

# **Innovative Land Use Planning Consultancy Co. LTD**

## **Executive Summary**

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This proposal is submitted to the Town Planning Board (“the Board”) for the proposed temporary open storage of scrap metals with ancillary workshop and office and associated filling of land for a period of 3 years at Lot 663s.A RP (part), 664s.A, 681 s.A RP(part), 685(part), 686(part), 687RP(part) and adjoining Government Land in D.D. 90 at Lin Ma Hang, Ta Kwu Ling, New Territories.

The subject Site falls within “Agriculture” (“AGR”) zone on the draft Man Kam To Outline Zoning Plan No. S/NE-MKT/6 (“the OZP”). The proposed development is therefore applied for a temporary use for a period of 3 years.

The proposal comprises 3 proposed open storage areas with cover not more than 230m<sup>2</sup> (each), no parking space, one proposed site office and vacant area of 3m wide adjacent to the north of the existing stream course in the northern portion of the subject Site; and a proposed open storage area of about 390m, one loading/unloading space of 122m<sup>2</sup>, a vacant area of 3m wide adjacent to the south of existing stream course, one mobile toilet and the proposed ingress/egress area of 338 m<sup>2</sup> in the southern portion of the subject Site.

Due to the Hung Shui Kiu – Ha Tsuen New Development Area (HSK-HT NDA), the previous warehouse at 677 in D.D125 was resumed/cleared by the Government. After a series of site searches in Yuen Long and North District, the subject Site is considered the most suitable among the 11 alternative sites as explained in the planning statement. The applicant has the similar situations as those warehouse applications as per Application Nos. A/NE-MKT/34 ,35 and 37 which were approved previously by the Town Planning Board.

In view of the justifications as provided in the planning statement, it shows that there is no adverse traffic, environmental, noise and drainage impacts arising from the subject use. The approval of this planning application will not jeopardize the long-term planning intention of the “AGR” use at the Site.

# INV 創新土地規劃顧問有限公司

## 內容摘要

(如中文與其英文版本有差異，則以英文版本為準)

本申請書旨在向城市規劃委員會(下稱「城規會」)提交，申請地點位於新界打鼓嶺蓮麻坑丈量約份第 90 約地段第 663 號 A 餘段(部分)、664 號 A 段、681 號 A 餘段(部分)、685 號(部分)、686 號(部分)、687 號餘段(部分)及毗鄰政府土地，在申請地點內設有一個擬議臨時露天存放廢金屬連附屬工場及辦公室及相關的填土工程(為期三年)。

申請地點位於文錦渡分區計劃大綱草圖編號 S/NE-MKT/6(「大綱圖」)內劃作「農業」用途，本申請屬於臨時用途，為期三年。

本申請計劃包括三個擬議露天存放廢金屬區(有蓋)(每個面積不超過 230 平方米)，不設泊車位，一個擬議地盤辦公室，並於地盤北部現有河道北面設有約 3 米寬的空置區域；地盤南部則設置擬議露天存放廢金屬區(約 390 平方米)，一個裝卸區(122 平方米)，地盤南部現有河道南面設有約 3 米寬的空置區域，一個流動廁所，以及進出車輛的通道區域(338 平方米)。

由於洪水橋—廈村新發展區(HSK-HT NDA)政府工程，申請人原位於元朗丈量約份第 125 約地段第 677 號的廢金屬儲存倉庫已被政府收回／清拆。經過一系列元朗及北區的選址考量，現申請地點被視為 11 個選擇地點中最合適的一處，詳見規劃文件內說明。申請人的情況與早前經城市規劃委員會批准的倉庫申請(申請編號：A/NE-MKT/34、35 及 37)情況類似。

基於規劃文件內的理據說明，本申請不會對交通、環境、噪音及渠務帶來負面影響，亦不會影響本地段長遠的「農業」用途規劃意圖。