



## EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lot Nos. 469s.ARP(Part) and 469s.BRP(Part) in D.D. 110 and adjoining Government Land, Pat Heung, Yuen Long, New Territories. It is located in Wang Toi Shan Tsoi Yuen Tsuen (South). The Site is applied for “Temporary Storage of Construction Materials with Ancillary Site Office and Associated Filling of Land for a Period of 3 Years”. The Site has an area of about 888m<sup>2</sup>, including Government Land of about 158m<sup>2</sup>. In accordance with the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 dated 27.10.2006, the Site falls within an area zoned “Agriculture” (“AGR”).

A planning permission is sought to use the Site as “Temporary Storage of Construction Materials with Ancillary Site Office for a Period of 3 Years and Associated Filling of Land”. Since the Site is small in scale, no adverse traffic, drainage and environmental impacts are anticipated.

The subject application for planning permission is justified on the following grounds: 1) Not Jeopardize the Long-term Planning Intention; 2) In Line with TPB PG No. 13G; 3) Compatible with the Surrounding Land Uses; 4) Recent Planning Permissions for Commercial Use Near the Site; 5) No Adverse Drainage and Environmental Impacts; and 6) No Adverse Traffic Impact.

### 申請摘要

申請場地乃新界元朗八鄉丈量約份110約地段第469號A段餘段(部份)及第469號B段餘段(部份)及毗鄰政府土地。申請場地位於橫台山菜園村(南)。現申請用作三年「臨時建築物料貯存連附屬地盤辦公室」用途及相關的填土工程。申請地段佔地約888平方米，包括約158平方米政府土地。是項申請地段位於八鄉分區計劃大綱核准圖編號S/YL-PH/11(於2006年10月27日發表)內之「農業」地帶。

是項臨時許可申請把場地申請用作「臨時建築物料貯存連附屬地盤辦公室」用途。由於場地規模細小，相信並不會引致不良的交通、渠務及環境影響。

是項申請的理由如下： 1) 不會損害長遠規劃意向； 2) 符合城市規劃指引13G； 3) 與附近的土地用途相融； 4) 在場地毗鄰已有商業用途的規劃申請獲批准；5) 沒有對渠務及環境造成不良影響；及6) 沒有對交通造成不良影響。

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## 1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lot Nos. 469s.ARP(Part) and 469s.BRP(Part) in D.D. 110 and adjoining Government Land, Pat Heung, Yuen Long, New Territories. It is located in Wang Toi Shan Tsoi Yuen Tsuen (South). In accordance with the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 dated 27.10.2006, the Site falls within an area zoned “Agriculture” (“AGR”). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.
- 1.2 The current application is applied for the use of “Temporary Storage of Construction Materials with Ancillary Site Office and Associated Filling of Land” for a Period of 3 Years. A planning permission is required from the Town Planning Board (‘the Board’).
- 1.3 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Storage of Construction Materials with Ancillary Site Office and Associated Filling of Land” for a Period of 3 Years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

## 2. SITE CONTEXT

### 2.1 Application Site

The Application Site ('the Site') comprises Lot Nos. 469s.ARP(Part) and 469s.BRP(Part) in D.D. 110 and adjoining Government Land, Pat Heung, Yuen Long, New Territories. The Site has an area of about 888m<sup>2</sup>, including Government Land of about 158m<sup>2</sup>. Please refer to Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.

### 2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 110 and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

### 2.3 Existing Condition

The Site is currently vacant with temporary structures.

### 2.4 Surrounding Land Uses

2.4.1 It is located in Wang Toi Shan Tsoi Yuen Tsuen (South).

2.4.2 To its southeast is open storage, vehicle park and commercial use. northwest, across San Tam Road is grassland; and

2.4.3 To its northeast are open storage, residential structures/dwellings, cultivated agricultural land and grassland.

### 2.5 Accessibility

2.5.1 The Site is accessible from Leung Shing Road via a local access.

2.5.2 Public transports such as franchised buses, minibuses and taxis serve the area.

### 3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Pat Heung North Outline Zoning Plan (OZP) No. S/YL-PH/11 dated 27.10.2006. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, a planning permission is required by the Board for the proposed “Temporary Storage of Construction Materials with Ancillary Site Office and Associated Filling of Land” for a Period of 3 Years.
- 3.3 In accordance with the Town Planning Board Guidelines No. 13G (**TPB PG-NO. 13G**) for Application for Open Storage and Port Back-up Uses, a large portion of the Site is classified as “Category 2” area, which could be granted on a temporary basis up to a maximum period of 3 years 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.



#### 4. PROPOSED DEVELOPMENT

##### 4.1 Proposed Use and Site Layout

- 4.1.1 The subject application is to provide the use of “Temporary Storage of Construction Materials with Ancillary Site Office” on Site for a period of 3 years.
- 4.1.2 The proposed associated filling of land is for regularization of land filling on the whole application site falling within “Agriculture” zone as the site has already been paved for many years. The associated land filling works involved concrete paving materials with less than 0.2m in thickness. Therefore, NO further land filling is required for the site.
- 4.1.3 There are no storage of dangerous goods and no workshop activities included in the application.
- 4.1.4 A number of single-storey temporary structures would be provided in support of the proposed use. Please refer to the Proposed Layout Plan at **Appendix 5**.
- 4.1.5 The proposed temporary structures would be in line with the proposed layout plan upon obtaining the planning permission

##### 4.2 Site Area and GFA

- 4.2.1 The Site has an area of about 888m<sup>2</sup> and the proposed GFA is about 333m<sup>2</sup>.
- 4.2.2 The Applicant is willing to apply Short Term Tenancy (STT) for the government land falling within TGLA no. TYL 1331.

