
SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF RECYCLABLE AND CONSTRUCTION
MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS IN “AGRICULTURE” ZONE,**

**VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND
PAK NAI, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Chung Kin Engineering (International) Limited

Consultancy Team

R-riches Planning Limited

FILE CONTROL

FILE NAME : *DD128 Lot 407 & VL - Planning Statement (20250710) Ver1.0*
FILE LOCATION : *\\R-SERVER\Planning\Planning Application\DD128 Lot 407 & VL – Warehouse in HTF\Submission (July 25)\Planning Statement*
REVISION NO. : *1.0*

APPLICANT : *Profit Richest Investment Limited*
TYPE OF APPLICATION : *S.16 Planning Application*
PROPOSED USE : *Proposed Temporary Warehouse and Open Storage of Recyclable and Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years*
SITE LOCATION : *Various Lots in D.D. 128 and Adjoining Government Land*

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20250725)	LT (20250725)

CONTENT PAGE

EXECUTIVE SUMMARY	4
行政摘要	5
1. INTRODUCTION	6
<i>Background</i>	6
2. JUSTIFICATION	7
<i>To facilitate the relocation of the applicant's business premises affected by the development of Hung Shui Kiu/Ha Tsuen New Development Area</i>	7
<i>Applicant's effort in identifying suitable site for relocation</i>	7
<i>Applied use is the same as the original premises</i>	8
<i>Approval of the application would not frustrate the long-term planning intention of the "AGR" zone</i>	8
<i>The proposed development is not incompatible with surrounding land uses</i>	8
3. SITE CONTEXT	9
<i>Site Location</i>	9
<i>Accessibility</i>	9
<i>Existing Site Condition</i>	9
<i>Surrounding Area</i>	9
4. PLANNING CONTEXT	10
<i>Zoning</i>	10
<i>Planning Intention</i>	10
<i>Restriction on Filling of Land</i>	10
<i>Previous Applications</i>	10
<i>Similar Applications</i>	10
<i>Town Planning Board Guideline (TPB PG-No.) 13G</i>	10
<i>Land Status</i>	11
5. DEVELOPMENT PROPOSAL	12
<i>Development Details</i>	12
<i>Filling of Land at the Site</i>	13
<i>Operation Mode</i>	13
<i>Minimal Traffic Impact</i>	14
<i>Minimal Environmental Impact</i>	15
<i>Minimal Landscape Impact</i>	15
<i>Minimal Drainage Impact</i>	15
<i>Fire Safety Aspect</i>	15
6. CONCLUSION	17

LIST OF APPENDICES

Appendix I	Details of the affected business premises
Appendix II	Details of alternative sites for relocation
Appendix III	Comparison table showing the changes between the proposed scheme and the approved scheme under S. 16 Planning Application No. A/HSK/516

LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Original Premises – location and zoning
Plan 5	Plan showing the Development Phasing of the Hung Shiu Kiu/Ha Tsuen New Development Area
Plan 6	Plan showing TPB PG-No. 13G
Plan 7	Plan showing the alternative sites for relocation
Plan 8	Aerial photo of the Site
Plan 9	Layout plan
Plan 10	Plan showing the filling of land at the Site
Plan 11	Swept path analysis

LIST OF TABLES

Table 1	Difference between the original premises and the Site
Table 2	Development parameters
Table 3	Details of proposed structures
Table 4	Provision of parking and L/UL spaces
Table 5	Estimated trip generation/attraction

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 *Various Lots in D.D. 128 and Adjoining Government Land (GL), Pak Nai, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse and Open Storage of Recyclable and Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No.: S/YL-HTF/12. The Site occupies an area of 4,713 m² (about), including 115m² (about) of GL. Five 1 to 2-storey structures are proposed at the Site for warehouse for storage of recyclable and construction materials, storage of construction materials, meter room, site office and washrooms uses with total gross floor area (GFA) of 2,058 m² (about). The remaining area is reserved for open storage area, vehicle parking, loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Kai Pak Ling Road via Deep Bay Road and a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays.
- Justifications for the proposed development are as follows:
 - the applicant's original premises is affected by Government's land resumption for the Development of Hung Shui Kiu/Ha Tsuen (HSK/HT) Development Area (NDA);
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the applicant's original premises;
 - no significant adverse impact is anticipated from the proposed development; and
 - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "AGR" zone.
- Details of development parameters are as follows:

