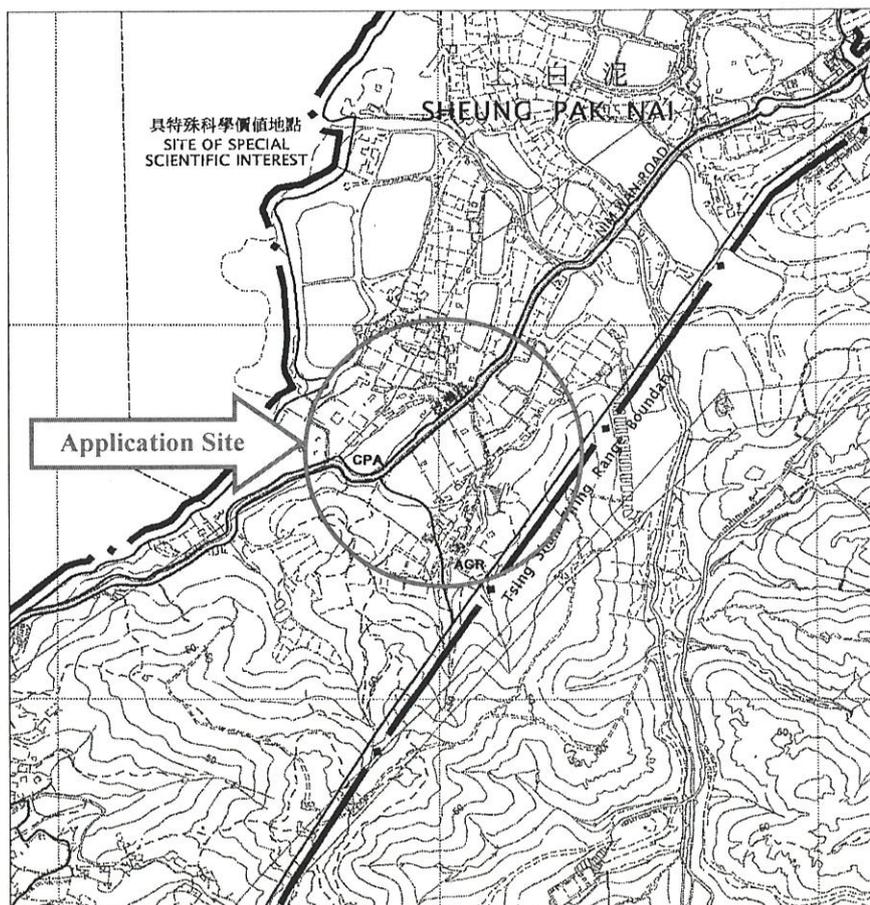


Planning Application
 Under Section 16
 of the Town Planning Ordinance
 (Cap. 131)

**Planning Application for
 A Temporary Storage of Fertilizer and Food Processing Materials and
 Associated Filling of Land
 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

February 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 "Temporary Storage of Fertilizer and Food Processing Material" and "Associated Filling of Land" 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 "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) In Line with TPB PG No. 13G; 5) Compatible with Surrounding Land Uses; 6) No Adverse Drainage and Environmental Impacts; and 7) 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「臨時存放肥料及食物加工材料」用途及「相關的填土工程」。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) 符合城市規劃指引13G； 5) 與附近的土地用途相融； 6) 沒有不良的渠務及環境影響；及 7) 沒有不良的交通影響。

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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" and "Associated Filling of Land" 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" and "Associated Filling of Land" 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.
- 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, the Site is classified as “Category 3” 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 Applied Use

4.1.1 It is proposed to apply for the use of “Temporary Storage of Fertilizer and Food Processing Material” and “Associated Filling of Land” 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 There are no excavation works and workshop activities to be carried out on the Site;

4.1.4 The site has already been paved for many years and no further land filling works would be necessary in the application. However, the application “would involve regularization of land filling on the whole application site falling within “Agriculture” zone. The associated land filling works involved concrete paving materials with less than 0.2m in thickness.

4.1.5 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 5**.

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 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

3 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.

5.5 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.

5.6 No Adverse Drainage and Environmental Impacts

5.6.1 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.

5.6.2 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).

5.6.3 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" and "Associated Filling of Land" 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;
- in line with TPB PG No. 13G;
- 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" and "Associated Filling of Land" for a Period of 3 Years on the Site.