##### 4.3 Operation Hours

The proposed “Temporary Storage of Construction Materials with Ancillary Site Office” would be operated from 11am to 6pm daily (from Monday to Sunday and Public Holidays).

##### 4.4 Traffic

- 4.4.1 Due to small scale of the Site, and provision of car parking space and loading / unloading area, no heavy traffic flow would be generated.
- 4.4.2 There would be some traffic arrangement, as listed below:

#### Private Car Parking Space

- (a) 1 private car parking space would be provided for staff;
- (b) It is estimated that the daily traffic generation on the Site is about 4 vehicles during the main operation hours between 11am to 6pm daily (from Monday to Sunday and Public Holidays).

#### Loading/unloading Area

- (a) a loading/unloading area for light goods vehicles would be provided;
- (b) there would be only 1 to 2 times of good delivery by light goods vehicles per day;
- (c) the light goods vehicles would be driven out from the Site after delivering goods; and
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site. Please see the Swept Path Analysis at **Appendix 5**.
- (e) there is also a waiting area for avoiding queuing up on the public road.

#### Access

- (a) the proposed access would also serve as pedestrian access due to limited vehicular trip.

#### 4.5 Landscape

As there is no existing tree and no additional open area for tree planting, no tree preservation and planting is required.

#### 4.6 Fire Precaution Measures

The Applicant will provide proper fire service installations at the Site. Approval condition for provision of the fire service installations is acceptable.

#### 4.7 Drainage

The Applicant will provide proper drainage facilities at the Site. Approval conditions for submission of drainage proposal and provision of drainage facilities are acceptable.

## 5. JUSTIFICATIONS

### 5.1 Not Jeopardize the Long-term Planning Intention

The subject “AGR” zone is intended 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. Nevertheless, the proposed uses are temporary in nature. Therefore, the approval of the proposed temporary uses would not jeopardize the long-term planning intention of the “AGR” zone.

### 5.2 In Line with TPB PG No. 13G

With reference to the TPB PG No. 13G – Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses, the Site falls within Category 2 area, which could be granted on a temporary basis up to a maximum period of 3 years 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.

### 5.3 Compatible with the Surrounding Land Uses

The proposed use is compatible with the surrounding area which is rural in character intermixed with residential structures/dwellings, warehouse, open storage yard, car park, car service centre, retail shop and fallow/cultivated agricultural land.

### 5.4 Recent Permissions for Commercial Use Near the Site

- 5.4.1 There are planning applications for some commercial uses approved in “AGR” zone in recent years. These include Application No. A/YL-PH/873 approved on 5.2.2021 for the use of “Temporary Open Storage of Construction Machinery”, Application No. A/YL-PH/955 approved on 11.9.2023 for the use of “Proposed Public Vehicle Park (Excluding Container Vehicle) and Temporary Shop and Services (Convenience Store) with Ancillary Facilities for a Period of 3 Years and Filling of Land” and, Application No. A/YL-PH/973 approved on 24.11.2023 for the use of “Temporary Storage of Cleansing Products and Packaging with Ancillary Office for a Period of 3 Years and Filling of Land”, and Application No.



A/YL-PH/945 approved on 22.12.2023 for the use of “Temporary Open Storage (Private Car and Vans Prior to Sale)” for a Period of 3 Years.

- 5.4.2 Provided that some similar temporary commercial uses were approved in the surrounding area under “AGR” zone, the proposed use should be suitable on the Site.

## **5.5 No Adverse Drainage and Environmental Impacts**

- 5.5.1 The proposed “Temporary Storage of Construction Materials with Ancillary Site Office” is only a small-scaled operation. In this respect, no adverse drainage and environmental impacts are anticipated. Approval conditions for submission of drainage proposal and provision of drainage facilities are acceptable.
- 5.5.2 To avoid disturbance to the watercourse located to the north of the site, some mitigation measures such as protection board would be provided along the site boundary near the watercourse to prevent construction materials from falling into the watercourse during site construction and operation.

## **5.6 No Adverse Traffic Impact**

- 5.6.1 The proposed “Temporary Storage of Construction Materials with Ancillary Site Office” use would not generate heavy amount of vehicles to the Site.
- 5.6.2 There would be some traffic arrangement, as listed below:

### Private Car Parking Space

- (a) 1 private car parking space would be provided for staff use;
- (b) It is estimated that the daily traffic generation on the Site is about 4 vehicles during the main operation hours between 11am to 6pm daily (from Monday to Sunday and Public Holidays).