Site Area	4,713m ² (about), including 115m ² (about) of GL
Covered Area	2,007 m ² (about)
Uncovered Area	2,706 m ² (about)
Plot Ratio	0.44 (about)
Site Coverage	43% (about)
No. of Structure	5
Total GFA	2,058 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,058 m ² (about)
Building Height	3 - 11 m (about)
No. of Storey	1 - 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元朗白泥丈量約份第 128 約多個地段的規劃申請，於上述地點和毗連政府土地作「**擬議臨時貨倉及露天存放可循環再造物料及建築材料連附屬設施及相關填土工程（為期 3 年）**」（擬議發展）。
- 申請地點所在的地區在《廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12》上劃為「農業」地帶。申請地盤面積為 4,713 平方米（約），包括 115 平方米（約）的政府土地。申請地點將設 5 座一至二層構築物作貨倉存放可回收及建築材料、存放建築材料、場地辦公室及洗手間用途，總樓面面積合共為 2,058 平方米（約），申請地點的其餘地方將預留作露天存放、車輛停泊／上落貨位及流轉空間。
- 申請地點可從雞伯嶺路經深灣路及一條地區道路前往。擬議發展的作業時間為星期一至六上午九時至下午七時，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的洪水橋／廈村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；
 - 擬議發展不會對周邊地區帶來重大負面影響；及
 - 擬議發展只屬臨時性質，批出規劃許可不會影響「農業」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：	4,713 平方米（約） （包括 115 平方米（約）的政府土地）
上蓋總面積：	2,007 平方米（約）
露天地方面積：	2,706 平方米（約）
地積比率：	0.44（約）
上蓋覆蓋率：	43%（約）
樓宇數目：	5 座
總樓面面積	2,058 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	2,058 平方米（約）
構築物高度：	3 - 11 米（約）
構築物層數：	1 - 2 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Chung Kin Engineering (International) Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 404 (Part), 406 S.A, 406 RP, 407, 408, 409, 410, 411 and 475 S.A (Part) in D.D. 128 and Adjoining GL, Pak Nai, Yuen Long, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse and Open Storage of Recyclable and Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'. The Site falls within an area zoned "AGR" on the Approved Ha Tsuen Fringe OZP No.: S/YL-HTF/12 (**Plan 2**). According to the Notes of the OZP, the applied uses are neither Columns 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings and supplementary information are provided with the planning statement (**Plans 1 to 11 and Appendices I to 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.

¹ **Chung Kin Engineering (International) Limited** 中堅通架工程有限公司, the applicant, is authorized by **Mr. TANG Sheung Chai** (the affected business operator) to facilitate the relocation of the existing affected business premises in Ha Tsuen. Details of the affected business operator are provided at **Appendix I**.

2. JUSTIFICATIONS

The applicant's original premises are affected by the development of HSK/HT NDA

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected premises in Ha Tsuen due to land resumption and to pave way for the development of HSK/HT NDA. The site of the affected premises (i.e., *Lots 280 (Part), 281 (Part) and 681 (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories*) is covered with a planning application (No. A/HSK/516) for the same applied uses, which was approved by the Board on a temporary basis of 3 years in 2024. The original premises currently falls within an area zoned "Government, Institution or Community" ("G/IC") and "Open Storage" ("OS") zones and area shown as 'Road' on the Approved HSK/HT OZP No.: S/HSK/2 (**Plan 4**).
- 2.2 With reference to the implementation programme, the original premises falls within the Second and Remaining Phase Development of the HSK/HT NDA (**Plan 5**). Therefore, the applicant desperately needs to identify a suitable site for the relocation of the affected business operators in order to continue the business operation.
- 2.3 Compared with the original premises in Ha Tsuen (i.e. the site of planning application No. A/HSK/516), the Site only accounts for about 67% of the site area of the original premises. In view of this, the current application with site area of 4,713 m² (about) would almost compensate for the site area of the original premises in order to maintain the applicant's business. Details of the difference between the original premises and the Site of the current application are shown at **Table 1** below.

Table 1 - Difference between the Original Premises and the Site

Tenant	Original Premises (A/HSK/516) (a)	The Site (b)	Difference (b) – (a)
Site Area	7,000 m ²	4,713 m ²	-2,287 m ² , -33%

Applicant's effort in identifying suitable site for relocation

- 2.4 Whilst the applicant has spent effort to relocate the original premises 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 7**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to the original premises and easily accessible.

