
SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS IN “RECREATION” ZONE,**

**LOTS 963 S.A RP (PART) AND 963 S.B RP (PART) IN D.D. 82,
TA KWU LING, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Fancy Spot Limited

Consultancy Team

R-riches Planning Limited

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to use *Lots 963 S.A RP (Part) and 963 S.B RP (Part) in D.D. 82, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**' (the proposed development).
- The Site falls within an area zoned "Recreation" ("REC") on the Draft Man Kam To Outline Zoning Plan (OZP) No.: S/NE-MKT/6. The Site occupies an area of 1,430 m² (about). One 2-storey structure is proposed at the Site for warehouse (excluding dangerous goods godown (D.G.G.)), office and washroom with total gross floor area (GFA) of 1,428 m² (about). The remaining area is reserved for parking, loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Lin Ma Hang Road via Ping Che Road. The operation hours of the proposed development are Mondays to Saturdays from 08:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the applicant's original premise is affected by Government's land resumption for the development of the Fanling North New Development Area (FLN NDA);
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the original premise;
 - the proposed development is not incompatible with surrounding land uses; and
 - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "REC" zone.

- Details of development parameters are as follows:

Site Area	1,430 m ² (about)
Covered Area	714 m ² (about)
Uncovered Area	716 m ² (about)
Plot Ratio	1 (about)
Site Coverage	50% (about)
Number of Structure	1
Total GFA	1,428 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,428 m ² (about)
Building Height	13 m (about)
No. of Storey	2

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第131章)第16條，向城市規劃委員會提交有關新界打鼓嶺丈量約份第82約地段第963號A分段餘段(部分)及第963號B分段餘段(部分)的規劃申請，於上述地點作「擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)」(擬議發展)。
- 申請地點所在的地區在《文錦渡分區計劃大綱草圖編號S/NE-MKT/6》上劃為「康樂」地帶。申請地盤面積為1,430平方米(約)。申請地點將設1座2層高的構築物作貨倉(危險品倉庫除外)、辦公室以及洗手間用途，總樓面面積合共為1,428平方米(約)，申請地點的其餘地方將預留作泊車位、上落貨車位及流轉空間。
- 申請地點可從蓮麻坑路經坪輦路前往。擬議發展的作業時間為星期一至六上午八時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 申請人原來的經營處所受到政府「粉嶺北新發展區」收地發展影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與申請人先前受影響的發展場地用途一致；
 - 擬議發展與周邊地方的用途並非不協調；及
 - 擬議發展只屬臨時性質，批出規劃許可將不會影響「康樂」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	1,430 平方米 (約)
上蓋總面積：	714 平方米 (約)
露天地方面積：	716 平方米 (約)
地積比率：	1 (約)
上蓋覆蓋率：	50 % (約)
樓宇數目：	1 座
總樓面面積	1,428 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	1,428 平方米 (約)
構築物高度：	13 米 (約)
構築物層數：	2 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Fancy Spot Limited** (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 963 S.A RP (Part) and 963 S.B RP (Part) in D.D. 82, Ta Kwu Ling, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**'. The Site currently falls within an area zoned "REC" on the Draft Man Kam To OZP No.: S/NE-MKT/6 (**Plan 2**). According to the Notes of the OZP, the applied use is neither a Column 1 nor Column 2 use within the "REC" zone, which require planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings are provided with the planning statement (**Plans 1 to 9 and Appendices I and II**). Other assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant Government Bureaux/Departments and members of the Board.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premise affected by FLN NDA

- 2.1 The current application is intended to facilitate the relocation of the existing business operators' affected premise (i.e. **Fancy Spot Limited**, the applicant of this planning application) due to land resumption and to pave way for various government projects including the development of FLN NDA (**Plan 4** and **Appendix I**).
- 2.2 The affected premise of the applicant currently falls within areas zoned as "Residential (Group A) 2" ("R(A)2"), "Residential (Group B)" ("R(B)") and "Open Space" ("O") on the Approved Fanling North OZP No.: S/FLN/4 (**Plan 4** and **Appendix I**). Details of the applicant's original premise are summarised at **Appendix I** and **Table 1** below:

Table 1 – Details of the Applicants' Original Premise

Original Business Operator	Location	OZP	Zoning	Development Involved
Fancy Spot Limited (the applicant)	Government Land near Fanling <i>(formerly various lots in D.D. 52, Fanling; resumed by the Government in 2024)</i>	S/FLN/4	"R(A)2", "R(B)" and "O"	FLN NDA Development (Remaining Phase)

- 2.3 With reference to the implementation programme, the affected premise falls within the land resumption limit for the remaining phase development of the FLN NDA (**Plan 5**). As the concerned parcels of land have already been resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for relocation of the tenants in order to continue the business operation.

