

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議臨時存放肥料及食物加工材料及相關填土工程(為期3年)
元朗上白泥及下白泥丈量約份第135約
地段第59號餘段(部分)及第60號餘段(部分)
PROPOSED TEMPORARY STORAGE OF FERTILISER AND
FOOD PROCESSING MATERIAL AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
LOTS 59 RP (PART) AND 60 RP (PART) IN D.D.135,
SHEUNG PAK NAI AND HA PAK NAI, YUEN LONG
SCALE 1 : 7 500 比例尺



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-PN/90

圖 PLAN
1

本摘要圖於2026年4月9日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號 S/YL-PN/9
EXTRACT PLAN PREPARED ON 9.4.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-PN/9 APPROVED ON 17.10.2006

Our Ref.: YL/TPN/2675A/L02

8 April 2026

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

By Post and Email

Dear Sir/Madam,

**Planning Application for
“Proposed Temporary Storage of Fertilizer and Food Processing Materials”
for a Period of 3 Years
Lot Nos. 59RP(Part) and 60RP(Part) in D.D. 135
Sheung Pak Nai and Ha Pak Nai, Yuen Long, New Territories
(Planning Application No. A/YL-PN/90)**

We refer to the captioned planning application.

We would like to clarify the followings:

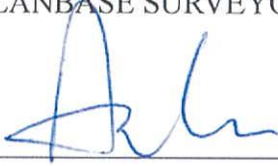
- (1) The proposed temporary use is: “Proposed Temporary Storage of Fertilizer and Food Processing Materials” for a Period of 3 Years” without filling of land.
- (2) The proposed temporary storage is warehouse in nature and no open storage on site.
- (3) There are no excavation works and workshop activities to be carried out on the Site.
- (4) The site has already been paved for many years before gazette of draft Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/7 and no land filling works would be necessary in the application.
- (5) There would be no container vehicles, HGV and MGW entering into the site.

The revised pages of the Application Form and revised Planning Statement are provided herewith for submission to supersede the previous submitted ones.

Our Ref.: YL/TPN/2675A/L02

Should you have any queries, please feel free to contact our Mr. Anson Lee at 2301-1869.
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee

Encl.
RK/AL

c.c.
DPO / TM & YLW (Attn.: Ms. Christina Lee)

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	“PROPOSED TEMPORARY STORAGE OF FERTILIZER AND FOOD PROCESSING MATERIAL” FOR A PERIOD OF 3 YEARS (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1,335sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	440sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	NILsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	440sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	440sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
STRUCTURE 1: STORAGE (8M IN HEIGHT)(1-STOREY) STRUCTURE 2: STORAGE (8M IN HEIGHT)(1-STOREY)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2
Motorcycle Parking Spaces 電單車車位	NIL
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL
Others (Please Specify) 其他 (請列明)	NIL
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NIL
Coach Spaces 旅遊巴車位	NIL
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	NIL
Heavy Goods Vehicle Spaces 重型貨車車位	NIL
Others (Please Specify) 其他 (請列明)	NIL

Proposed operating hours 擬議營運時間 FROM 7AM TO 11PM FROM MONDAY TO SATURDAY AND NO OPERATION ON SUNDAYS AND PUBLIC HOLIDAYS																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) NIM WAN ROAD <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/> No 否																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 15%;">Yes 會 <input type="checkbox"/></td> <td style="width: 15%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規畫資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOT NOS. 59RP(PART) AND 60RP(PART) IN D.D. 135, SHEUNG PAK NAI AND HA PAK NAI, YUEN LONG, NEW TERRITORIES
Site area 地盤面積	1,775 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED SHEUNG PAK NAI AND HA PAK NAI OUTLINE ZONING PLAN (OZP) NO. S/YL-PN/9
Zoning 地帶	"AGR"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規畫許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	"PROPOSED TEMPORARY STORAGE OF FERTILIZER AND FOOD PROCESSING MATERIAL" FOR A PERIOD OF 3 YEARS

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan (Lot Index Plan), Extract of Approved Sheung Pak		
Nai and Ha Pak Nai OZP and Site Photo		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

