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**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS,  
MACHINERY AND VEHICLES AND ASSOCIATED FILLING OF LAND  
FOR A PERIOD OF 3 YEARS IN “AGRICULTURE” ZONE,  
  
VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND,  
SHEK KONG, YUEN LONG, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**Victor Well Limited**

Consultancy Team

**R-riches Property Consultants Limited**

## FILE CONTROL

**FILE NAME** : *DD 112 Lot 166 & VL - Planning Statement (20250224) Ver1.0*

**FILE LOCATION** : *\\R-SERVER\Planning\Planning Application\DD112 Lot 166 & VL - OS & Warehouse in SK (NDA)\Submission (Feb 25)\Planning Statement*

**REVISION NO.** : *1.0*

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**APPLICANT** : *Victor Well Limited*

**TYPE OF APPLICATION** : *S.16 Planning Application*

**PROPOSED USE** : *Proposed Temporary Warehouse and Open Storage of Construction Materials, Machinery and Vehicles and Associated Filling of Land for a Period of 3 Years*

**SITE LOCATION** : *Lots 293 (Part), 297 S.A ss.2, 297 S.B ss.2 (Part), 298 (A-D) S.A, 298 (A-D) RP (Part), 397 S.A (Part), 408 S.B – S.E, 410 S.A, 410 S.B-S.H, 410 S.I-M, 411, 412, 413 and 429 in D.D. 112*

## AMENDMENT RECORD

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## EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to use *Various Lots in D.D. 112 and Adjoining Government Land (GL), Shek Kong, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse and Open Storage of Construction Materials, Machinery and Vehicles and Associated Filling of Land for a Period of 3 Years'** (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/9. The Site occupies an area of 18,031 m<sup>2</sup> (about), including 361m<sup>2</sup> of GL (about). Two single-storey structures are proposed at the Site for warehouse (excluding dangerous goods godown) uses with total gross floor area (GFA) of 2,961 m<sup>2</sup> (about). The remaining area is reserved for area for open storage operations, vehicle parking and loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Kam Sheung Road. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays.
- Justifications for the proposed development are as follows:
  - To facilitate the relocation of the applicant's business premises affected by the implementation of the Public Housing Development at Tai Kei Leng and Long Bin, Yuen Long;
  - the applicant has made effort in identifying suitable sites for relocation;
  - the applied use is the same as the applicant's original premises in Tai Kei Leng and Tong Yan San Tsuen;
  - the proposed development is considered not incompatible with surrounding land uses; and
  - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "AGR" zone.
- Details of development parameters are as follows:

|                            |   |
|----------------------------|---|
| <b>Site Area</b>           | 18,031m <sup>2</sup> (about),<br>including 361 m <sup>2</sup> of GL (about) |
| <b>Covered Area</b>        | 2,961 m <sup>2</sup> (about)  |
| <b>Uncovered Area</b>      | 15,070 m <sup>2</sup> (about)   |
|                            |   |
| <b>Plot Ratio</b>          | 0.16 (about)  |
| <b>Site Coverage</b>       | 16% (about)   |
|                            |   |
| <b>Number of Structure</b> | 2   |
| <b>Total GFA</b>           | 2,961 m <sup>2</sup> (about)  |
| - Domestic GFA             | Not applicable  |
| - Non-Domestic GFA         | 2,961 m <sup>2</sup> (about)  |
|                            |   |
| <b>Building Height</b>     | 13 m (about)  |
| <b>No. of Storey</b>       | 1   |

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界石崗丈量約份第 112 約多個地段和毗連政府土地的規劃申請，於上述地點作「擬議臨時貨倉及露天存放建築材料、機械及車輛和相關填土工程 (為期 3 年)」(擬議發展)。
- 申請地點所在的地區在《石崗分區計劃大綱核准圖編號 S/YL-SK/9》上劃為「農業」地帶。申請地盤面積為 18,031 平方米 (約)，包括 361 平方米 (約) 的政府土地。申請地點將設 2 座單層構築物作貨倉 (危險品倉庫除外)，總樓面面積合共為 2,961 平方米 (約)，申請地點的其餘地方將預留作露天貯物空間、車輛停泊／上落貨位及流轉空間。
- 申請地點可從錦上路前往。擬議發展的作業時間為星期一至六上午九時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 申請人原來的經營處所受到政府元朗大旗嶺及朗邊公營房屋收地發展影響；
  - 申請人曾經致力尋找合適的搬遷地點；
  - 申請用途與申請人位於大旗嶺及唐人新村先前受影響的發展場地用途一致；
  - 擬議發展與周邊地方的用途並非不協調；及
  - 擬議發展只屬臨時性質，批出規劃許可則不會影響「農業」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

