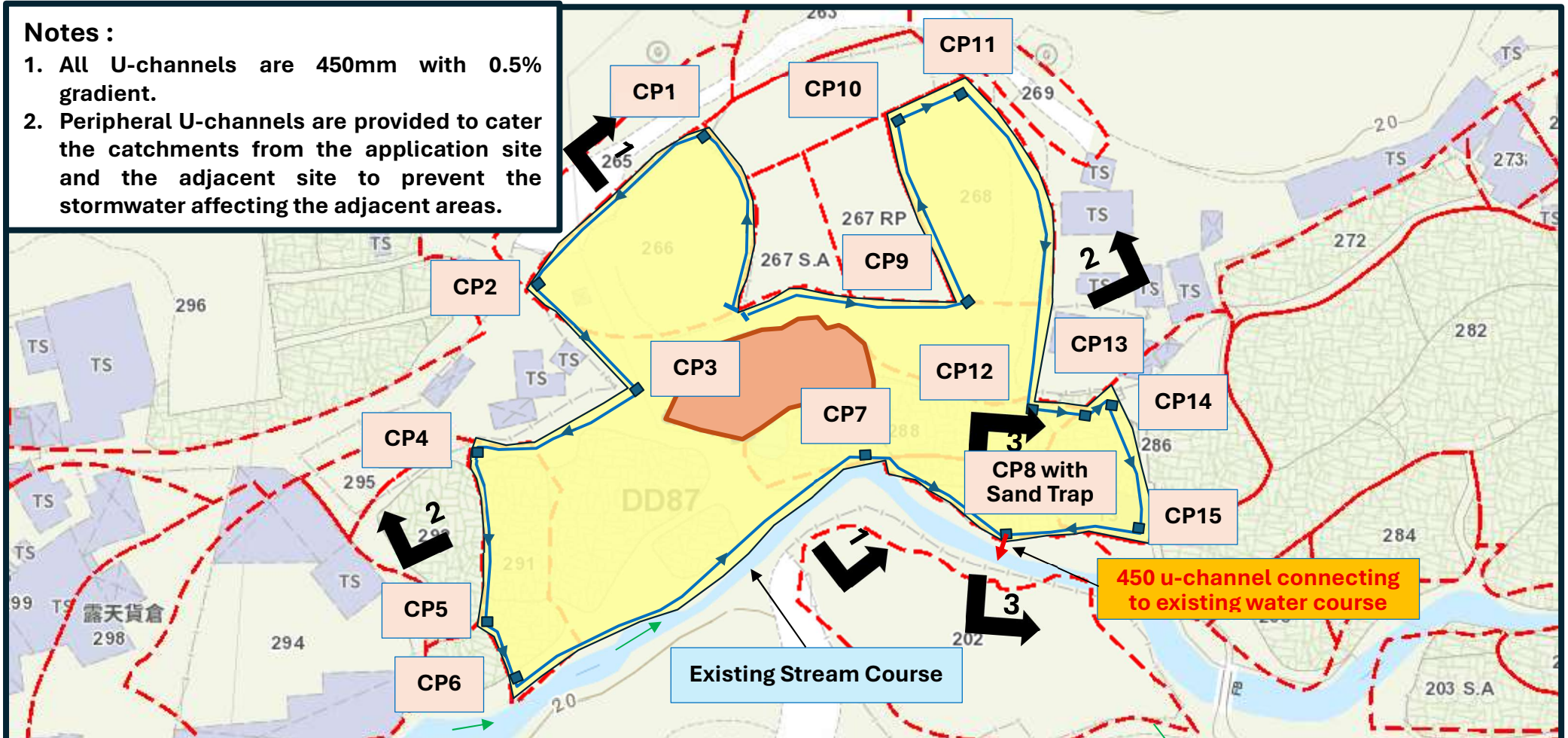


Catchment Plan

Drawing No. HLH 001

Notes :