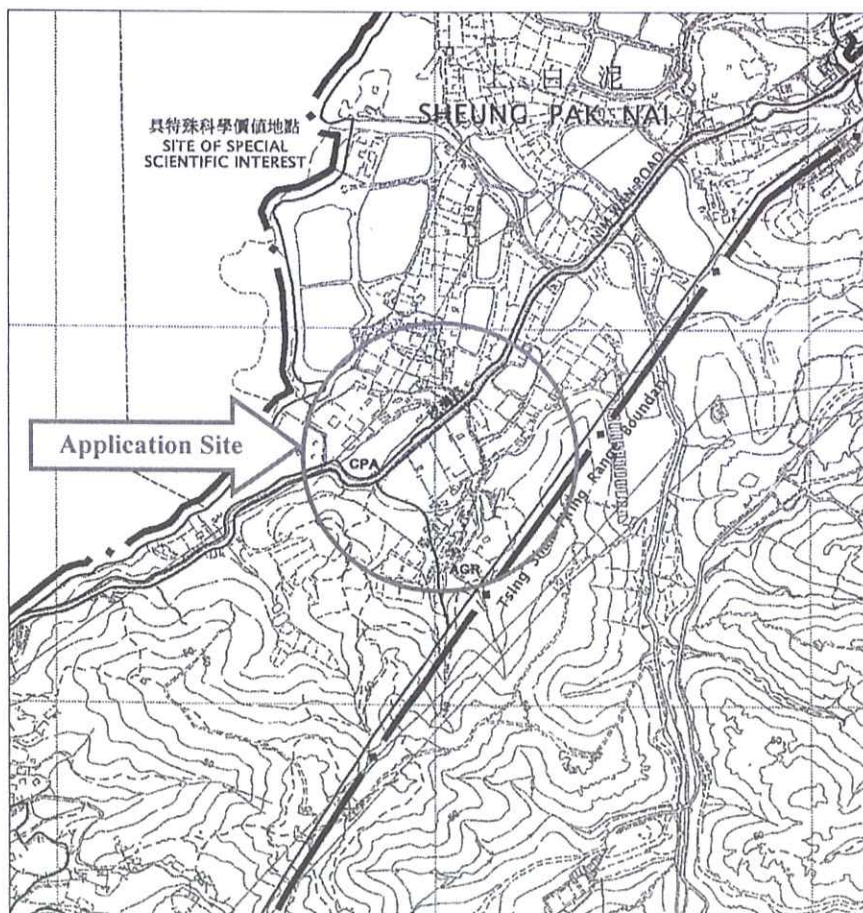
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
Proposed Temporary Storage of Fertilizer and Food Processing Materials
for a Period of 3 Years
Lot Nos. 59RP(Part) and 60RP(Part) in D.D. 135
Sheung Pak Nai and Ha Pak Nai, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

April 2026

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lot Nos. 59RP(Part) and 60RP(Part) in D.D. 135, Sheung Pak Nai and Ha Pak Nai, Yuen Long, New Territories. It directly abuts Nim Wan Road at its northwest. The Site is applied for the use of "Proposed Temporary Storage of Fertilizer and Food Processing Material" for a Period of 3 Years. The Site occupies a site area of about 1,775m². In accordance with the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No. S/YL-PN/9 dated 27.10.2006, the Site falls within an area zoned "Agriculture" ("AGR").

A planning permission is sought to use the Site as "Proposed Temporary Storage of Fertilizer and Food Processing Material". Since the Site is small in scale, no adverse traffic, drainage and environmental impacts are anticipated.

The subject application is justified on the following grounds: 1) Facilitating Relocation of an Existing Storage Operation Affected by Land Resumption; 2) Similar Site Area to Existing Storage; 3) No Contravention to the Long Term Planning Intention; 4) Compatible with Surrounding Land Uses; 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上白泥及下白泥丈量約份第135約地段第59號餘段(部份)及第60號餘段(部份)。申請場地於其西北面前臨稔灣路。現申請三年臨時規劃許可作「擬議臨時存放肥料及食物加工材料」用途。申請地段佔地約1,775平方米。是項申請地段位於上白泥及下白泥分區計劃大綱核准圖編號S/YL-PN/9(發表於2006年10月27日)內之「農業」地帶。

是項臨時許可申請把場地申請用作「臨時存放肥料及食物加工材料」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) 促成受收地影響的現時存放運作之搬遷； 2) 與現時存放場地面積相近； 3) 沒有違反長遠之規劃意向； 4) 與附近的土地用途相融； 5) 沒有不良的渠務及環境影響；及6) 沒有不良的交通影響。