|           |  |
|-----------|--|
| 申請地盤面積：   | 18,031 平方米 (約)<br>(包括 361 平方米 (約) 的政府土地) |
| 上蓋總面積：    | 2,961 平方米 (約)                            |
| 露天地方面積：   | 15,070 平方米 (約)                           |
|           |  |
| 地積比率：     | 0.16 (約)                                 |
| 上蓋覆蓋率：    | 16% (約)                                  |
|           |  |
| 樓宇數目：     | 2 座                                      |
| 總樓面面積     | 2,961 平方米 (約)                            |
| 住用總樓面面積：  | 不適用                                      |
| 非住用總樓面面積： | 2,961 平方米 (約)                            |
|           |  |
| 構築物高度：    | 13 米 (約)                                 |
| 構築物層數：    | 1 層                                      |

## **1. INTRODUCTION**

### *Background*

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Victor Well Limited**<sup>1</sup> (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 293 (Part), 297 S.A ss.2, 297 S.B ss.2 (Part), 298 (A-D) S.A, 298 (A-D) RP (Part), 397 S.A (Part), 408 S.B – S.E, 410 S.A, 410 S.B-S.H, 410 S.I-M, 411, 412, 413 and 429 in D.D. 112 and adjoining GL, Shek Kong, Yuen Long, New Territories (Plans 1 to 3).*
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse and Open Storage of Construction Materials, Machinery and Vehicles and Associated Filling of Land for a Period of 3 Years**'. The Site falls within an area zoned "AGR" on the Approved Shek Kong OZP No.: S/YL-SK/9 (**Plan 2**). According to the Notes of the OZP, the applied uses are neither Columns 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings and supplementary information are provided with the planning statement (**Plans 1 to 13** and **Appendix I**). A Drainage Impact Assessment (DIA) is provided to review the drainage arrangement of the Site (**Appendix II**). Other assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

## 2. JUSTIFICATIONS

*To facilitate the relocation of the applicant's business premises affected by the implementation of the Public Housing Development at Tai Kei Leng and Long Bin, Yuen Long*

- 2.1 The current application is intended to facilitate the relocation of the business operators' premises in Tai Kei Leng (i.e. Various Lots in D.D.116) and Tong Yan San Tsuen (i.e. Various Lots in D.D. 121), namely Tenant A and Tenant B, due to land resumption and to pave way for the development of Public Housing Development at Tai Kei Leng and Long Bin respectively (**Plan 6**). Tenant A in Tai Kei Leng currently falls within an area zoned "Residential (Group A)6" ("R(A)6"), "Residential (Group B)" ("R(B)") and area shown as 'Road' on the Approved Yuen Long OZP No.: S/YL/27 (**Plan 4**). Tenant B in Tong Yan San Tsuen, which was approved under S.16 planning application No. A/YL-TYST/975 and the adjoining 'existing use' (EU) (occupied by temporary structure for storage and open storage of construction materials and vehicles) at various lots in D.D. 121, Tong Yan San Tsuen, currently falls within an area zoned as "Residential (Group A)1" ("R(A)1") and "Residential (Group B)1" ("R(B)1") on the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14 (**Plan 5**). Details of the affected business premises are summarized at **Table 1** below:

**Table 1** – Details of Affected Business Premises

| Tenant          | Original Premises         | Location                 | OZP          | Zoning                                   | Development Involved   |
|-----------------|---------------------------|--------------------------|--------------|--|--|
| <b>Tenant A</b> | <b>Tai Kei Leng</b>       | Various Lots in D.D. 116 | S/YL/27      | "R(A)6", "R(B)" and area shown as 'Road' | <i>Public Housing Development at Tai Kei Leng, Yuen Long</i> |
| <b>Tenant B</b> | <b>Tong Yan San Tsuen</b> | Various Lots in D.D. 121 | S/YL-TYST/14 | "R(A)1"                                  | <i>Public Housing Development at Long Bin, Yuen Long</i>     |

- 2.2 Since the applicant's original premises are affected by the Public Housing Development and associated road works and infrastructure at Tai Kei Leng and Long Bin, Yuen Long respectively, the concerned parcel of land will be/had been resumed and reverted to the Government. The applicant desperately needs to identify a suitable site for the relocation of the affected business operators in order to continue the business operation.