### Loading/unloading Area

- (a) a loading/unloading area for light goods vehicles would be provided;
- (b) there would be only 1 to 2 times of good delivery by light goods vehicles per day;
- (c) the light goods vehicles would be driven out from the Site after delivering goods;



and

- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site. Please see the Swept Path Analysis at **Appendix 5**.
- (e) there is also a waiting area for avoiding queuing up on the public road.

#### Access

- (a) the proposed access would also serve as pedestrian access due to limited vehicular trip.

5.6.3 Therefore, no adverse traffic impact is anticipated.

## 6. CONCLUSION

6.1 The Applicant seeks the Board's permission for "Temporary Storage of Construction Materials with Ancillary Site Office and Associated Filling of Land" for a Period of 3 Years on the Site for a period of 3 years under S.16 of the Town Planning Ordinance.

6.2 With regard to the followings:

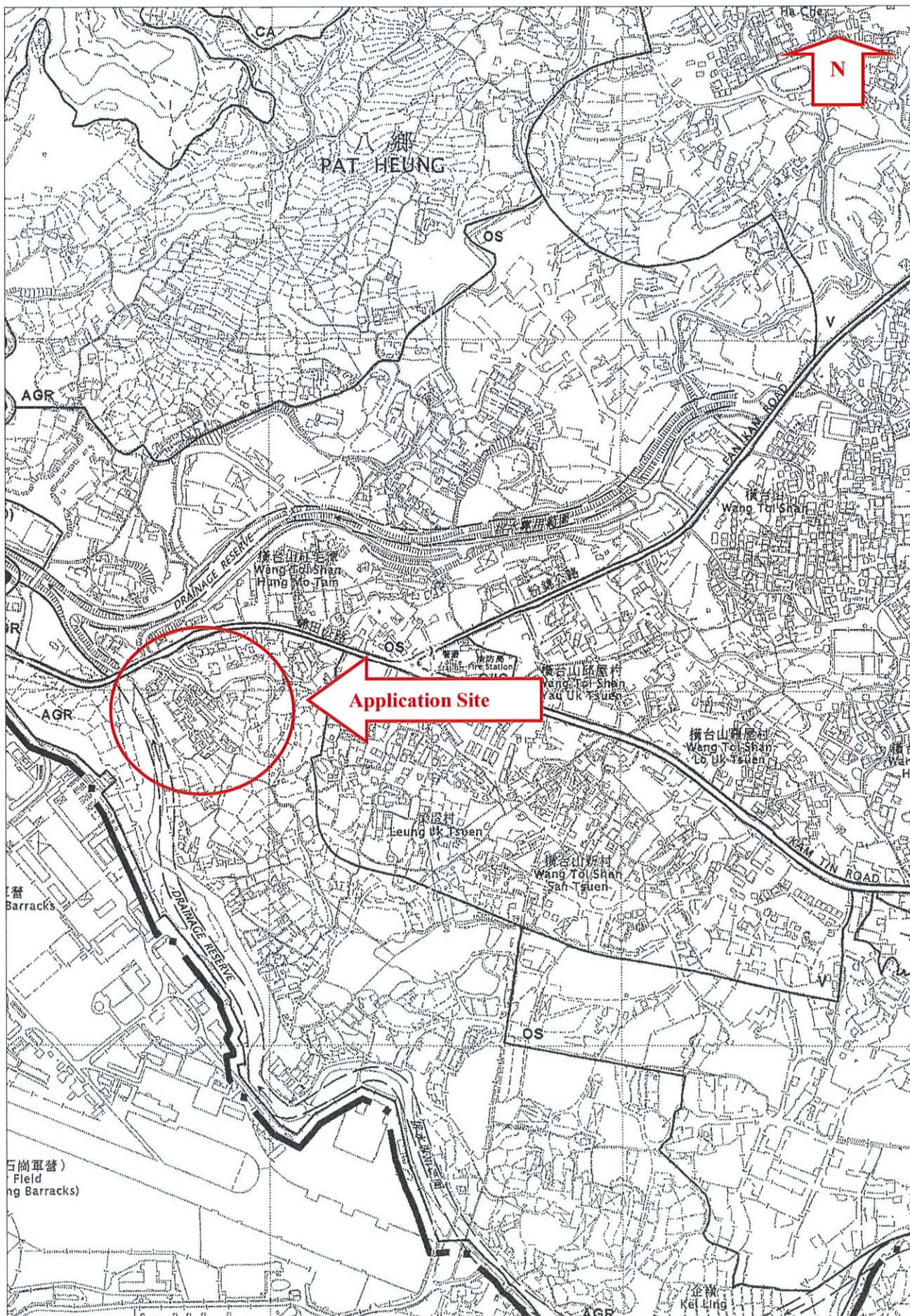
- not jeopardize the long-term planning intention;
- in line with TPB PG No. 13G;
- compatible with the surrounding land uses;
- recent planning permissions for commercial use near the Site;
- no adverse drainage and environmental impacts; and
- no adverse traffic impact,

the Board is requested to approve the planning application on the Site for 3 years or a period considered appropriate.