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3.	Town Planning	3
4.	Proposed Development	4
5.	Justifications	6
6.	Conclusion	9

Appendices

LIST OF APPENDICES

- | | |
|------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Appendix 1 | Extract of Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No. S/YL-PN/9 dated 27.10.2006 and its Relevant Notes |
| Appendix 2 | Location Plan |
| Appendix 3 | Site Plan (Lot Index Plan) |
| Appendix 4 | Proposed Layout Plan |
| Appendix 5 | Site Photo |

1. INTRODUCTION

- 1.1 The Application Site ('the Site') comprises Lot Nos. 59RP(Part) and 60RP(Part) in D.D. 135, Sheung Pak Nai and Ha Pak Nai, Yuen Long, New Territories. It directly abuts Nim Wan Road at its northwest. According to the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No. S/YL-PN/9 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 at **Appendix 3**.
- 1.2 The current application is applied for the use of "Temporary Storage of Fertilizer and Food Processing Material" for a Period of 3 Years in order to facilitate the relocation of a storage operation at Lot Nos. 423RP (Part) and 428RP in D.D. 107 and adjoining Government Land under Planning Application No. A/YL-KTN/949, which is affected by the government land resumption and clearance works for railway development – Northern Link Main Line.
- 1.3 The Applicant has commissioned Lanbase Surveyors Limited on his behalf to submit a planning application for "Temporary Storage of Fertilizer and Food Processing Material" for a Period of 3 Years 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

2.1.1 The Site comprises Lot Nos. 59RP(Part) and 60RP(Part) in D.D. 135, Sheung Pak Nai and Ha Pak Nai, Yuen Long, New Territories. The Site occupies a site area of about 1,775m². Please refer to Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.

2.1.2 The Site is now vacant and well paved.

2.2 Lease Particulars

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

2.3 Surrounding Land Uses

2.3.1 The Site directly abuts Nim Wan Road at its northwest.

2.3.2 To its immediate northeast is open storage.

2.3.3 To its immediate southwest is solar photovoltaic production area.

2.4 Accessibility

2.4.1 The Site is accessible from Nim Wan Road.

2.4.2 The subject area is served by various modes of public transport including minibuses and taxis along Deep Bay Road.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No. S/YL-PN/9 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 Town Planning Board (the “Board”) for the proposed temporary use in the “AGR” zone.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

4.1.1 It is proposed to apply for the use of “Temporary Storage of Fertilizer and Food Processing Material” for a Period of 3 Years in order to facilitate the relocation of a storage of operation at Lot Nos. 423RP (Part) and 428RP in D.D. 107 and adjoining Government Land under Planning Application No. A/YL-KTN/949, which is affected by the government land resumption and clearance works for railway development – Northern Link Main Line.

4.1.2 Identical to Planning Application No. A/YL-KTN/949,

- (a) the fertilizer stored at the Site is urea, which would be both liquid and solid granular in form, which would be stored in plastic containers and bags respectively;
- (b) the stored food processing material is sodium bicarbonate, which is in solid form and stored in bags;
- (c) the stored items are non-inflammable, non-toxic and non-corrosive; and
- (d) the stored materials would not generate odour affecting the surrounding environment.

4.1.3 The proposed use of “Temporary Storage of Fertilizer and Food Processing Material” is warehouse in nature and no open storage on site.

4.1.4 There are no excavation works and workshop activities to be carried out on the Site.

4.1.5 The site has already been paved for many years before gazette of draft Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/7 and no land filling works would be necessary in the application.

4.1.6 There would be no container vehicles, HGV and MGV entering into the site.

4.2 Site Area

The Site has an area of about 1,775m².

4.3 Operation Hours

Identical to Planning Application No. A/YL-KTN/949, the proposed “Temporary Storage of Fertilizer and Food Processing Material” would be operated from 7am to 11pm from Monday to Saturday and no operation on Sundays and Public Holidays during the planning approval period.

4.4 Site Layout

There will be temporary structures provided at Site for storage use. Two private car parking spaces and a loading / unloading area will also be provided. The proposed Layout Plan is provided at **Appendix 4**.

4.5 Traffic

Due to small scale of the Site and provision of loading / unloading area, no heavy traffic flow would be generated.