Applicant's effort in identifying suitable site for relocation

- 2.4 Whilst the applicant has spent effort to relocate the affected premise to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Appendix II** and **Plan 6**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to various border control points (BCPs) and easily accessible.

Approval of the application would act as a pilot scheme in order to echo with Government's policy on upgrading and restructuring the open storage industry

- 2.5 The original business premise involves open storage (OS) of construction materials and machinery (**Appendix I, Plans 4 and 5**). As OS operations would inevitably create significant dust and noise nuisance to the surrounding environment, the applicant intends to alleviate these adverse impacts by relocating the aforesaid OS and workshop activities to the proposed structures, so as to minimise the potential visual, noise and air quality impacts to the surrounding areas.
- 2.6 According to the Government's Northern Metropolis Development Strategy, the Government aims to relocate and accommodate the affected brownfield operations (including OS activities) by upgrading and restructuring their business premises through the provision of multi-story industrial buildings (MSBs) and modern logistics centres. The proposed development would echo with the Government's intention to consolidate brownfield operations in a land-efficient manner. The proposed development could act as a pilot scheme to support the transformation of brownfield operations in the New Territories. The relocation of OS activities from the original premises to the proposed warehouse at the Site will enhance storage conditions by protecting items from environmental harm, mitigating risks related to the external environment and worker safety, as well as improving overall operational efficiency.
- 2.7 The proposed development involves the operation of an affected business premise of the applicant with similar business nature (from open storage of construction materials and machinery to warehouse (excluding D.G.G.) with ancillary facilities) to support the daily operation of the Site. The applied use is similar to the affected premise in FLN. The area of the proposed development is slightly smaller than the area of the applicants' original premise. Such arrangement would better utilise resources, create a better working environment for the employees and to enhance the overall efficiency of the Site. Details of the difference between the original premise and proposed development are shown at **Appendix I** and **Table 2** below:

Table 2 – Difference between the Original Premise and the Application Site

Fancy Spot Limited	Original Premise (a)	Application Site (b)	Difference (a) – (b)
Total	1,668 m² (about)	1,430 m² (about)	238 m², 14.2% (about)

- 2.8 Large portion of the Site is uncovered (i.e. 716 m² (about), about 50% of the Site) and designated for circulation area to support the daily operation of the Site. A substantial amount of circulation space is reserved within the Site so as to enhance the Site's overall efficiency, as well as to minimise any potential adverse traffic impact to the surrounding

road network.

Approval of the application would not frustrate the long-term planning intention of the "REC" zone

2.9 Although the Site falls within an area zoned "REC" on the Draft Man Kam To OZP No.: S/NE-MKT/6, there is no known development proposal for long-term recreational uses at the Site (**Plans 2 and 7**). Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "REC" zone and would better utilise deserted land in the New Territories.

2.10 Despite the fact that the proposed development is not in line with the planning intention of the "REC" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "REC" zone.

The proposed development is not incompatible with surrounding land uses

2.11 The proposed development situates in a relatively remote area, which is far away from sensitive receivers (**Plans 1, 3 and 7**). The surrounding area is considered to be predominately rural in mix with industrial character comprising brownfield operations, as well as domestic/temporary structures. The proposed development is therefore considered not incompatible with surrounding land uses.

2.12 Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire service and drainage aspects to minimise potential adverse impacts arising from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 1.5 km south of Heung Yuen Wai BCP; 2.7 km east of Man Kam To BCP; 13.3 km east of Lok Ma Chau BCP; 7.3 km northeast of Sheung Shui MTR Station; and 7.3 km north of Fanling MTR Station.
- 3.2 The Site is approximately 3.4 km northeast of the original premise (**Plan 4**).