Applied use is the same as the original premises

- 2.5 The proposed development involves the operation of a warehouse and open storage of

storage of recyclable and construction materials with ancillary facilities to support the daily operation of the Site. The applied uses are the same as the affected business premises in Ha Tsuen. When compared with the approved scheme under application (No. A/HSK/516), the number of structures and GFA are increased to meet the operation needs (**Appendix III**). The proposed warehouses are intended to provide additional space to alleviate the pressing demand for indoor storage space, as well as to enhance operational efficiency, competitiveness and growth of the local logistics sectors, thereby contributing to the overall economic development of Hong Kong (**Appendix III**).

- 2.6 Circulation space is reserved at the Site for manoeuvring of vehicle in order to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impacts to the surrounding road network.

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

- 2.7 Although the Site situates in an area zoned "AGR" on the Approved Ha Tsuen Fringe OZP No.: S/YL-HTF/12, the Site is currently vacant without active agricultural activities (**Plan 8**). Hence, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise deserted land in the New Territories.
- 2.8 Similar applications for/partly for 'warehouse' and 'open storage' uses (Nos. A/YL-HTF/1133, 1141, 1150, 1155, 1158, 1166, 1179) were approved by the Board between 2022 and 2024 within the same "AGR" zone on the OZP. All similar applications were approved on a temporary basis for a period of 3 years. As such, the approval of the current application is line with the Board's previous decision and would not set an undesirable precedent within the "AGR" zone.
- 2.9 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land uses

- 2.10 The proposed development situates in a relatively remote area, which is far away from sensitive receivers (**Plans 1, 3 and 8**). The surrounding area is considered to be predominated rural in character comprising open storage/ storage yards, warehouses, vacant/unused land, and animal boarding establishments, the proposed development is therefore considered not incompatible with surrounding land uses.
- 2.11 Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimise potential adverse impacts arising from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located at the west of Tin Shui Wai, New Territories. It is approximately 40m south of Deep Bay Road; 2.5 km southwest of Deep Bay Road/Lau Fau Shan Road roundabout; 6.3 km west of Tin Shui Wai Station; 9.4 km northeast of T-Park; south of the original premises; and 2.3 km west to the original premises.

Accessibility

- 3.2 The Site is accessible from Kai Pak Ling Road via Deep Bay Road via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is fenced off and hard-paved. The existing site level of the Site is +3.9mPD (about). Majority of the Site is vacant and the remaining portion is occupied by temporary vacant structures (**Plans 1, 3 and 8**).

Surrounding Area

- 3.4 The Site and its surroundings are predominantly rural in character comprising open storage/storage yards, warehouses, vacant/unused land, and animal boarding establishments (**Plans 1, 3 and 8**).
- 3.5 To its north is the local access connecting to Deep Bay Road. To its further north across Deep Bay Road are some ponds, vacant land covered by vegetation and area occupied by temporary structures for storage use.
- 3.6 To its immediate east are the application site of the approved application (No. A/YL-HTF/1166) for open storage use. To its further east and northeast are area occupied by temporary structures for warehouse and animal boarding establishment.
- 3.7 To its immediate south are vacant land covered by vegetation. To its further south are land covered by vegetation and woodland.
- 3.8 To its immediate are an existing natural stream and area occupied by temporary structures for storage and workshop uses. To its further west are vacant land covered by vegetation, area occupied by temporary structure for storage use and ponds.

4. PLANNING CONTEXT

Zoning

- 4.1 The Site falls within an area zoned "AGR" on the Approved Ha Tsuen Fringe OZP No.: S/YL-HTF/12 (**Plan 2**). According to the Notes of the OZP, the applied uses are neither Columns 1 nor 2 used within the "AGR" zone, which requires planning permission from the Board.

Planning Intention

- 4.2 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.*

Restriction on Filling of Land

- 4.3 According to the Remarks of the "AGR" zone on the Approved Ha Tsuen Fringe OZP No.: S/YL-HTF/12, *any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ha Tsuen Fringe OZP No. S/YL-HTF/6 without the permission from the Board under S.16 of the Ordinance.*

Previous Applications

- 4.4 The Site is the subject of two previous S.16 planning applications (Nos. A/YL-HTF/1133 and 1147), which were approved by the Board between 2022 and 2023. Within which, the previous application (No. A/YL-HTF/1133) for similar 'open storage' use was approved by the Board with policy support in June 2022. As such, approval of the current application is in line with the Board's previous decision.