4.6 Drainage

The Applicant will provide proper drainage facilities at the Site. Approval condition for provision of drainage facilities is acceptable.

4.7 Landscape

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

4.8 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.

5. JUSTIFICATIONS

5.1 Facilitating Relocation of an Existing Storage Operation affected by Land Resumption

The Applicant has been using Lot Nos. 423RP (Part) and 428RP in D.D. 107 and adjoining Government Land under Planning Application No. A/YL-KTN/949 for storing fertilizer and food processing materials for many years. Due to land resumption for railway development – Northern Link Main Line, it is required to make relocation arrangement of the existing storage. The current application is to facilitate the relocation of an existing storage operation affected by the land resumption for railway development – Northern Link Main Line.

5.2 Similar Site Area to Existing Storage Site

The site area is about 1,775m², which is similar to the site area (i.e. 1,716.1m²) of the existing storage site at Lot Nos. 423RP (Part) and 428RP in D.D. 107 and adjoining Government Land under Planning Application No. A/YL-KTN/949. Therefore, the Site is a suitable replaced location for the proposed use.

5.3 No Contravention to the Long Term Planning Intention

The planning intention of the subject “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. Basically, approval of the proposed use on a temporary basis that will not prejudice the future long term planning of the area. Therefore, the proposed development is considered not contravene to the long-term planning intention.

5.4 Compatible with Surrounding Land Uses

In fact, the locality of the Site has been generally occupied by open storages and

workshops. The proposed “Temporary Storage of Fertilizer and Food Processing Material” is considered compatible with the surrounding uses in the area.

5.5 No Adverse Drainage and Environmental Impacts

- 5.5.1 The stored fertilizer and food processing material are non-flammable, non-toxic and non-corrosive. They would be stored in containers or in bags. No adverse odour impact is anticipated. No workshop activities would be carried out as well.
- 5.5.2 Compared with Planning Application No. A/YL-KTN/949, there are only 2 nos. of temporary structures and floor area of about 440m², which is smaller than that of Planning Application No. A/YL-KTN/949 (i.e. 7 nos. of temporary structures and floor area of 904.7m²).
- 5.5.3 Therefore, no adverse drainage and environmental impacts are anticipated.

5.7 No Adverse Traffic Impact

- 5.7.1 The current application is only for the small-scaled “Temporary Storage of Fertilizer and Food Processing Material” with low traffic demand. There would be no containers / heavy goods vehicles entering into the Site.
- 5.7.2 The proposed 2 private car parking spaces are for the staff use that would generate or attract 6 trips a day during the morning peak hours, lunch time and evening peak hours respectively. There are also only 2 LGV trips per day for conducting loading/unloading activities in the morning and the afternoon time respectively.
- 5.7.3 The proposed temporary use is mainly for the storage use. In addition, the provision of private car parking spaces is for the staff use only and there are only 2 times loading/unloading activities per day. Therefore, the proposed 2 private car parking spaces and 1 LGV loading/unloading space are adequate for the site.
- 5.7.4 The width of the vehicular access leading to the site is 6m at minimum, as shown on

the Proposed Layout Plan at **Appendix 4**.

- 5.7.5 There is satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces.
- 5.7.6 There are only 2 times loading/unloading activities per day. Therefore, no queuing issue is anticipated. Nevertheless, as shown on the Proposed Layout Plan at **Appendix 4**, there is enough vacant area being a waiting area for avoiding queuing up on the public road.
- 5.7.7 Therefore, no adverse traffic impact is anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board’s permission to approve this planning application for providing “Temporary Storage of Fertilizer and Food Processing Material” for a Period of 3 Years on the Site under S.16 of the Town Planning Ordinance.