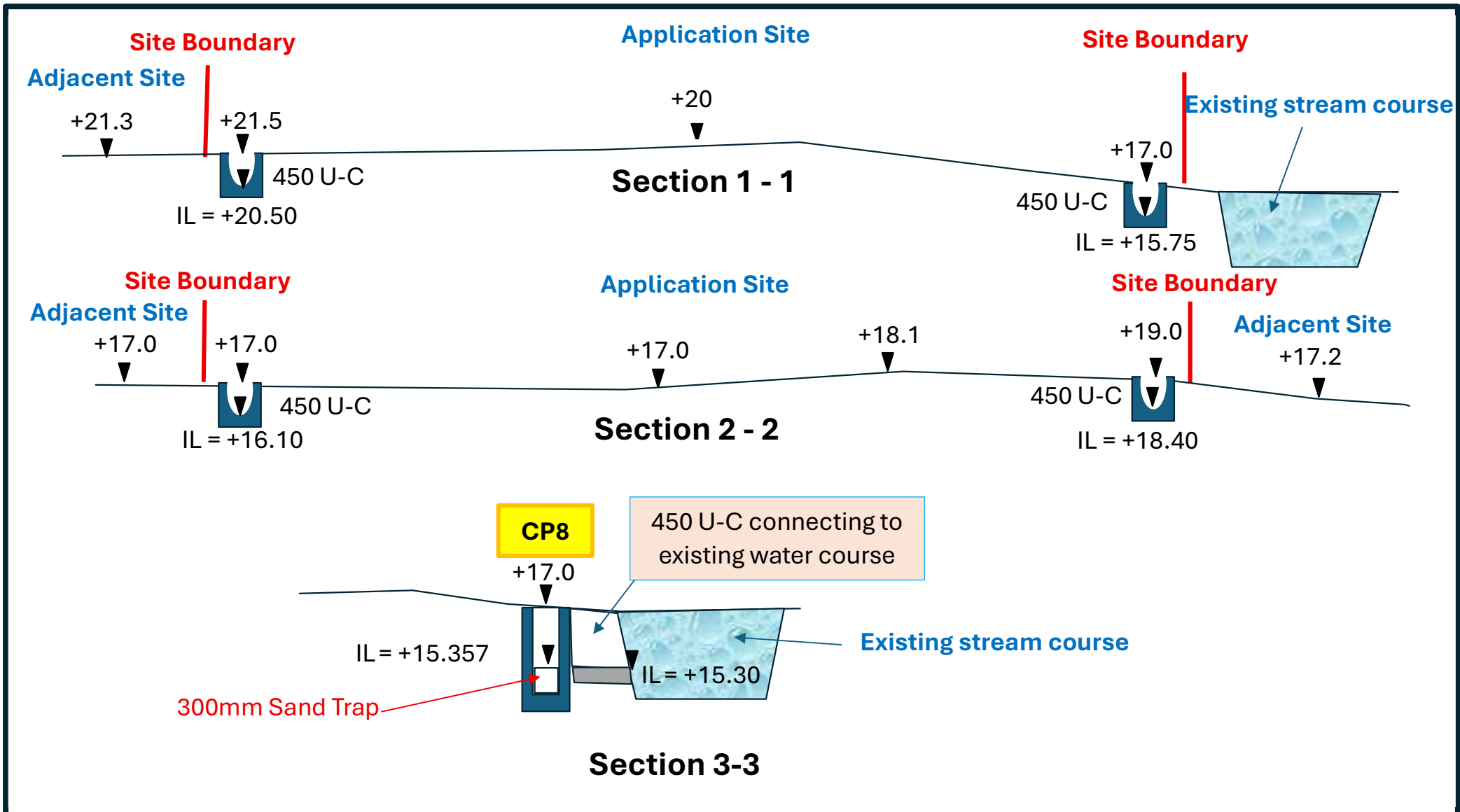
1. All U-channels are 450mm with 0.5% gradient.
2. Peripheral U-channels are provided to cater the catchments from the application site and the adjacent site to prevent the stormwater affecting the adjacent areas.



	Start of u-channel northern Dissection	Distance /Gradient	CP 1	Distance /Gradient	CP 2	Distance /Gradient	CP 3	Distance /Gradient	CP 4	Distance /Gradient	CP 5	Distance /Gradient	CP 6	Distance /Gradient	CP 7	Distance /Gradient	CP 8 with Sand Trap	Distance /Gradient	CP 15	Distance /Gradient	CP 14	Distance /Gradient	CP 13	Distance /Gradient	CP 12	Distance /Gradient	CP 11	Distance /Gradient	CP 10	Distance /Gradient	CP 9	Distance /Gradient	Start of u-channel Eastern Direction
Direction of Flow	→		→		→		→		→		→		→		→		Terminal Catchpit		←		←		←		←		←		←		←		
CL	21.7		21.8		20.8		17		17		17		17		17		17		17		18		18		18		20.5		20.5		20		21.7
Distance		40		45		30		35		40		15		80		35		30		25		5		15		60		18		40		45	
Gradient		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200	
IL1	21.100		20.900		20.200		16.400		16.225		16.025		15.950		15.550		15.375		16.400		17.300		17.325		17.400		19.110		19.200		19.400		21.100
IL2																	16.250		16.400		17.300		17.325		17.400		19.110		19.200		19.400		21.100
IL out	21.100		20.900		20.200		16.400		16.225		16.025		15.950		15.550		15.375		16.400		17.300		17.325		17.400		19.110		19.200		19.400		21.100