Accessibility

- 3.3 The Site is accessible from Lin Ma Hang Road via Ping Che Road (**Plan 1**).

Existing Site Condition

- 3.4 The Site is generally flat and vegetated (**Plans 1, 3 and 7**).

Surrounding Area

- 3.5 The Site and its surroundings comprises of vegetated and filled land, open storage yards and temporary structures for warehouse and residential uses as well as the village settlement of Tong Fong. (**Plans 1, 3 and 7**).
- 3.6 To its immediate north are some temporary structures with paved land, as well as the Ping Yuen River. To its further north is the application site of an approved planning application (No. A/NE-MKT/42) for temporary warehouse (excluding D.G.G.) and some open storage yards.
- 3.7 To its immediate east is Ping Che Road. Across which are some filled unued/vacant land, as well as the village settlement of Tong Fong. To its further east are some unused land covered by vegetation and woodland.
- 3.8 To its immediate south comprises of temporary structures for warehouse/workshop use. To its further south are some filled unused/vacant land, some temporary structures, warehouses and some open storage yards.
- 3.9 To its immediate west is a natural stream leading to Ping Yuen River. To its further west is vacant land covered by vegetation and woodland. Across which are village settlement of Ta Kwu Ling Lei Uk Tsuen.

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The Site falls within an area zoned as "REC" on the Draft Man Kam To OZP No.: S/NE-MKT/6 (**Plan 2**). According to the Notes of the OZP, the applied use is neither a Column 1 nor Column 2 use within the "REC" zone, which will require planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the "REC" zone is *intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism.*

Previous Application

- 4.3 The Site is not subject of any previous approved application.

Similar Application

- 4.4 There is no similar application for temporary warehouse use within the same "REC" zone in the vicinity of the Site in the past five years. However, to the immediate north crossing the Ping Yuen River is the application site of an approved planning application (No. A/NE-MKT/42) for temporary warehouse (excluding D.G.G.) with ancillary facilities also within "REC" zone; whilst across 270m northeast of the Site is the site of an approved planning application (No. A/NE-TKLN/77) for temporary logistic centre, warehouse (excluding D.G.G.) and container vehicle park with ancillary facilities.

Land Status of the Site

- 4.5 The Site falls entirely on private lots, i.e. *Lots 963 S.A RP (Part) and 963 S.B RP (Part) in D.D. 82*, with total land area of 1,430 m² (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**).
- 4.6 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) to the Lands Department (LandsD) to make way for the erection of the proposed structure at the Site, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site consists of an area of 1,430 m² (about). Details of development parameters are shown at **Plan 8** and **Table 3** below:

Table 3 – Development Parameters of the Proposed Development

Site Area	1,430 m ² (about)
Covered Area	714 m ² (about)
Uncovered Area	716 m ² (about)
Plot Ratio	1 (about)
Site Coverage	50 % (about)
No. of Structure	1
Total GFA	1,428 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,428 m ² (about)
Building Height	13 m (about)
No. of Storey	2

- 5.2 One 2-storey structure is proposed at the Site for warehouse (excluding D.G.G.), office and washroom with total GFA of 1,428 m² (about). The remaining open area is reserved for circulation space, parking spaces and L/UL spaces (**Plan 8**). Details of proposed structure is shown at **Table 4** below:

Table 4 – Details of Proposed Structure

Structure	Uses	Covered Area	GFA	Building Height
B1	Warehouse (excluding D.G.G.), Office and Washroom	714 m ² (about)	1,428 m ² (about)	13 m (about) (2-storey)
Total		714 m² (about)	1,428 m² (about)	

Operation Modes

- 5.3 The Site will be used as warehouse for storage of miscellaneous goods, including but not limited to packaged food and beverage, apparel, footwear, electronic goods etc. which are the same as those at the original site. There will be no storage of dangerous goods at the Site. The operation hours of the proposed development are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public

holidays.

- 5.4 It is estimated that the Site would be able to accommodate not more than 6 staff. The ancillary office and washroom are intended to provide indoor workspace and essential facilities for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site (**Plan 8**).