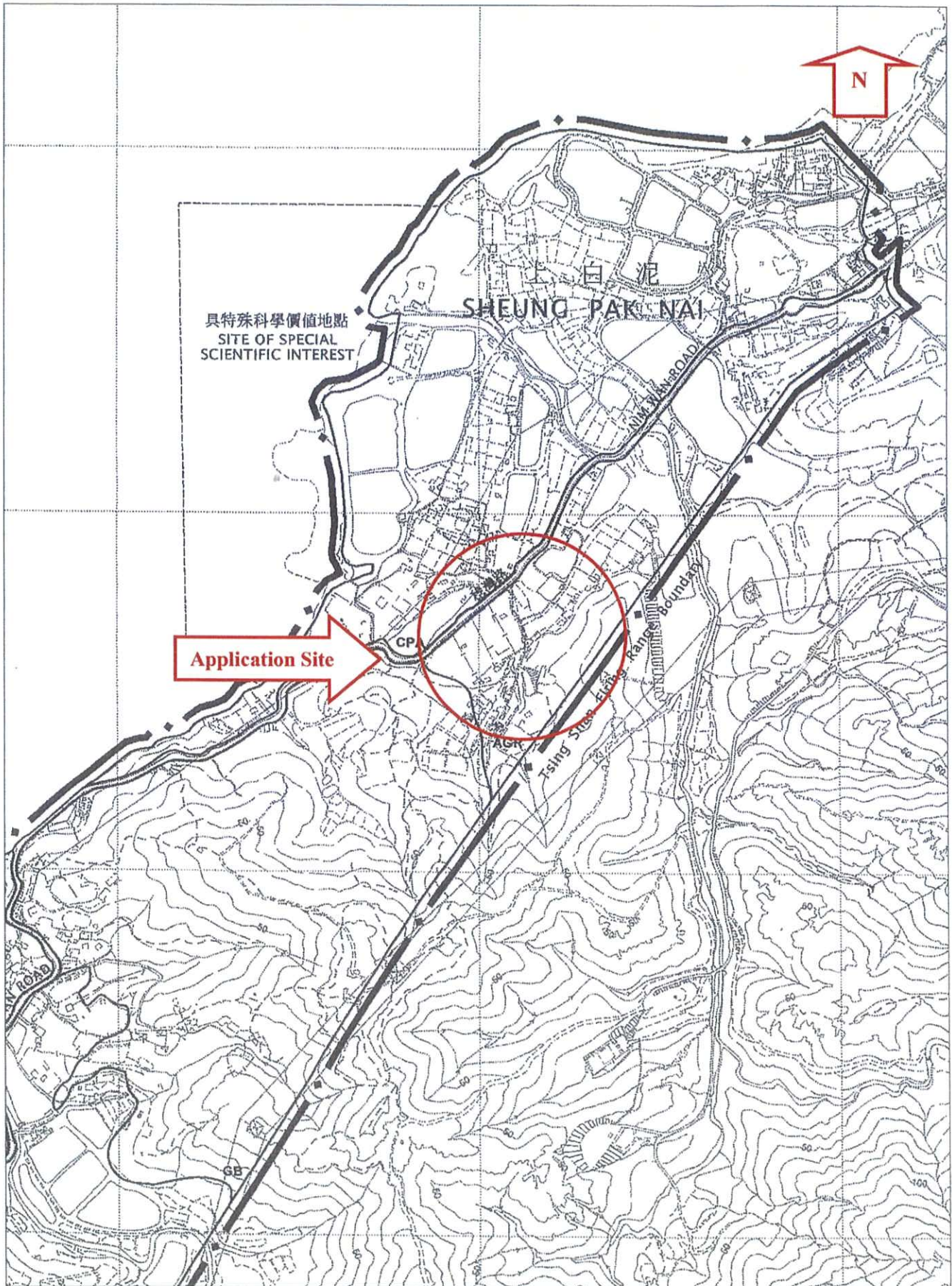
6.2 With regard to the followings:

- facilitating relocation of an existing storage operation affected by Land Resumption;
- Similar site area to existing storage site;
- no contravention to the long term planning intention;
- compatible with surrounding land uses;
- no adverse drainage and environmental impacts; and
- no adverse traffic impact,

the Board is recommended to approve the planning application for the use of “Temporary Storage of Fertilizer and Food Processing Material” for a Period of 3 Years on the Site.

APPENDIX 1

**Extract of Approved Sheung Pak Nai and Ha Pak Nai
Outline Zoning Plan (OZP) No. S/YL-PN/9 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.

