

Section 16 Application under Town Planning Ordinance

Proposed Temporary Open Storage of Vehicles and
Construction Materials with Ancillary Office and Associated
Filling of Land for a Period of 3 Years

Lots 1512, 1513, 1514, 1515, 1516 and 1532 in D.D. 107 and
Adjoining Government Land, Fung Kat Heung, Yuen Long, New
Territories

Supporting Planning Statement

Applicant

United Crown Holdings Limited

July 2025

1 Introduction

- 1.1 This Supporting Planning Statement is submitted in accordance with Section 16 of the Town Planning Ordinance, seeking permission from the Town Planning Board (the TPB) for a Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and Associated Filling of Land for a Period of 3 Years (the proposed development) at Lots 1512, 1513, 1514, 1515, 1516 and 1532 in D.D. 107 and Adjoining Government Land (GL), Fung Kat Heung, Yuen Long, New Territories (the Site).
- 1.2 The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the OZP), which is served by a local track leading from Mei Fung Road and Shui Mei Road. The current application strives to seek permission from the TPB for the proposed development on a temporary basis for a period of 3 years to cater for relocation of a brownfield operation affected by the land resumption of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA).
- 1.3 This supporting planning statement aims to provide necessary information to facilitate TPB’s consideration, and to demonstrate that the proposed development would not impose undesirable impacts to the vicinity with appropriate mitigation measures. The applicant respectfully requests favourable consideration of this planning application.

2 The Affected Businesses

- 2.1 The applicant is authorised by Skyview Development Limited, the affected business operator, to submit this application to facilitate the relocation of its business in Ha Tsuen. An authorisation letter is enclosed at **Appendix A**.

The Original Premises

- 2.2 The affected business, occupying an area of about 7,193m², is located at Ha Tsuen, Yuen Long, New Territories. The site is currently used for open storage of construction materials. It falls within an area zoned “Other Specified Uses” annotated “Logistics Facility”, “Open Space” and “Green Belt” on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2. The site is included in the Second Phase development of HSK/HT NDA, of which the land resumption exercise is in progress. The affected private lots have been resumed to GL and are waiting for clearance works. Details of the affected business premises are at **Appendix B**.

Applicant’s Effort in Identifying Suitable Relocation Premises

- 2.3 Despite the applicant being in searching appropriate site for relocation of the affected business, the locations were considered impracticable due to various reasons such as land use compatibility, conflict with other Government projects, accessibility and technical issues. After a lengthy site search process, the current application site is identified suitable for relocation since it is compatible with surroundings and there is no known development at the Site. The possible impacts in relation to drainage, traffic and environmental aspects could be mitigated. A comparison of the alternative sites and the application site is at **Appendix C** for reference.

3 The Application Site and Planning Context

The Site and its surroundings

- 3.1 The Site is located in Cheung Chun San Tsuen, Fung Kat Heung, Yuen Long, which occupies an area of about 7,627m² (**Plan 1**). It is currently vacant and partly hard-paved with concrete. It is accessible via a local track leading from Mei Fung Road and Shui Mei Road.
- 3.2 The surrounding area of the Site is rural in nature and intermixed with open storage, warehouses, temporary structures, greenhouses and active or fallow farmland.
- 3.3 To the north of the Site is fallow farmland and a dried pond. To its east is a pig farm and the further east are some animal boarding establishments like dog training centre. To its south are sites of 2 planning approvals for temporary warehouse use, which are under construction. To its west are some greenhouses and active farmland, and to the further west across Mei Fung Road is an open storage yard.

Statutory Land Use Zoning

- 3.4 The Site falls within an area zoned “AGR” on the Approved Kam Tin North OZP No. S/YL-KTN/11. According to the Notes of the OZP for the “AGR” zone, ‘Open Storage’ is neither a Column 1 nor Column 2 use. The covering Notes of the OZP stipulate that temporary use or development of any land or building not exceeding a period of 3 years requires permission from the TPB. Moreover, the Notes for the “AGR” zone also stipulate that filling of land (except laying of soil not exceeding 1.2m in thickness for cultivation) requires permission from the TPB.