## **APPENDIX 1**

**Extract of the Approved Pat Heung Outline Zoning Plan No.  
S/YL-PH/11 dated 27.10.2006  
and its Relevant Notes**





For Identification Only



AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended 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.

Remarks

- (a) Any filling of pond, 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 interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

AGRICULTURE (cont'd)

Remarks (cont'd)

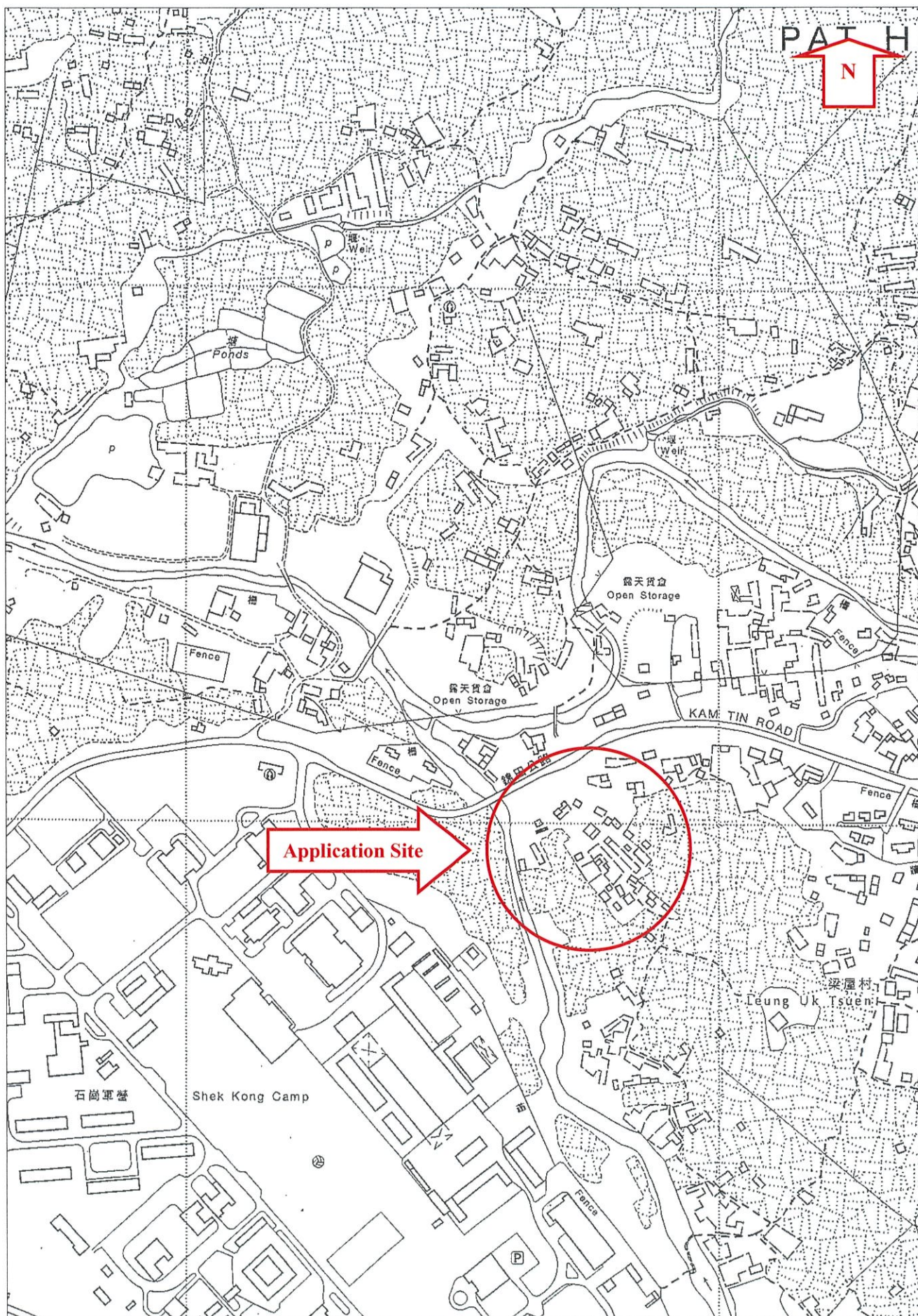
- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Pat Heung Outline Zoning Plan No. S/YL-PH/9 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
  - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.