Similar Applications

- 4.5 Various similar applications for/partly for 'warehouse' (Nos. A/YL-HTF/1141, 1150 and 1158) and 'open storage' uses (Nos. A/YL-HTF/1133, 1150, 1155, 1166 and 1179) were approved by the Board between 2022 and 2024 within the same "AGR" zone on the OZP. Approval of the current application would not set an undesirable precedent within the "AGR" zone.

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

- 4.6 The Site falls within **Category 3 area**, which are those outside Category 1, 2 and 4 areas.

Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate 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, a planning permission could be granted on a temporary basis up to a maximum period of 3 years.

- 4.7 The Site falls within Category 3 area of *TPB PG-No. 13G (Plan 8)*, the proposed development would not generate significant adverse impacts on the surrounding areas. In addition, the original premises will be resumed by the Government to facilitate the development of HSK/HT NDA. Approval of the current application is in line with *TPB PG-No. 13G* and would not set an undesirable precedent within the Category 3 area. It should be considered on individual merits given the special background of the applicant.

Land Status

- 4.8 The Site consists of an area of 4,713 m² (about), including 115 m² (about) of GL (**Plan 3**). The private land portion of the Site comprises 9 private lots, i.e. *Lots 404 (Part), 406 S.A, 406 RP, 407, 408, 409, 410, 411 and 475 S.A (Part) in D.D. 128* with total area of 4,598 m² (about) of Old Schedule Lot held under Block Government Lease (**Plan 3**). 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; and Short Term Tenancy (STT) application for occupation of GL to facilitate the proposed development 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 4,713 m² (about), including 115 m² (about) of GL. Details of the development parameters are shown at **Table 2** below.

Table 2 - Development Parameters

Site Area	4,713 m ² (about), including 115 m ² (about) of GL
Covered Area	2,007 m ² (about)
Uncovered Area	2,706 m ² (about)
Plot Ratio	0.44 (about)
Site Coverage	43% (about)
No. of Structure	5
Total GFA	2,058 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,058 m ² (about)
Building Height	3 -11 m (about)
No. of Storey	1 - 2

- 5.2 Five 1 to 2-storey structures are proposed at the Site for warehouse for storage of recyclable and construction materials, storage of construction materials, meter room, site office and washrooms uses with total gross floor area (GFA) of 2,058 m² (about). The remaining open area is reserved for open storage, vehicle parking and L/UL spaces and circulation area (**Plan 9**). Details of the proposed structure are shown at **Table 3** below.

Table 3 – Details of the Proposed Structure

Structure	Uses	Covered Area	GFA	Building Height
B1	Meter Room	8 m ²	8 m ²	3 m (about) (1-storey)
B2	Site office, Washroom and Storage of Construction Materials	256 m ²	256 m ²	5 m (about) (1-storey)
B3	Storage of Construction Materials and Washroom	51 m ²	102 m ²	7 m (about) (2-storey)
B4	Washroom	22 m ²	22 m ²	3 m (about) (1-storey)
B5	Warehouse for Storage of Recyclable and Construction Materials	1,670 m ²	1,670 m ²	11 m (about) (1-storey)
Total		2,007 m² (about)	2,058 m² (about)	-

Filling of Land at the Site

- 5.3 The existing site level is at +3.9 mPD. The entire Site has already been filled with concrete of not more than 0.2 m in depth for area for open storage area, erection of structure, and area for vehicle parking, L/UL and circulation (**Plan 10**). The filling of land is considered required and has been kept to minimal to meet the operation need. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out during the planning approval period. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

Operation Mode

- 5.4 The Site will be used for warehouse and open storage of recyclable (i.e. aluminum cans, plastics, electronics, etc.) and construction materials (i.e. bricks, gypsums, roofing materials, wood, metals, etc.). The open storage activities will only be stored at the designated area (i.e. about 665m²) with stacking height of not more than 3m. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays.
- 5.5 It is estimated that the Site would accommodate not more than 8 staff. The ancillary facilities i.e. site office and washroom, are intended to provide indoor workspace for staff to support the daily operation of the proposed development. As no shopfront is proposed at the Site, visitor is not anticipated at the Site. The proposed development is solely designated for warehouse and open storage purposes, no dangerous goods will be stored and no workshop activities will be carried out within the Site during the planning approval period.