Relevant Town Planning Board Guidelines

- 3.5 Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB-PG No. 13G) promulgated in April 2023 is applicable to this application. The Site falls within Category 3 areas under the said guidelines. According to the guidelines, 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.

Previous and Similar Planning Applications

- 3.6 The Site is not subject of any previous planning application.
- 3.7 There are 8 planning permissions involving open storage use in the vicinity and within the same “AGR” zone approved by the TPB between 2023 and 2025. Table 1 below summarises the similar applications approved by the TPB.

Table 1 – Similar Applications within the same “AGR” zone approved by the TPB between 2018 and 2024

Application No.	Applied Use	Date of Approval Granted
A/YL-KTN/962	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years and Filling of Land	8.12.2023
A/YL-KTN/994	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	7.6.2024
A/YL-KTN/1018	Temporary Open Storage of Construction Machineries and Materials for a Period of 3 Years and Associated Filling of Land	28.2.2025
A/YL-KTN/1019	Proposed Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.7.2024
A/YL-KTN/1040	Temporary Open Storage for Construction Materials and Warehouse for a Period of 3 Years and Associated Filling of Land	20.9.2024
A/YL-KTN/1050	Temporary Open Storage and Warehouse for Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and	22.11.2024

	Machineries for a Period of 3 Years and Associated Filling of Land	
A/YL-KTN/1101	Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	2.5.2025

Land Status

- 3.8 The land status plan is shown on **Plan 3**. The Site occupies Lots 1512, 1513, 1514, 1515, 1516 and 1532 in D.D. 107, which are old schedule agricultural lots under Block Government Lease that restrict erection of structures without prior approval of the Government. The Site also falls on 286m² of GL. Upon planning permission granted from the TPB, the applicant will apply to the Lands Department for Short Term Waiver and Short Term Tenancy to permit erection of temporary structure and occupation of GL.

4 Development Proposal

- 4.1 The planning application is submitted for proposed temporary open storage of vehicles and construction materials and associated filling of land for a period of 3 years. The Site consists an area of 7,627m². As illustrated on the layout plan (Plan 1), 2 open storage areas are proposed in the Site. The western open storage area B1, with an area of about 2,317m², is for storage of private cars and light goods vehicles only. It is estimated that about 120 vehicles could be stored at most. The eastern open storage area B2 occupies about 3,027m² of land and is designated for storage of construction materials such as steel beams, lumbers, structural pipes and metal scaffolding. The maximum stacking height will not exceed 4m. In total, about 70% of the Site will be utilised as proposed open storage area. The remaining uncovered area is reserved for circulation of vehicles.
- 4.2 Moreover, a single-storey structure of 225m² is proposed for ancillary office use. The height of the proposed ancillary structure will not exceed 4m.
- 4.3 Since part of the Site has already hard-paved by concrete, the applicant also applies to regularise the land filling for hard ground surface. To serve the open storage, vehicular circulation, parking and loading/unloading (L/UL) purposes, the entire site is proposed to be filled with concrete to a depth not exceeding 0.3m. Details of the filled area and corresponding site levels are illustrated on Plan 4.
- 4.4 The proposed development will operate from 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. There will be no operation on Sundays and public holidays. Approximately 4 staff members will work on-site. There is no provision of direct customer service at the Site, and thus no visitor is anticipated.
- 4.5 Details of main development parameters are shown in Table 2 as follows:

Table 2 – Main Development Parameters

Application Site Area	About 7,627 m ²
Covered Area	About 225 m ²
Uncovered Area	About 7,402 m ²
Plot Ratio	About 0.03
Site Coverage	About 2.95%
Number of Structure(s)	1

Total Gross Floor Area	About 225 m ² (non-domestic)
Building Height	Not more than 4 m
Number of Storey	Not more than 1 storey
Filling of Land Area	About 7,627 m ²
Land Filling Depth	Not more than 0.3m with concrete
Internal Transport Facilities	
- Parking Space	2 for private car
- L/UL Space	2 for medium/heavy goods vehicle (M/HGV)

Traffic and Access Arrangements

4.6 The Site is accessible from Mei Fung Road and Shui Mei Road via a local track. The proposed ingress/egress, located at the southern part of the Site, will be about 10m wide (**Plan 1**). Regarding the transportation, only unlicensed private cars and LGVs will be stored in the western open storage area, which will be driven in and out the Site with temporary licenses directly on demand. The construction materials to be stored in the eastern open storage area will be carried by M/HGV. 2 parking spaces for private car and 2 L/UL spaces for M/HGV are designed for the proposed development. Sufficient manoeuvring space will be provided within the Sites to facilitate vehicle turning as demonstrated in the swept path analysis on **Plan 5**.