## **APPENDIX 2**

### **Location Plan**



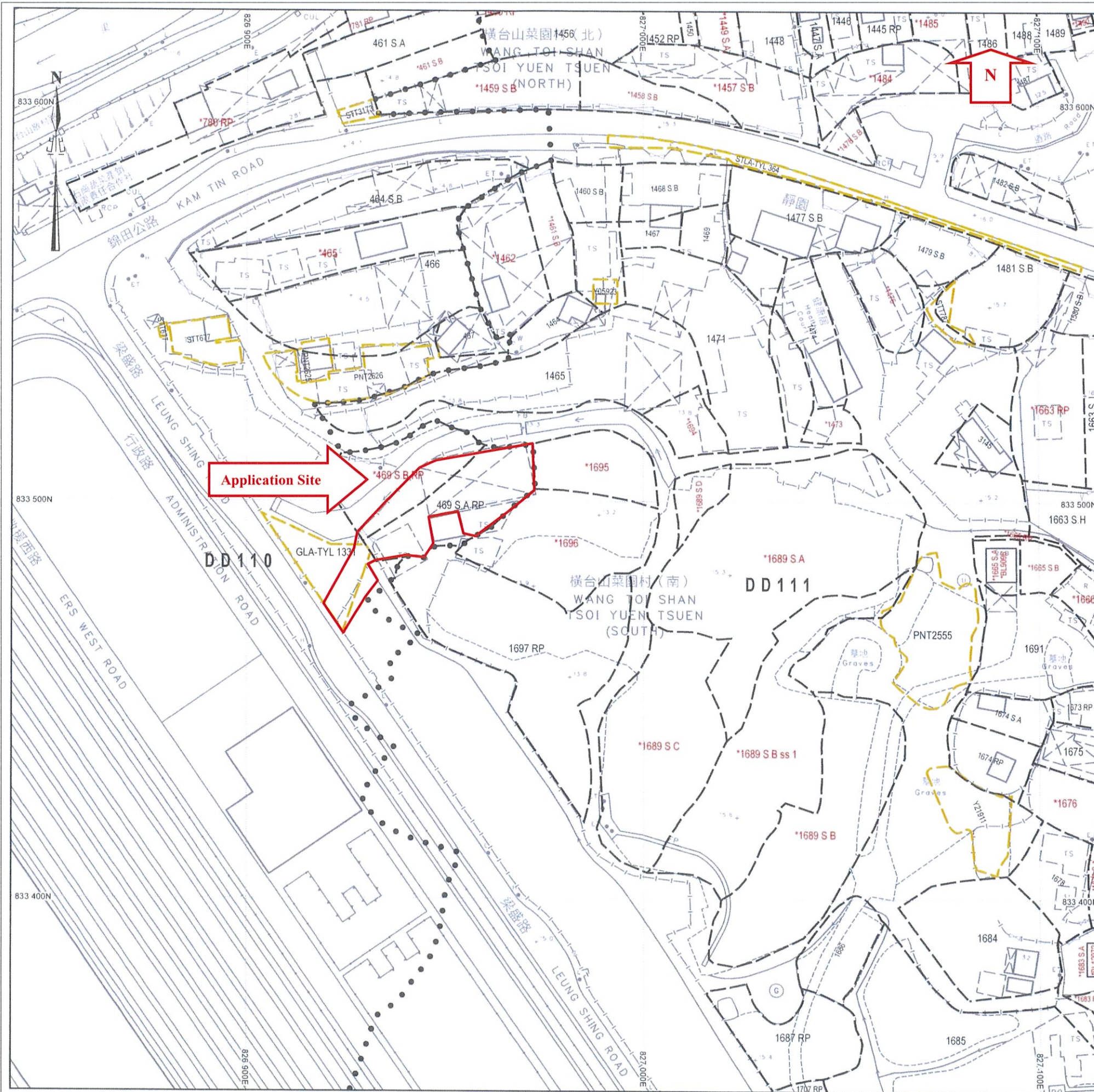




## **APPENDIX 3**

### **Site Plan (Lot Index Plan)**





## 地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。  
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**Explanatory notes:** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.  
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比例尺 SCALE 1:1 000  
metres 10 0 10 20 30 40 50 metres

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Locality :