*Applicant's effort in identifying suitable site for relocation*

- 2.3 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Appendix I** and **Plan 7**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, easily accessible and not incompatible to surrounding land uses.

*Applied use is the same as the affected premises*

- 2.4 The proposed development involves the operation of warehouse and open storage of construction materials, machinery and vehicles to support the daily operation of the Site. The applied uses are the same as the affected premises in Tai Kei Leng and Tong Yan San Tsuen.
- 2.5 A significant portion of the Site (i.e. 6,318 m<sup>2</sup> (about), 35% of the Site) is designated for open storage of construction materials, machinery and vehicles. The remaining uncovered area (i.e. 8,752 m<sup>2</sup>) is reserved for vehicle parking, L/UL spaces and circulation area to support the daily operation of the proposed development. A substantial amount of circulation space is reserved within the Site so as to enhance the Site's overall efficiency, as well as to minimize the potential adverse traffic impact to the surrounding road network.

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

- 2.6 Although the Site falls within an area zoned "AGR" on the Approved Shek Kong OZP No.: S/YL-SK/9, the Site is currently vacant without active agricultural activities (**Plans 2 and 9**). Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories.
- 2.7 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

*The proposed development is not incompatible with surrounding land uses*

- 2.8 The proposed development situates in a relatively remote area, which is far away from sensitive receivers (**Plans 1, 3 and 9**). The surrounding area is considered to be predominately in semi-rural character comprising various brownfield operations. The proposed development is therefore considered not incompatible with surrounding

land uses.

- 2.9 Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimize potential adverse impacts arising from the proposed development.

### **3. SITE CONTEXT**

#### *Site Location*

- 3.1 The Site is located approximately 1.3 km south of Fan Kam Road; 1.5 km east of Lam Kam Road; 2.6 km north of Kam Sheung Road MTR Station; 7.9 km north of Fanling MTR Station; 5.8 km northwest of the original premises in Tai Kei Leng and 7.8 km northwest of another original premises in Long Bin (**Plans 1 and 7**).

#### *Accessibility*

- 3.2 The Site is accessible from Kam Sheung Road (**Plan 1**).

#### *Existing Site Condition*

- 3.3 The Site is generally flat, partly fenced, partly vegetated and partly covered with temporary structures (**Plans 1, 3 and 9**).

#### *Surrounding Area*

- 3.4 The Site and its surrounding are predominantly for brownfield uses and mainly comprise of open storage yards and temporary structures for various brownfield operations (**Plans 1, 3 and 9**).
- 3.5 To its immediate north are some unused/vacant land covered with vegetation intermixed with woodland.
- 3.6 To its immediate east are some temporary structures for shop and services use. To its further east are areas falls within "Village Type Development" ("V") zone.
- 3.7 To its immediate south is Kam Sheung Road, across which are some open storage yards and temporary structures for warehouse and storage uses. To its further south are some open storage of construction machinery and unused/vacant land covered with vegetation.
- 3.8 To its immediate west are some temporary structures for 'shop and services' use. To its further west are areas falls within "V" zone.

#### 4. PLANNING CONTEXT

##### *Zoning of the Site*

- 4.1 The Site falls within an area zoned "AGR" on the Approved Shek Kong OZP No.: S/YL-SK/9 (**Plan 2**). According to the Notes of the OZPs, the applied uses are neither Columns 1 nor 2 used within the "AGR" zone, which requires planning permission from the Board.

##### *Planning Intention*

- 4.2 The planning intention of the "AGR" zone is *primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

##### *Restriction on Filling of Land*

- 4.3 According to the Remarks of the "AGR" zone on the Approved Shek Kong OZP No.: S/YL-SK/9, *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 interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.*

##### *Previous Application*

- 4.4 The Site is not subject of any previous application.

##### *Similar Applications*

- 4.5 There is no similar application within the same "AGR" zone.

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

- 4.6 The Site falls within Category 3 area, which are those outside Category 1, 2 and 4 areas (**Plan 8**). *Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous approvals (irrespective of whether the application is submitted by the applicant of previous approval or a*

*different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, a planning permission could be granted on a temporary basis up to a maximum period of 3 years.*

- 4.7 Although the Site falls within Category 3 area of TPB PG-No. 13G, the proposed development would not generate significant adverse impacts on the surrounding areas (**Plan 8**). In addition, the affected premises will be/had been resumed by the Government to facilitate the Public Housing Development at Tai Kei Leng and Long Bin. Approval of the current application is in line with TPB PG-No. 13G and would not set an undesirable precedent within the Category 3 area. It should be considered on its individual merits given the special background of the applicant.