4.7 As previously mentioned, only 4 staffs will work on-site and there is no provision of direct customer service that attracts visitors. Consequently, the traffic generated by the development is expected to be negligible. Table 3 below provides details of the estimated traffic generation and attraction:

Table 3 – Estimated Traffic Generation and Attraction

Time Period	Private Car		LGV		M/HGV		2-way total
	In	Out	In	Out	In	Out	
Trips at morning peak (9:00 to 10:00 a.m.)	2	2	2	2	0	0	4
Trips at afternoon peak (5:00 to 7:00 p.m.)	2	2	2	2	0	0	4

Average Traffic trip per hour (10:00 a.m. to 5:00 p.m.)	4	4	3	3	2	2	18
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Environmental, Drainage and Fire Safety Considerations

- 4.8 The applicant will strictly follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP) promulgated by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all the environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance, etc. at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the site.
- 4.9 Adequate drainage facilities and fire service installations will be provided as per relevant Government departments’ latest requirements. The applicant will submit drainage proposal and fire service installations proposal for departments’ approval. With the relevant mitigation measures implemented, it is anticipated that no adverse drainage and fire safety impacts will be generated.

5 Justifications

To facilitate relocation of brownfield operations affected by HSK/HT NDA

- 5.1 As mentioned in Section 2, the applicant is entrusted by a brownfield operator located in the Second Phase development of HSK/HT NDA, where has been resumed to GL. The applicant has spent effort to seek suitable site for relocation. Yet, the alternative sites were considered unfit due to site constraints and/or insurmountable adverse impacts. After a lengthy site search process, the Site is identified as a suitable location to continue the brownfield operation due to the reasons in the paragraphs below. As such, approval of this application would remove obstacle for implementation of HSK/HT NDA.
- 5.2 In comparison with the original premises, the Site has a similar site area with an addition of only about 434m² (i.e. about +6%) to alleviate the pressing demand of storage area. The current application is mainly for the same use with the affected business, except that some open storage area is proposed for storage of vehicles due to change in business mode. Overall, this application for relocation of brownfield operation is not out of scale.

Not jeopardising the long-term planning intention of "AGR" zone and in line with relevant Town Planning Board Guidelines

- 5.3 While the proposed development is not in line with the planning intention of the "AGR" zone, it is temporary in nature that would not jeopardise the long-term planning intention of the "AGR" zone and better utilise vacant agriculture land. The proposed filling of land is to cater for operational needs of the proposed development, including parking, L/UL activities and storage. The applicant will reinstate the Site to an amenity area or a situation that is suitable for farming activity after the planning approval is expired.
- 5.4 Despite falling within Category 3 areas under TPB-PG No. 13G, the proposed development will not cause significant adverse drainage, traffic and environmental impacts on the surrounding area. The applicant will submit relevant technical proposals and implement the mitigation measures identified according to approval conditions imposed to address technical concerns. As the application is for relocation of brownfield operation to make room for development of HSK/HT NDA, sympathetic consideration shall be given to the

application.

Compatible with the surrounding area and there are similar cases approved by the TPB in the vicinity

- 5.5 The surroundings of the Sites are rural in nature and intermixed with open storage, warehouses, temporary structures, greenhouses and active or fallow farmland. The proposed development is considered compatible with the surrounding area.
- 5.6 As listed in Table 1, there are 8 planning applications for similar temporary open storage use in the vicinity within the same “AGR” zone approved by the TPB between 2023 and 2025. Approval of the current application is in line with the TPB’s previous decisions and would not set an undesirable precedent for similar uses in the area.