Lot Index Plan No. : ags\_S00000140758\_0001

District Survey Office : Lands Information Center

Date : 31-Mar-2025

Reference No. : 6-NE-8D, 6-NE-9C, 6-NE-13B, 6-NE-14A



## **APPENDIX 4**

### **Proposed Layout Plan**



# 地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

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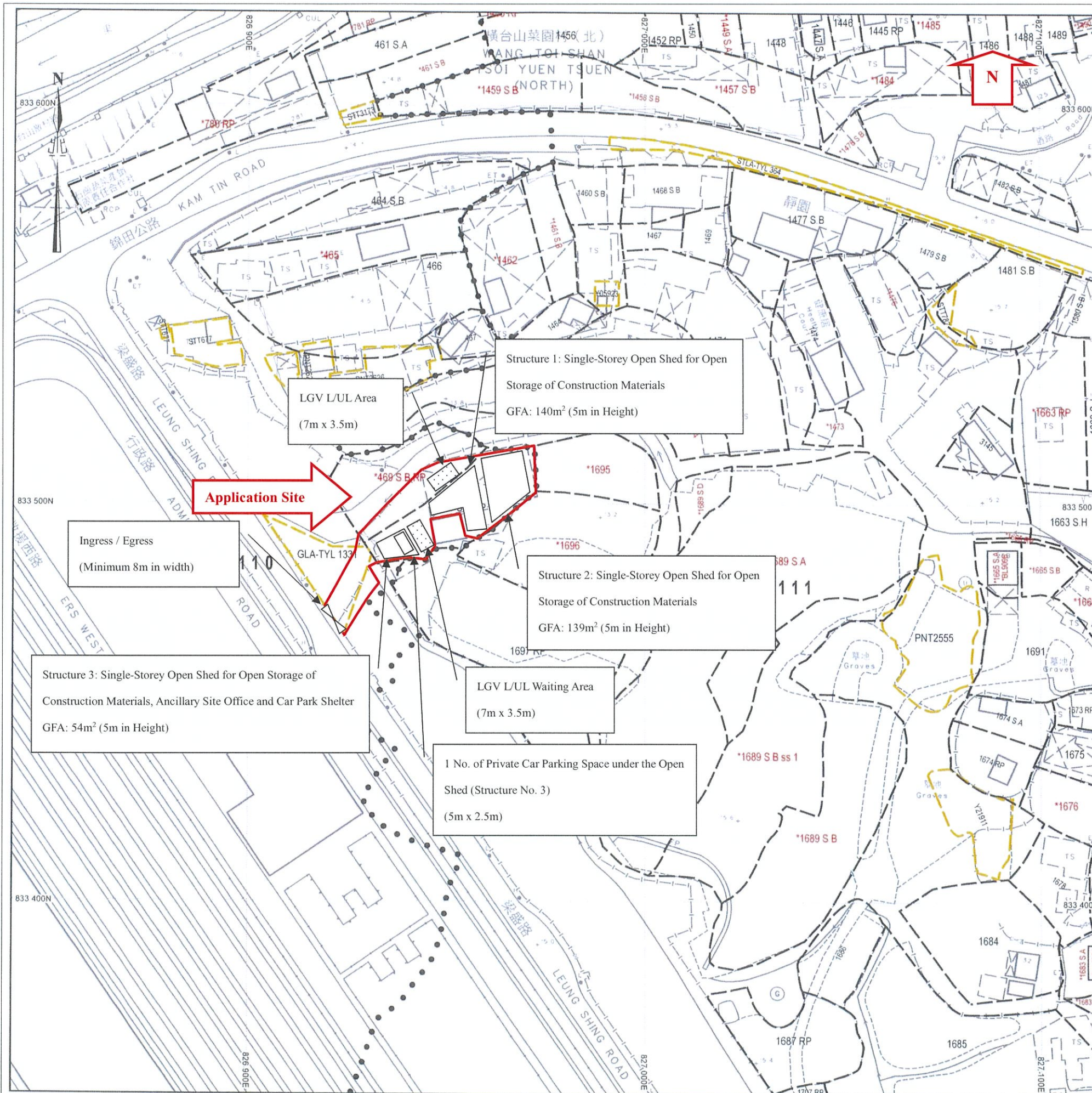
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## **APPENDIX 5**

### **Swept Path Analysis**



# 地段索引圖 LOT INDEX PLAN

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Drive-in Swept Path Analysis

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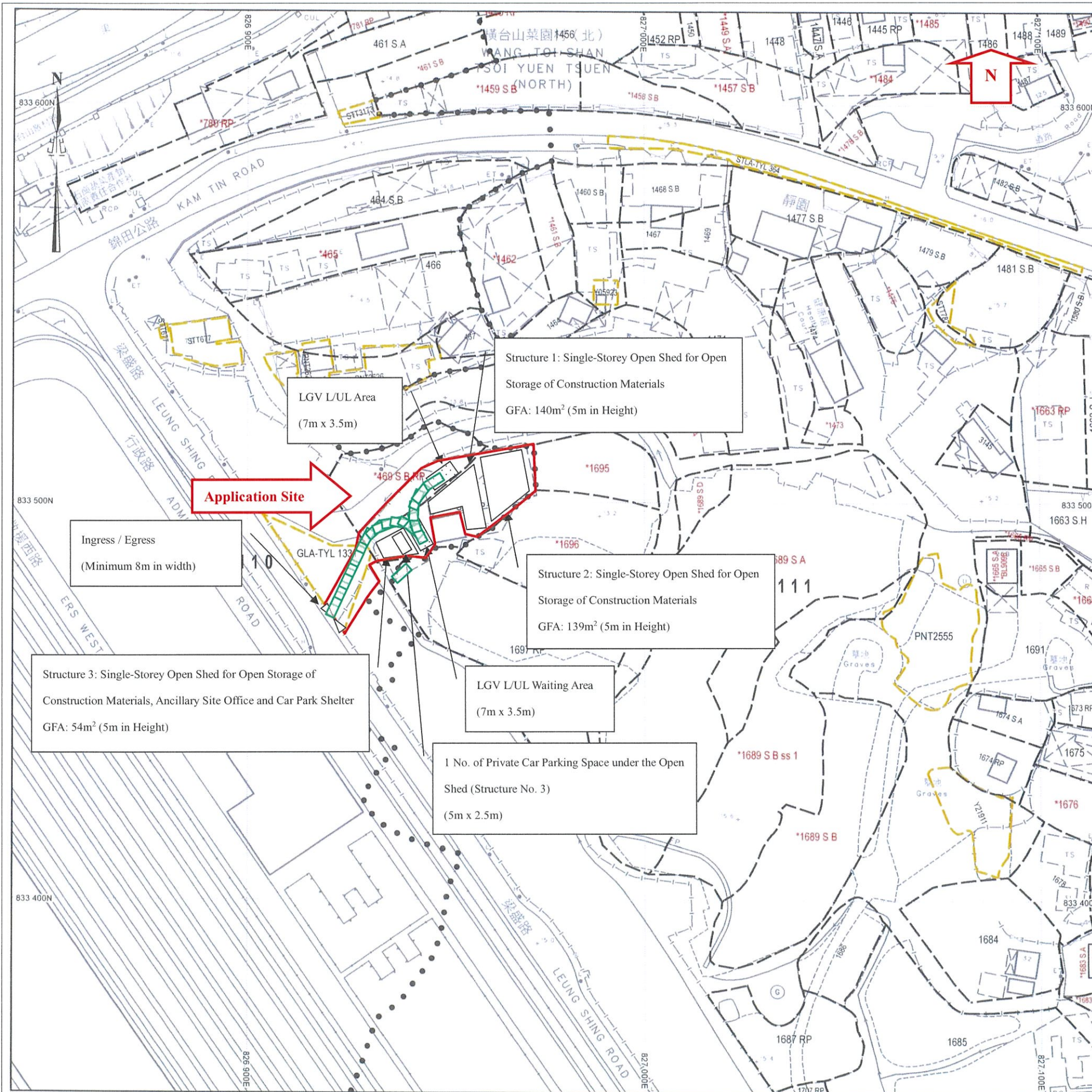
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District Survey Office : Lands Information Center