#### *Land Status of the Site*

- 4.8 The Site falls entirely on private lots, i.e. *Lots 293 (Part), 297 S.A ss.2, 297 S.B ss.2 (Part), 298 (A-D) S.A, 298 (A-D) RP (Part), 397 S.A (Part), 408 S.B – S.E, 410 S.A, 410 S.B-S.H, 410 S.I-M, 411, 412, 413 and 429 in D.D. 112 and adjoining GL*, with total land area of 18,031 m<sup>2</sup> (about) of Old Schedule Lot held under Block Government Lease. The remaining portion of the Site, i.e. 361m<sup>2</sup> (about) falls on GL (**Plan 3**).
- 4.9 Given that there is restriction on the erection of structures on the private lot(s) or GL portions without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) and Short Term Tenancy (STT) to the Lands Department (LandsD) to make way for the erection of the proposed structure at the Site and occupation of GL respectively, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The Site consists of an area of 18,031 m<sup>2</sup> (about), including 361 m<sup>2</sup> of GL (about). Details of development parameters are shown at **Table 3** below.

**Table 3** - Development Parameters

|  |  |
|--|--|
| <b>Site Area</b>   | 18,031 m <sup>2</sup> (about)<br>including 361 m <sup>2</sup> of GL (about)    |
| <b>Covered Area</b>                                      | 2,961 m <sup>2</sup> (about)   |
| <b>Uncovered Area</b>                                    | 15,070 m <sup>2</sup> (about)  |
| <b>Plot Ratio</b>  | 0.16 (about)   |
| <b>Site Coverage</b>                                     | 16% (about)  |
| <b>No. of Structure</b>                                  | 2  |
| <b>Total GFA</b><br>- Domestic GFA<br>- Non-Domestic GFA | 2,961 m <sup>2</sup> (about)<br>Not applicable<br>2,961 m <sup>2</sup> (about) |
| <b>Building Height</b>                                   | 13 m (about)   |
| <b>No. of Storey</b>                                     | 1  |

- 5.2 Two single-storey structures are proposed at the Site for warehouse (excluding dangerous goods godown) use with total GFA of 2,961 m<sup>2</sup> (about). The remaining open area is reserved for open storage operations, vehicle parking and L/UL spaces and circulation area (**Plan 10**). Details of proposed structures are shown at **Table 4** below.

**Table 4** – Details of Proposed Structures

| Structure    | Uses   | Covered Area                           | GFA                                    | Building Height            |
|--------------|--|--|--|----------------------------|
| B1           | Warehouse (excluding dangerous goods godown) | 1,896 m <sup>2</sup>                   | 1,896 m <sup>2</sup>                   | 13 m (about)<br>(1-storey) |
| B2           | Warehouse (excluding dangerous goods godown) | 1,065 m <sup>2</sup>                   | 1,065 m <sup>2</sup>                   | 13 m (about)<br>(1-storey) |
| <b>Total</b> |  | <b>2,961 m<sup>2</sup><br/>(about)</b> | <b>2,961 m<sup>2</sup><br/>(about)</b> | -                          |

### Hard-paving at the Site

- 5.3 The Site is proposed to be entirely hard-paved with concrete of not more than 0.2 m

in depth for area for site formation of structures, open storage operations, vehicle parking and L/UL spaces and circulation area. The existing site level ranges from +22.6 mPD (at the south) to +23.1 mPD (at the north). The Site, which generally falls from south to north, is proposed to be filled from 22.8 mPD to 23.3mPD (from south to north). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface for the applied use. Hence, hard-paving of the Site is considered required and has been kept to minimal to meet the operational need.

### Operation Mode

- 5.4 The Site will be used as warehouses and open storage of construction materials, machinery and vehicles. The construction materials (i.e. steel beam, bricks, scaffold, etc.), construction machinery (i.e. forklift, excavator, crane, etc.) and vehicles will be openly stored at the designated area with stacking height of not more than 2.5 m. For construction materials and machinery that are not waterproof, will be stored within the warehouse. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays.
- 5.5 It is estimated that the Site would be able to accommodate not more than 18 staff. As no shopfront is proposed at the Site, visitor is not anticipated at the Site. The applicant and the original business operators have mutually agreed that upon the planning approval has been granted by the Board, the Site will be utilized by the original business operators for the proposed operations during the planning approval period. The details of original premises at the Site are provided in **Plan 11**.