No adverse drainage, traffic and environmental impacts on the surroundings will be generated

- 5.7 The Site is accessible from Mei Fung Road and Shui Mei Road via a local vehicular track. The private cars and light goods vehicles will be driven in and out with temporary license on demand basis. 2 L/UL spaces for M/HGVs are proposed for the transportation of construction materials. Additionally, as there is no provision of customer service, the proposed development will not attract visitors. Thus, only 2 parking spaces for private car are proposed for the staffs. Sufficient manoeuvring space will be provided within the Site to allow turning of vehicles as shown on **Plan 5**. In this regard, no vehicle queueing onto the public road will occur. In view of the above, the estimated traffic generation illustrates that the additional traffic generated is insignificant and will not pose negative impact on the traffic condition surrounding roads.
- 5.8 The proposed development as a hobby farm is considered compatible with the surrounding area. The operation hours of the proposed development are limited from 9:00 a.m. to 7:00 p.m. to minimise nuisance to nearby users. The applicant will strictly comply with all relevant environmental protection/pollution control ordinances, as well as follow the relevant mitigation measures and requirements stipulated in the latest COP issued by the EPD. There will be no dismantling, repairing, assembling or other workshop activities such that no associated noise,

dust emission and effluent will be generated. Therefore, nuisance to the surroundings is not anticipated.

- 5.9 Adequate drainage facilities and fire service installations will be provided in the Site to ensure no adverse drainage and fire safety impacts will be imposed to the surroundings. Upon requested by concerned Government departments, the applicant will submit relevant proposals in accordance with the latest technical requirements.

6 Conclusion

- 6.1 This supporting planning statement is submitted to provide necessary information supporting the permission sought for proposed temporary open storage of vehicles and construction materials with ancillary office and associated filling of land for a period of 3 years at Lots 1512, 1513, 1514, 1515, 1516 and 1532 in D.D. 107 and Adjoining Government Land in Fung Kat Heung, Yuen Long, New Territories.
- 6.2 The proposed development aims to facilitate the relocation of brownfield operation for the implementation of HSK/HT NDA, which is a crucial project within the High-end Professional Services and Logistics Hub of the Northern Metropolis. It is compatible with the surrounding land uses which are rural in nature intermixed with open storage, warehouse, animal boarding establishment and some temporary structures, and will not create nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant after planning approval is granted from the TPB to alleviate any possible adverse impact arising from the proposed development.
- 6.3 In light of the evidence furnished in this planning statement supported by the various assessment and the applicant's strong commitment to strictly comply with all control ordinances, it is believed that this s.16 planning application should be favourably considered by the TPB.

United Crown Holdings Limited

July 2025

Appendices

Appendix A	Authorisation Letter signed by the Affected Business Operator
Appendix B	Details of Affected Business
Appendix C	Details of Alternative Sites for Relocation

Appendix A

Authorisation Letter signed by the Affected Business
Operator

受新發展區影響的業務經營者

授權根據《城市規劃條例》第 16 條申請規劃許可

業務經營者（甲方）	:	Skyview Development Limited 天滙發展有限公司
公司註冊證明書／商業登記證號碼	:	657283
規劃許可申請人（乙方）	:	United Crown Holdings Limited 滙冠集團有限公司
公司註冊證明書／商業登記證號碼	:	3300706

甲方為位於新界元朗厦村丈量約份第 125 約多個地段（現已為政府土地）的業務經營者。由於受到洪水橋／厦村新發展區第二期發展影響，需要覓地搬遷，以重置經營業務。

甲方現授權乙方作為申請人，向城市規劃委員會遞交規劃許可申請，於新界元朗逢吉鄉丈量約份第 107 約地段第 1512 號、第 1513 號、第 1514 號、第 1515 號、第 1516 號及第 1532 號和毗連政府土地，闢設擬議臨時露天存放汽車及建築材料連附屬辦公室及進行相關的填土工程，為期 3 年。