Drainage Plan

Drawing No. HLH 002



Sections

Drawing No. HLH 003

Appendix 2

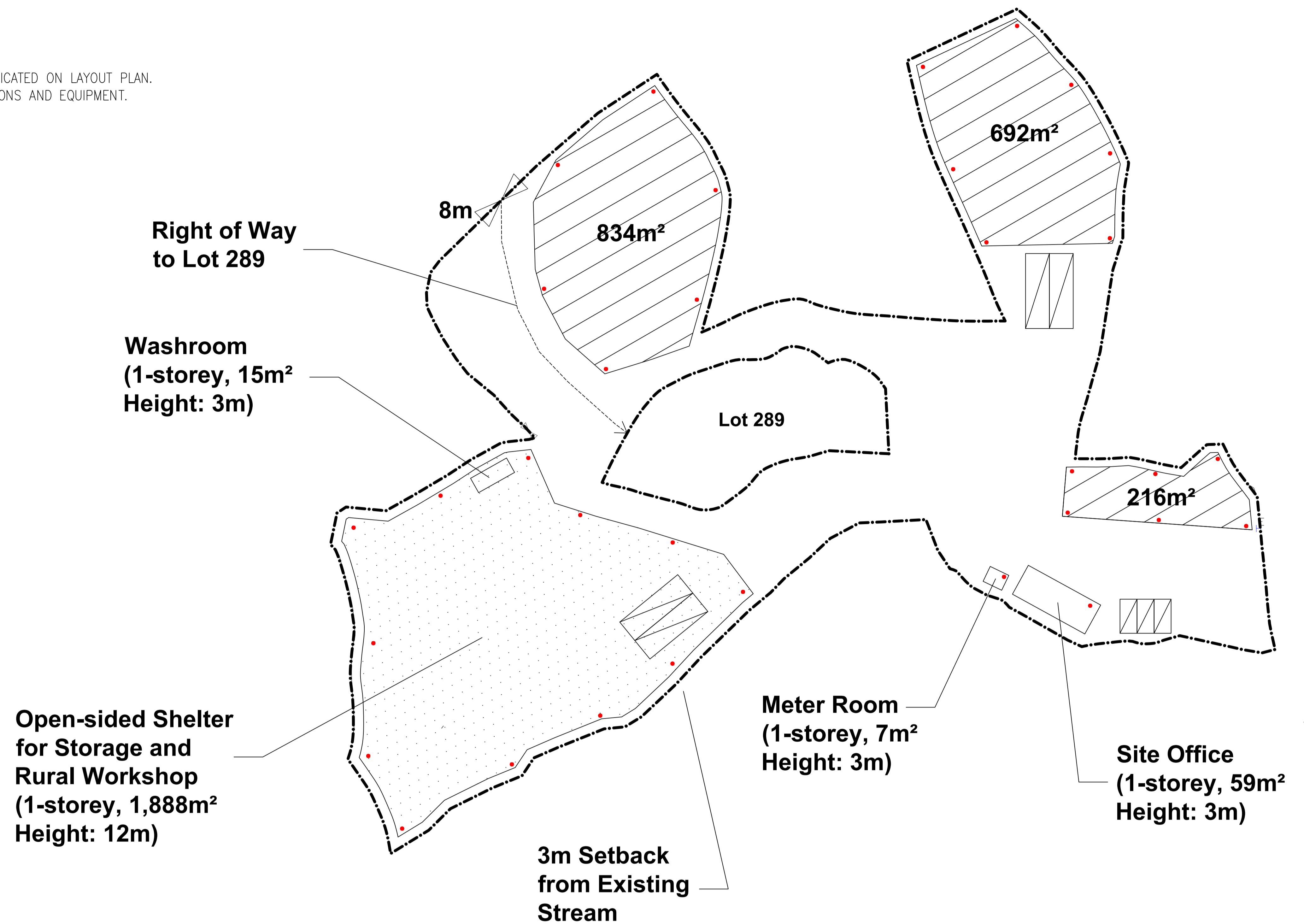
Fire Service Installations Proposal

F.S. NOTES:

1 PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLAN.
IN ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.

LEGEND

● 5KG DRY POWDER
FIRE EXTINGUISHER



Legend:

- Application Site (about 7,216 sq.m.)
- [Dotted pattern] Open-sided Shelter for Storage of Construction Materials/Machineries and Rural Workshop
- [Diagonal lines] Open Storage of Construction Materials/Machineries (Height of Stacking: Not more than 4m)
- [Diagonal lines] Loading/Unloading Spaces for Medium Goods Vehicles (3.5m x 11m) (4 nos.)
- [Diagonal lines] Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

PROJECT :
Lots 266(Part), 268(Part), 286(Part), 287(Part), 288(Part), 291(Part) in
D.D. 87 and Adjoining Government Land, Hung Lung Hang, N.T.

DRAWING TITLE :
**F.S. Notes, Legend,
Fire Service Installation
Layout Plan**

REV	DESCRIPTION	DATE

ARCHITECT :

CONSULTANT :

FIRE SERVICE CONTRACTOR :
**Century Fire Service
Engineering Co., Ltd.**

	NAME	DATE
DRAWN BY	C.K.NG	03 Apr 2026
CHECKED BY		
APPROVED BY		

DRAWING NO :	REV.
FS-01	0
SCALE :	1:350 (A1)
SOURCE :	B.O.O. Ref. F.S.D. Ref.