### Minimal Traffic Impact

- 5.6 The Site is accessible from Kam Sheung Road (**Plan 1**). A 11 m (about) wide vehicular ingress/egress is proposed at the Site. A total of 17 parking and L/UL spaces will be provided at the Site (**Plan 10**). Details of the parking and L/UL provision are shown at **Table 5** below.

**Table 5 – Provision of Parking and L/UL Spaces**

| Type of Parking Spaces   | No. of Space |
|--|--------------|
| Parking spaces for private car (PC)<br>- 2.5 m (W) x 5 m (L)       | 9            |
| Type of L/UL Spaces  | No. of Space |
| L/UL Spaces for light goods vehicle (LGV)<br>- 3.5 m (W) x 7 m (L) | 3            |
| L/UL Spaces for container vehicle (CV)<br>- 3.5 m (W) x 16 m (L)   | 5            |

- 5.7 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 12**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety.
- 5.8 The breakdown of estimated trips generation/attraction of proposed development are provided at **Table 6** below.

**Table 6 – Estimated Trip Generation /Attraction**

| Time Period                                | Estimated Trip Generation/Attraction |     |     |     |    |     |                |
|--|--------------------------------------|-----|-----|-----|----|-----|----------------|
|  | PC                                   |     | LGV |     | CV |     | 2-Way<br>Total |
|  | In                                   | Out | In  | Out | In | Out |                |
| Trips at <u>AM Peak</u><br>(09:00 – 10:00) | 8                                    | 0   | 0   | 0   | 0  | 0   | 8              |
| Trips at <u>PM Peak</u><br>(18:00 – 19:00) | 0                                    | 8   | 0   | 0   | 0  | 0   | 8              |
| Average Trip/Hour<br>(10:00 – 18:00)       | 0                                    | 0   | 1   | 1   | 2  | 2   | 6              |

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

#### *Minimal Environmental Impact*

- 5.10 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rain season, to ensure that these facilities are always operational.
- 5.12 The major source of wastewater will be sewage from the washroom generated by



staff. Given that no public sewer is available in the vicinity of the Site, the applicant proposes to provide septic tank and soakaway system to collect sewage generated from the proposed development. Noting that the Site is in close proximity to Ping Yuen River, the design and construction of the septic tank and soakaway system will strictly follow the requirements as stipulated in *ProPECC PN 1/23*. Licensed collectors will be employed by the applicant to collect and dispose of the sewage regularly, and the location of toilets will be located as far away as possible from nearby watercourse.

- 5.13 The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. 2.5 m high solid metal fencing will be erected along the site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted on a regular basis.

#### *Minimal Landscape Impact*

- 5.14 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for open storage and vehicle parking, L/UL and circulation purposes, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

#### *Minimal Drainage Impact*

- 5.15 DIA has been conducted to review the drainage arrangements for the proposed development (**Appendix II**). During the operation of the proposed development, surface run-off arising from the Site will be collected by the peripheral U-channels and pipes and eventually discharged to existing northern rectangular nullah. The calculation shows that the proposed drainage facilities can handle the runoff from the Site. The DIA has concluded that no unacceptable drainage impact is envisaged.

#### *Fire Safety Aspect*

- 5.16 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services to enhance fire safety of the Site after planning permission has been granted from the Board. The applicant will implement the accepted FSIs proposal at the Site in due course.

## 6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the affected business premises in Tai Kei Leng and Tong Yan San Tsuen, which will be respectively affected by the Public Housing Development at Tai Kei Leng and Long Bin, Yuen Long (**Plans 4 to 6**). Whilst the affected business operator attempted to relocate the affected business premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix I** and **Plan 7**). Given that the relocation is to facilitate the public housing development, approval of the application can facilitate relocation prior to land resumption, thereby minimize the impact on the implementation programme of government development projects.
- 6.2 Although the Site is not in line with the long-term planning intention of the "AGR" zone, the Site is currently vacant without active agricultural activities. Hence, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone and better utilize deserted land in the New Territories.
- 6.3 The Site is surrounded by unused/vacant land, sites occupied by temporary structures for various brownfield uses, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. Despite the fact that the Site falls within Category 3 area under TPB PG-No. 13G, the special background of the application should be considered on its individual merit.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Unacceptable drainage impact is not anticipated according to the findings of the attached DIA. Adequate mitigation measures e.g. submission and provision of FSIs proposal will be provided upon obtaining planning permission. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse and Open Storage of Construction Materials, Machinery and Vehicles and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Property Consultants Limited**

**March 2025**