Minimal Traffic Impact

- 5.5 The Site is accessible from Lin Ma Hang Road via Ping Che Road (**Plan 1**). A 11 m (about) wide vehicular ingress/egress is proposed at the southeastern tip of the Site. A total of 4 parking and loading/unloading (L/UL) spaces will be provided (**Plan 8**). Details of the parking and L/UL provision are shown at **Table 5** below:

Table 5 – Provision of Parking and L/UL Spaces

Type of Parking Spaces	No. of Spaces
Parking Spaces for Private Cars (PC) - 2.5 m (W) x 5 m (L)	2
Type of L/UL Spaces	No. of Spaces
L/UL Spaces for Light Goods Vehicles (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Spaces for Container Vehicles (CV) - 3.5 m (W) x 16 m (L)	1

- 5.6 Sufficient space is provided for vehicles to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plans 8 and 9**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety.
- 5.7 The breakdown of estimated trips generation/attraction of proposed development at AM and PM peak hours are provided at **Table 6** below:

Table 6 – Estimated Trips Generation and Attraction

Time Period	Trips Generation/Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM Peak</u> (08:00 – 09:00)	2	0	1	0	1	0	4
Trips at <u>PM Peak</u> (18:00 – 19:00)	0	2	0	1	0	1	4
Average Trip/Hour (09:00 – 18:00)	0	0	1	1	1	1	4

- 5.8 As the numbers of vehicular trips generated/attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

- 5.9 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also 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.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. 2.5 m high solid metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 5.12 No old and valuable tree or protected species has been identified at the Site. Due to the erection of structures, majority of the Site area will be disturbed. The remaining area will be affected by the proposed hard-paving works for vehicle circulation purposes; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

Minimal Drainage Impact

- 5.13 The applicant is aware that the structure proposed within the Site is in proximity to the nearby natural stream along the western boundary of the Site. A 3m (about) buffer from the proposed structure is proposed by the applicant to prevent any nuisance to the nearby natural stream.

- 5.14 The applicant will review the drainage arrangements for the proposed development and consequently submit a drainage proposal after the planning approval has been granted by the Board. With the implementation of the accepted drainage proposal, no adverse drainage impact is envisaged.

Fire Safety Aspect

- 5.15 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services (D of FS) to enhance fire safety of the Site after planning approval has been granted from the Board. The applicant will implement the accepted FSIs proposal at the Site after the FSIs proposal is accepted by D of FS.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premise in Fanling which will be affected by the development of FLN NDA (**Appendix I** and **Plans 4** and **5**). Whilst the applicant attempted to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II** and **Plan 6**). Given that the relocation is to facilitate various government development projects, approval of the application can facilitate relocation prior to land resumption, thereby minimising the impact on the implementation programme of government development projects.
- 6.2 Although the proposed development is not in line with the long-term planning intention of the "REC" zone, there is no known long-term development proposal for recreation uses at the Site. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention and better utilise deserted land in the New Territories.
- 6.3 The Site is surrounded by unused/vacant land, sites occupied by temporary structures for various brownfield uses, formed land, domestic/temporary structures, village type development and fallow agricultural land, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. The special background of the application should be considered on its individual merit. Therefore, approval of the current application would not set an undesirable precedent within the "REC" zone.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, *e.g. submission and implementation of drainage and FSI proposals*, upon obtaining planning approval. The applicant will also strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimise all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**'.

R-riches Planning Limited
June 2025

APPENDICES

Appendix I	Details of the Affected Business Premise
Appendix II	Details of Alternative Sites for Relocation