取得規劃許可後，甲方將於上述申請地點經營有關業務。



天滙發展有限公司（甲方）
業務經營者



滙冠集團有限公司（乙方）
規劃許可申請人

28/07/2025

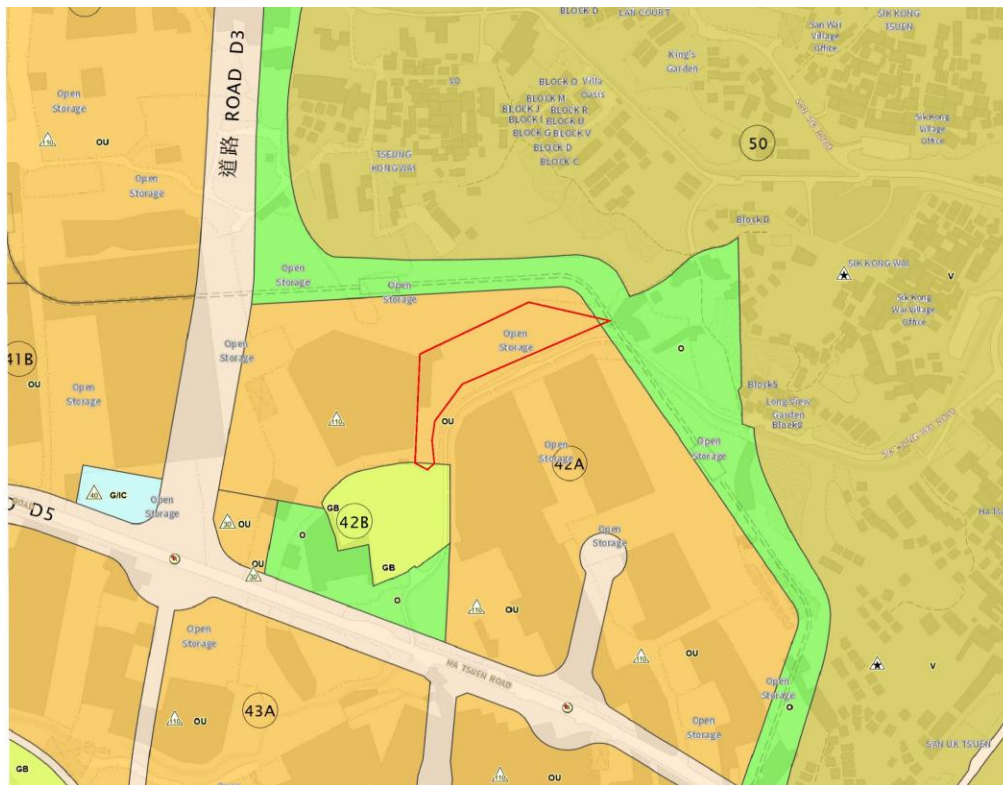
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Appendix B