Date :31-Mar-2025

Reference No. : 6-NE-8D,6-NE-9C,6-NE-13B,6-NE-14A





# 地段索引圖 LOT INDEX PLAN

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Drive-out Swept Path Analysis

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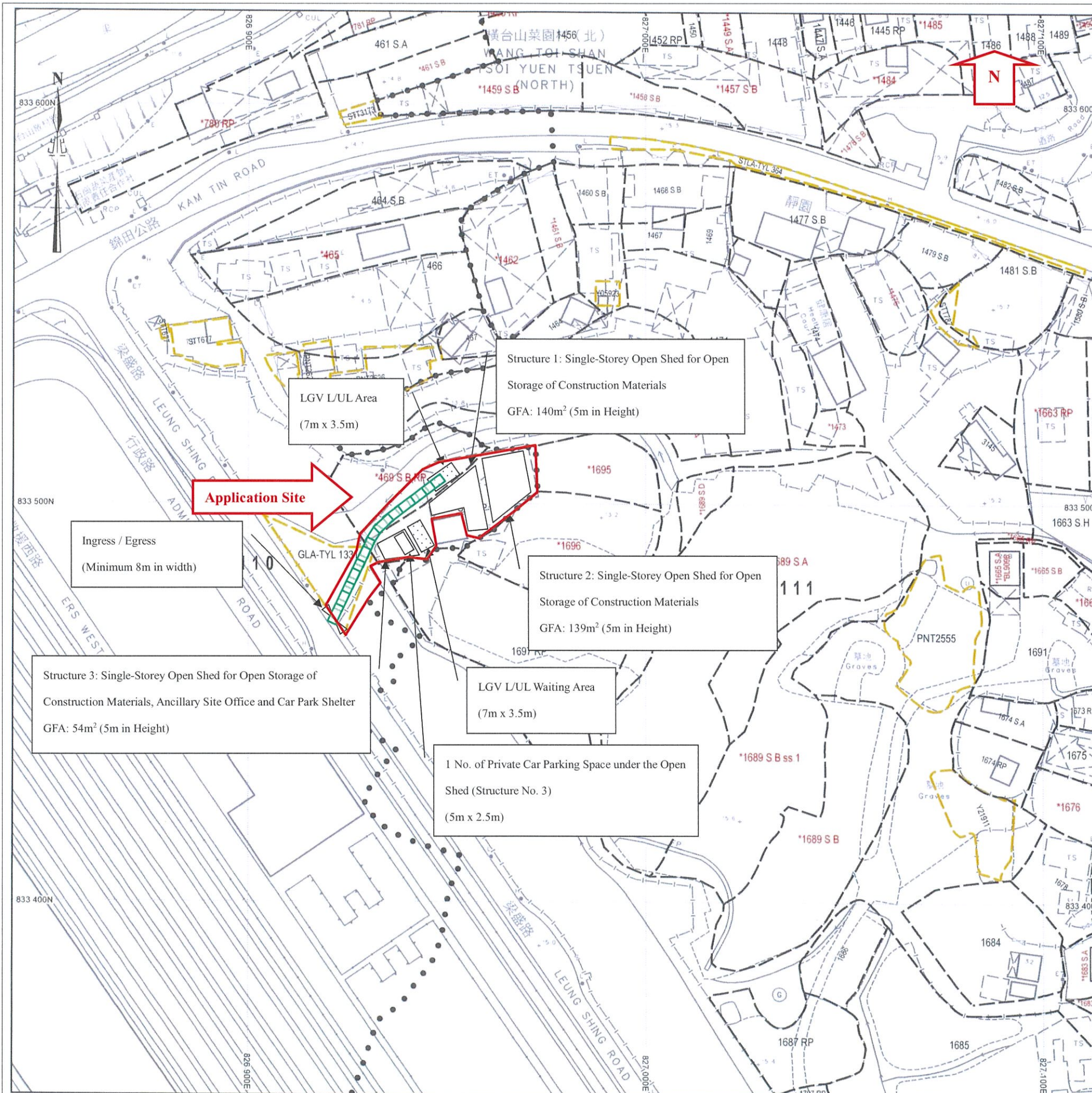
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## **APPENDIX 6**