Appendix I

Details of the Affected Business Premise

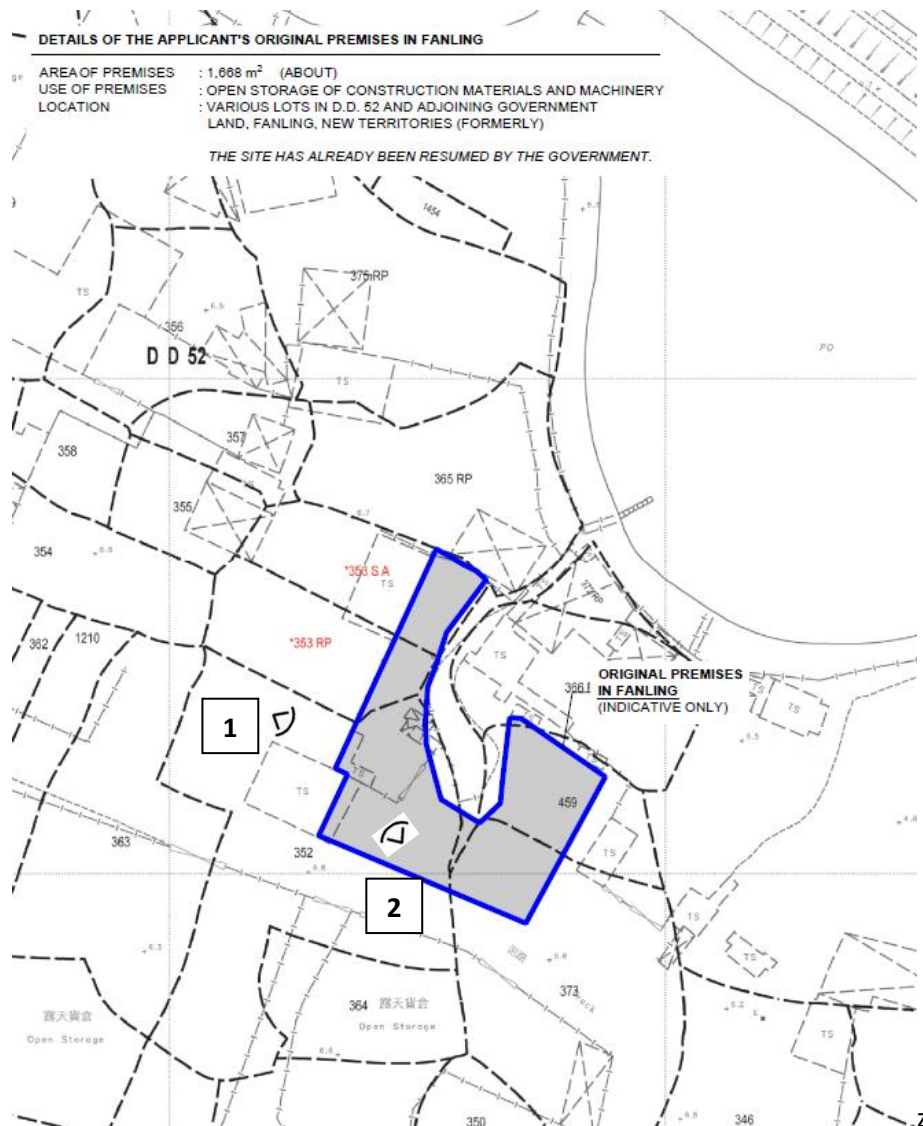
Appendix I – Details of the Affected Business Premise

Company Name: **Fancy Spot Limited 緯展有限公司**

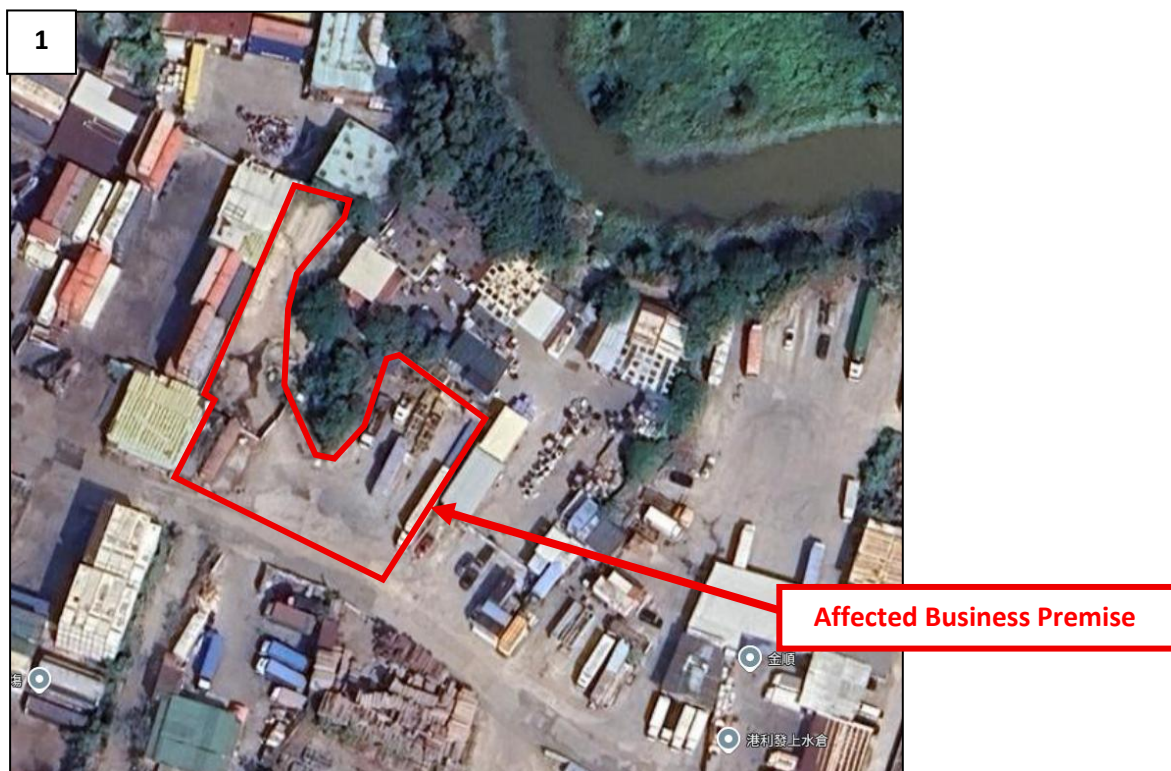
Details of the Affected Business Premise