Minimal Traffic Impact

- 5.6 The Site is accessible from Kai Pak Ling Road via Deep Bay Road and a local access (**Plan 1**). A 9 m-wide (about) vehicular ingress/egress is proposed at the northern tip of the Site. A total of 7 parking and L/UL spaces will be provided at the Site (**Plan 9**). Details of the parking and L/UL provision are shown at **Table 4** below.

Table 4 – Provision of Parking and L/UL Spaces

Type of Parking Space	No. of Space
Parking spaces for private car (PC) - 2.5 m (W) x 5 m (L)	5
Type of L/UL Space	No. of Space
L/UL Spaces for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Spaces for container vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 5.7 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 11**). Staff will be deployed to station at the ingress/egress to direct incoming/outgoing vehicles to enhance pedestrian safety. No vehicle without valid licences issued under the *Road Traffic (Registration and Licensing of Vehicles) Regulations* will be allowed to park/store at the Site at any time during the planning approval period.
- 5.8 The breakdown of estimated trips generation/attraction arising from the proposed development are provided at **Table 5** below.

Table 5 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction						2-Way Total
	PC		LGV		CV		
	In	Out	In	Out	In	Out	
Trips at <u>AM Peak</u> (09:00 – 10:00)	4	0	1	0	0	0	5
Trips at <u>PM Peak</u> (18:00 – 19:00)	0	4	0	1	0	0	5
Average trip per hour (10:00 – 18:00)	0	0	0	0	1	1	2

- 5.9 As the vehicular trip generated/attracted by the proposed development are expected to be minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

- 5.10 The applicant will strictly follow the latest '*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.
- 5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* 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 rain season, to ensure that these facilities are always operational.
- 5.12 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under ProPECC PN 1/23 when designing on-site drainage system within the Site.
- 5.13 2.5 m-high (about) 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 on a regular basis.

Minimal Landscape Impact

- 5.14 The Site is generally vacant, partially hard-paved and partially covered by vegetation. No tree has been identified at the Site. Due to the proposed erection of structure and provision of vehicle parking, L/UL and circulation spaces, the majority of the Site will be disturbed. As such, it is not proposed to retain any of the existing vegetation at the Site.

Minimal Drainage Impact

- 5.15 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been obtained from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety Aspect

- 5.16 The applicant will submit a fire service installations (FSI) proposal for the consideration of the Director of Fire Services to enhance fire safety of the Site after planning permission has been granted from the Board. Upon receiving the STW approval from the LandsD for erection of the proposed structure, the applicant will implement the accepted FSI proposal at the Site.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's affected business due to the Government's development of HSK/HT NDA (**Plans 4 to 6**). Planning approval has been previously granted to the original premises (planning application No. A/HSK/516). The Site only accounts for about 67% of the site area of the original premises. The current application with site area of 4,713 m² (about) would almost compensate for the site area of the original premises in order to maintain the applicant's business.
- 6.2 Whilst the applicant attempted to relocate the original premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II** and **Plan 7**). Given that the relocation is to facilitate the Government's development of HSK/HT NDA, approval of the application can facilitate relocation prior to land resumption, thereby minimise the impact on the implementation programme of government development projects.
- 6.3 Although the Site is not in line with the long-term planning intention of the "AGR" zone, the Site is currently vacant without active agricultural activities. Hence, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone and better utilise deserted land in the New Territories. The proposed development is therefore considered not incompatible with the surrounding areas.
- 6.4 The Site and its surrounding are predominantly rural in character comprising open storage/storage yards, warehouses vacant/unused land and animal boarding establishment. The special background of the application should be considered on its individual merit. Given that similar applications for the same applied use have been approved by the Board within the same "AGR" zone on the OZP, approval of the current application would not set an undesirable precedent within the "AGR" zone.
- 6.5 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures e.g. submission and implementation of FSI and drainage proposals will be provided upon obtaining relevant planning permission. The applicant will strictly follow the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' and relevant issued by EPD to minimise all possible environmental impacts on nearby potential sensitive receivers.
- 6.6 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse and Open Storage of Recyclable and Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

July 2025