(Please see next page)

AGRICULTURE (cont'd)

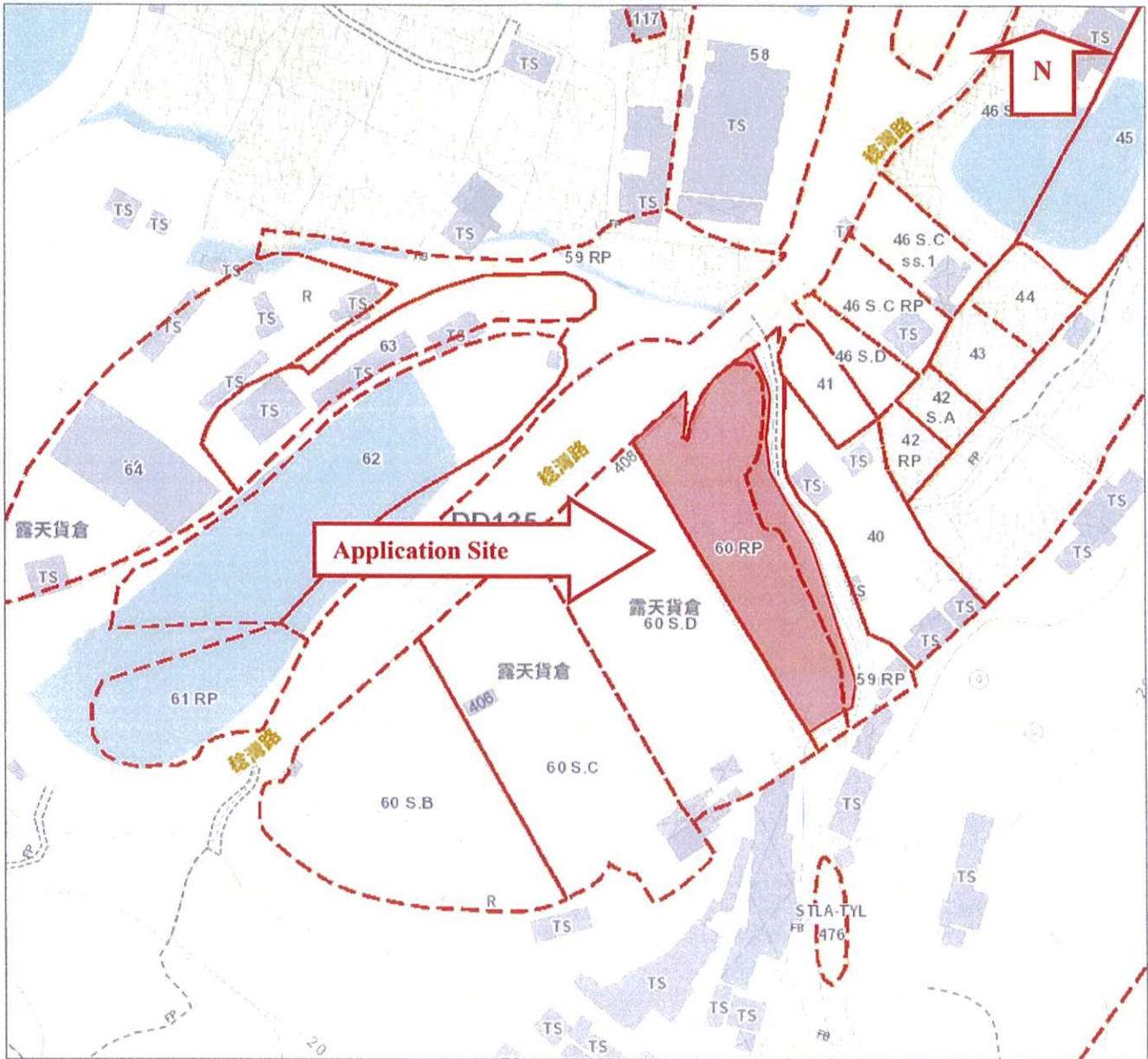
Remarks

- (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.

- (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 Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/7 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



For Identification Only

APPENDIX 3

Site Plan (Lot Index Plan)

地段索引圖 LOT INDEX PLAN

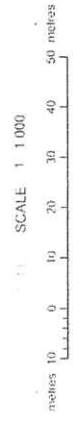
摘要說明：此圖顯示不同種類的永久及臨時地段的圖形邊界。圖中顯示的地段編號與地籍圖中的地段編號一致。圖中顯示的地段編號與地籍圖中的地段編號一致。圖中顯示的地段編號與地籍圖中的地段編號一致。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the background. 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 whatsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