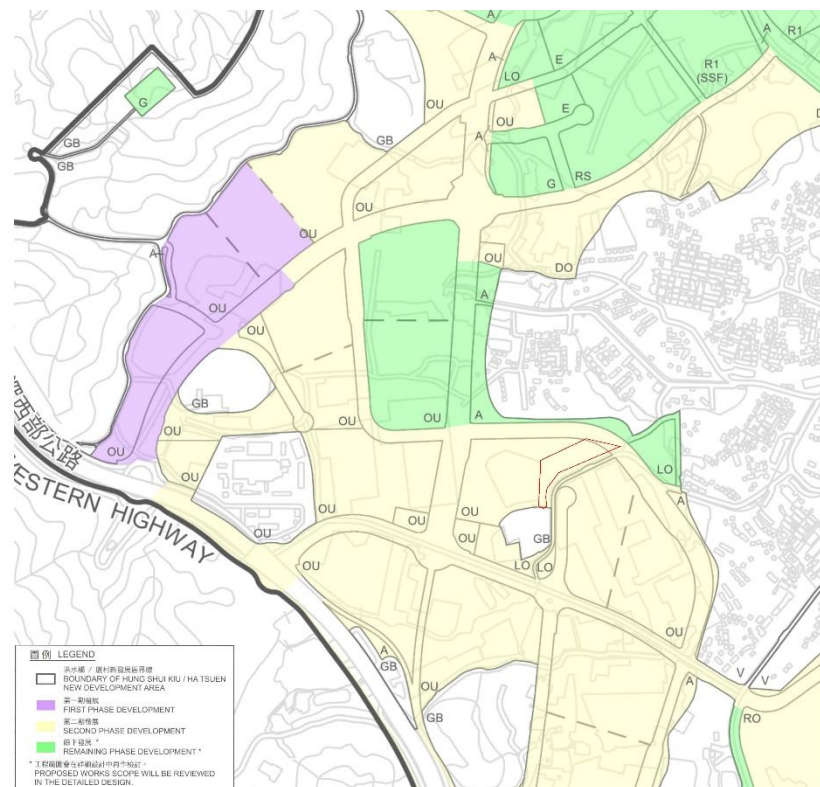
Details of Affected Business

Details of business affected by Second Phase development of Hung Shui Kiu / Ha Tsuen New Development Area

Name of business:	Skyview Development Limited 天滙發展有限公司
Location:	Government Land at Ha Tsuen Road, Ha Tsuen, Yuen Long, New Territories
Subject Outline Zoning Plan (OZP):	Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2
Zoning:	"Other Specified Uses" annotated "Logistics Facility" "Open Space", and "Green Belt"
Site area:	About 7,193m ²
Use:	Open storage of construction materials

Extract of subject OZP

Project of Affection



(Extracted from Hung Shui Kiu and Ha Tsuen Outline Development Plan No. D/HSK/2)

Appendix C

Details of Alternative Sites for Relocation

Alternative Sites and Suitability for Relocation of the Applicant's Affected Businesses

Alternative Site / Application Site	Site 1	Site 2	Site 3	Application Site
Location	Lots 361 RP, 366 RP and 367 RP in D.D. 87, Kong Nga Po, Man Kam To, New Territories	Lot 1517 S.B RP in D.D. 102, San Tin, New Territories	Various Lots in D.D. 77 and Adjoining Government Land, Ping Che, New Territories	Lots 1512, 1513, 1514, 1515, 1516 and 1532 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories
Site Area	About 6,000m ²	About 8,500m ²	About 9,000m ²	About 7,627m ²
Outline Zoning Plan (OZP)	Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18	Approved San Tin Technopole OZP No. S/STT/2	Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14	Approved Kam Tin North OZP No. S/YL-KTN/11
Zoning	"Agriculture"	"Open Space" and area shown as 'Road'	"Agriculture"	"Agriculture"
Accessibility	Accessible from Kong Nga Po Road	Accessible from Shek Wu Wai Road via a local track	Accessible from Ping Che Road via a local track	Accessible from Mei Fung Road and Shui Mei Road
Existing Condition	Pigsty	Vacant structure	Fallow agricultural land with vegetation	Vacant and partly hard-paved
Surrounding Area	Surrounded by pigsty, open storage, residential use and graves	Surrounded by open storage, warehouses, temporary structures and graves	Surrounded by village houses, vehicle repair workshops, active farmland, hydroponic farm and pigsty	Surrounded by warehouse, open storage, pigsty and animal boarding establishment
Suitability for Relocation	<u>Not suitable</u> for the following reasons: <ul style="list-style-type: none">Located on a flood plain which requires substantive drainage mitigation measuresNot enough to accommodate the original business operation	<u>Not suitable</u> for the following reasons: <ul style="list-style-type: none">Subject to land resumption for development of San Tin TechnopoleNew brownfield uses are not allowed to infiltrate into New Development Area according to TPB-PG No. 13G	<u>Not suitable</u> for the following reasons: <ul style="list-style-type: none">Requiring large scale clearance of vegetation and tree fellingIngress/egress point being too narrow for goods vehicles while also requiring right-of-way from adjacent lotsClose to active farming activity	<u>Suitable</u> for the following reasons: <ul style="list-style-type: none">No known development at the SiteDrainage and landscape impacts could be mitigatedCompatible with surrounding uses such as warehouse, open storage, pigsty and animal boarding establishment