### **Land Filling Plan**



# 地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。  
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**Explanatory notes:** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.  
**Disclaimer:** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



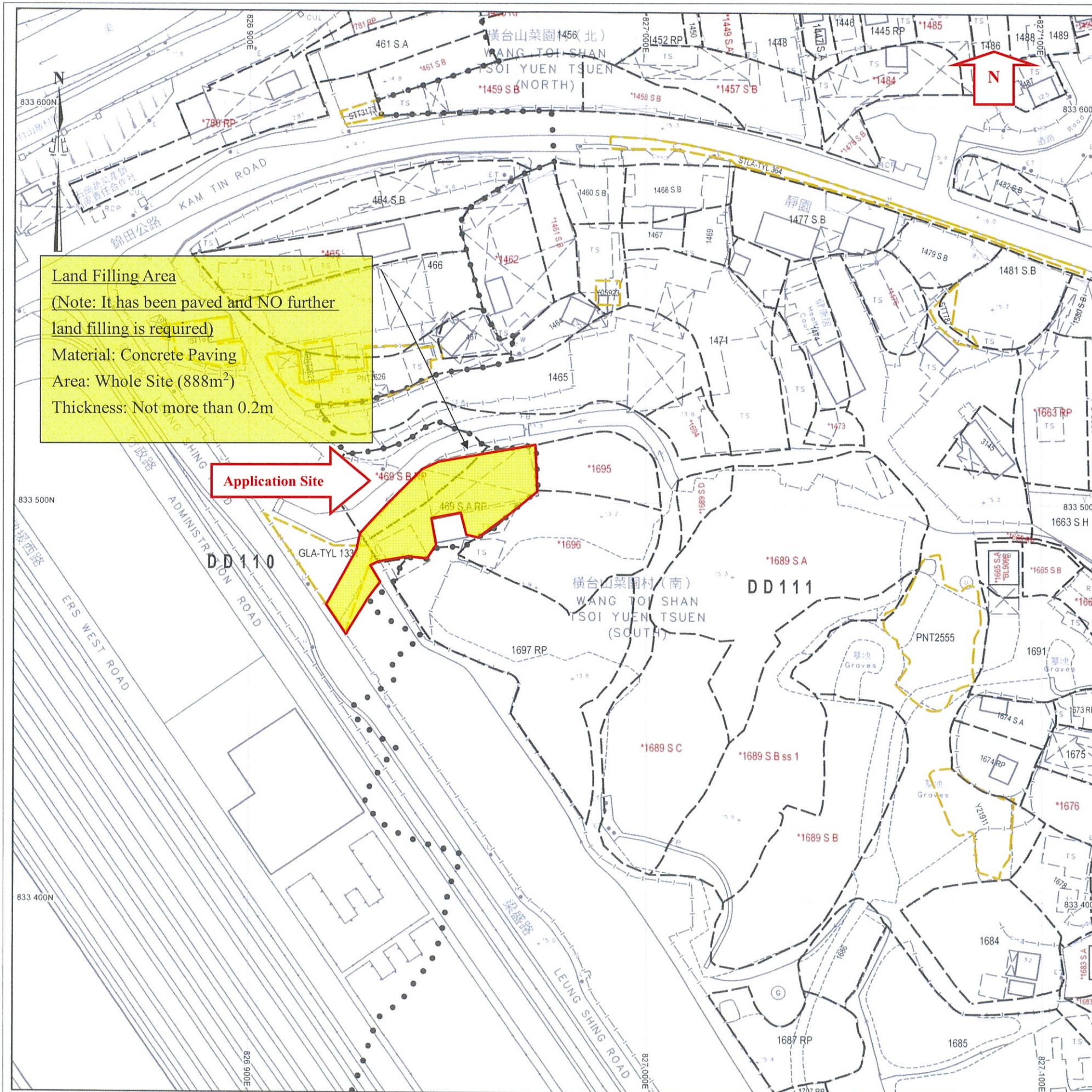
地政總署測繪處  
Survey and Mapping Office  
Lands Department

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比例尺 SCALE 1:1 000  
metres 10 0 10 20 30 40 50 metres

For Identification Only

Locality :  
Lot Index Plan No. : ags\_S00000140758\_0001  
District Survey Office : Lands Information Center  
Date : 31-Mar-2025  
Reference No. : 6-NE-8D, 6-NE-9C, 6-NE-13B, 6-NE-14A



**Land Filling Area**  
(Note: It has been paved and NO further land filling is required)  
Material: Concrete Paving  
Area: Whole Site (888m<sup>2</sup>)  
Thickness: Not more than 0.2m

Application Site

Application Site



## **APPENDIX 7**

### **Site Photo**



## Site Photo

### Application Site