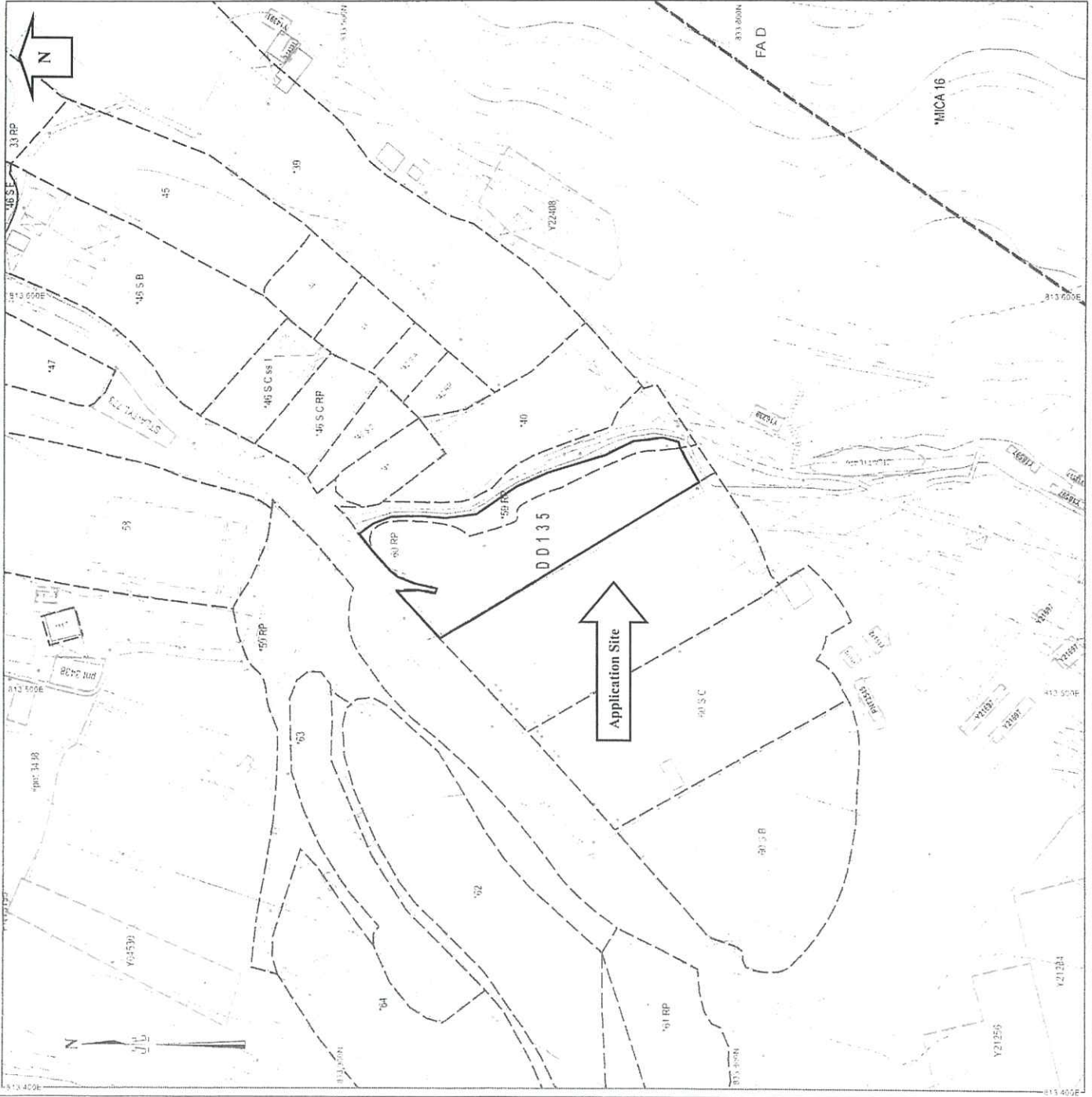


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Lands Department

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Locality
Lot Index Plan No.: ags_S00000150687_0001
District Survey Office: Lands Information Center
Date: 17-Nov-2025
Reference No.: 5 NE 9D.5 NE-10C



APPENDIX 4

Proposed Layout Plan

地段索引圖 LOT INDEX PLAN

摘要說明：此圖顯示本區內各段地段的圖形界線，並與地形圖的背景顯示永久及臨時地段的界線。此圖顯示地段的圖形界線，並與地形圖的背景顯示永久及臨時地段的界線。此圖顯示地段的圖形界線，並與地形圖的背景顯示永久及臨時地段的界線。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the background. 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.