Location: Lots 352 (Part), 353 RP (Part), 353 S.A (Part), 366 RP (Part), 373 (Part) and 459 (Part) in D.D. 52 and adjoining Government Land, Fanling, Yuen Long, New Territories
(All private lots were reverted to the Government on 12.04.2024)

Use of Premises: Open Storage of Construction Materials and Machinery



Site Photos of the Affected Business Premise



Source: Google Maps



Source: Google Maps

Appendix II

Details of Alternative Sites for Relocation

Appendix II – Alternative Sites for the Relocation of the Applicant's Original Premises

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 82, Ta Kwu Ling, New Territories
Site Area	4,242m ² (about)	540 m ² (about)	30,190 m ² (about)	10,740 m ² (about)	7,130 m ² (about)	1,430 m ² (about)
Accessibility	Accessible from Lok Ma Chau Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Lin Ma Hang Road via Ping Che Road
Distance from the Original Premise	4.5 km (about)	10.2 km (about)	4.9 km (about)	16.9 km (about)	18.4 km (about)	3.4 km (about)
Outline Zoning Plan	Approved San Tin Technopole OZP No. S/STT/2	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Draft Man Kam To OZP No. S/NE-MKT/6
Zoning	"Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)")	"Agriculture" ("AGR")	"Green Belt" ("GB") and "Conservation Area (1)" ("CA(1)")	"Green Belt" ("GB")	"Comprehensive Development Area" ("CDA")	"Recreation" ("REC")
Existing Condition	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Vacant and covered with vegetation	Mostly vacant, covered with vegetation and occupied by fishpond	Covered with vegetation and woodland	Hard-paved and occupied by temporary structures	Vacant, flat and formed
Surrounding Area	Surrounded by temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by open storage, some G/IC uses, woodland and residential dwellings	Surrounded by vegetation, pond, some GIC/residential use	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by warehouse, workshop, logistic centre and land for residential use	Surrounded by temporary structures for workshop and open storage uses; and land for residential uses
Suitability for Relocation	<u>Not suitable</u> for relocation: - Tree felling is required - Not compatible with the surrounding area - Land is expected to be resumed for the STT development - Remote location	<u>Not suitable</u> for relocation: - Active agricultural activities in the vicinity - Tree felling is required - Not compatible with the surrounding area	<u>Not suitable</u> for relocation: - Much larger than the original premises - Within the closed area - Falls within the "CA (1)" zone - Narrow roads nearby, unfriendly for larger vehicles Not compatible with surrounding area	<u>Not suitable</u> for relocation: - much larger than the original premises - within the "GB" zone - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - In close proximity to residential uses - Tree felling is required - Not compatible with the surrounding area	<u>Suitable</u> for relocation: - Flat and vacant - No active agricultural activities - Not incompatible with the surrounding area - Assessible from public road - In close proximity from the original premise and Border Control Points