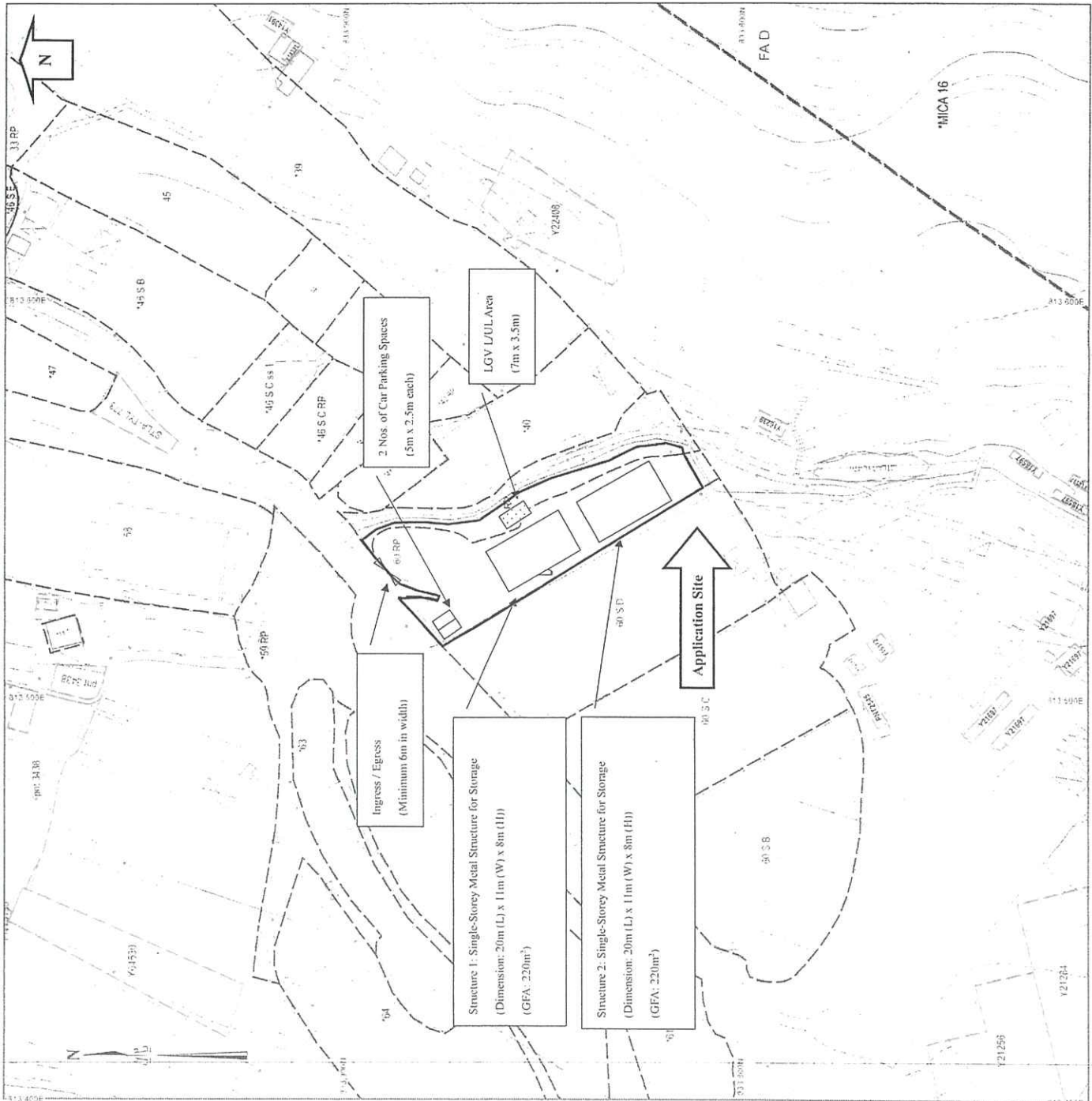


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Lands Department

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Locality:
Lot Index Plan No.: ags_S00000150687_0001
District Survey Office: Lands Information Center
Date: 17-Nov-2025
Reference No.: S-NE-90.5-NE-10C



APPENDIX 5

Site Photo

Site Photo

Application Site

