

**Proposed Temporary Warehouse for Storage of Metal and Timber and Associated Filling of Land for a Period of 3 Years
at
Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in
D.D. 118, Yuen Long, New Territories**

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by Yuen Cheong Timber Limited who is the occupier of the Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories.
- 1.1.1 The applicant seeks planning permission for proposed temporary warehouse for storage of metal and timber for a period of 3 years at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories (**Figure 1**). Although the proposed use is neither a Column 1 nor 2 use in the “AGR” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant.
- 1.1.2 The Site involves a previous planning permission (No. A/YL-TT/562) approved for animal boarding establishment (dog kennel) for a period of 3 years approved on 9.9.2022. Also, it is subject to a previous planning permission No. A/YL-TT/575 approved for the temporary warehouse for storage of metal and timber for a period of 3 years and filling of land. The applicant has failed to comply with the submission and implementation of drainage proposal and implementation of FSI proposal because the footprint of the temporary structure for warehouse use was found outside the approved site boundary of A/YL-TT/575. Hence, a new planning application is submitted herewith to rectify the mistake.
- 1.1.3 The current application is to facilitate relocation of their timber and metal trading business from Ma Tso Lung, Kwu Tung North. The previous occupation falls within the Kwu Tung North New Development Area (KTN NDA) and the concerned lot (i.e. Lot 2240 S.J ss.1 in D.D. 96) (**Figure 6**) had already been resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.4 The application site is abutting a vehicular track leading from Tai Shu Ha Road East.

Section 2 Planning Justifications

2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.
- 2.1.2 Four prospective sites in North districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant’s business and why they are not feasible is shown in the following:
- 2.1.3 Alternative Site 1 – Lot 502 RP in D.D.83 (**Figure 7**) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 1,800m² which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,500 per feet. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.4 Alternative Site 2 – Lot 175 in D.D.84 (**Figure 8**) – Although the site is zoned “Category 2” area according to Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13F), the site is about 1,850m² which is too large for the applicant. The price of the land is \$20 million of which the applicant cannot afford the cost. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.5 Alternative Site 3 – Lot 1463 RP in D.D.118 (**Figure 9**) – The site is zoned “AGR” and “CA” according to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 of which the proposed development may not be compatible with the surrounding environment. The site is about 1,400m² which is too large for the applicant. The applicant has been stayed at North district for a long time so that he wishes to stay at the Northern District to maintain a close relationship with clients.
- 2.1.6 Alternative Site 4 – Taxlord Lot 464 S.A RP in D.D.83 (**Figure 10**) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 3,300m² which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,600 per feet. The site is also covered with extensive structures of which site clearance cost is too expensive for the applicant together with the land cost.

2.1.7 The Site at the application site is deemed suitable for relocation as it is highly accessible. The site area of the site at the application site (i.e. 1,007m²) is the most closely to the area of the original site at Kwu Tung North (i.e. 805.9m²).

2.2 The Site is Unsuitable for Agricultural Rehabilitation

2.2.1 The application site has been vacant for a long period of time and it has not been rehabilitated for agricultural activities. As such, it has been approved for warehouse use due to the relocation of affected business within KTN NDA by Town Planning Board. The proposal, which is not incompatible with the surrounding uses at Lots 2222 and 2223 in D.D.118 which possesses a short term waiver for warehouse use, would put scarce land resources into a better use.

2.3 Importance to Local Construction Industry

2.3.1 The applicant is a supplier of metal material in Hong Kong. Successful relocation of the Site would help sustain the operation and help support the upcoming development projects, such as those in Northern Metropolis Development Strategy and Lantau Tomorrow Vision.

2.4 No Adverse Traffic Impacts

2.4.1 Only medium goods vehicle not exceeding 24 tonnes will access to site to deliver the metal and timber to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 6:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The application site has also approved for warehouse use for a period of 3 years earlier. The approval of the current application would bring about the same amount of traffic when compare to the approved animal boarding establishment. The applicant will also submit a swept path analysis, sightline analysis to support his application.

2.4.2 The proposed development is a warehouse for storage of timber and metal. No more than 3 staff will station at the application site and no visitors will be allowed to visit the site. The proposed warehouse is not significant in size and it is only 1,007m² in size including the area for loading/unloading space, parking space and manoeuvring of vehicle within the site. As such, the approval of the current application would not bring significant amount of traffic to the area.

2.5 No Adverse Environmental and Visual Impacts

2.5.1 The applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 6:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a warehouse

for storage of metal and timber. No workshop activities are proposed within the application site. Storage use is inert and static in nature so that it would not affect the nearby residents. More, the applicant proposed to cover the site with a 1,007m² warehouse to store the timber and metal within the warehouse. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. The parking of vehicle, loading and unloading of goods and manoeuvring of vehicle will also be housed within the proposed warehouse. Lastly, the applicant agreed to undertake the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” and the Professional Persons Environmental Consultative Committee Practice Notes No. 1/23 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.

- 2.5.2 The applicant noted that residential settlements were found to the east. The applicant will make the warehouse by the material with a density higher than 7kg/m². All the windows will be closed during the operation hours.

2.6 No Adverse Drainage Impacts

- 2.6.1 The application site is subject to a previous planning permission No. A/YL-TT/575 approved for warehouse use for a period of 3 years. The approval of the said planning permission shows that the drainage impacts of the said development is insignificant. The applicant has also submitted a drainage proposal in support of the current application and the result of the proposal demonstrated that the drainage impact of the proposed development would be minimal.

2.7 The Proposed Development is Compatible with the Surrounding Environment

- 2.7.1 The application site is abutting a vehicular track leading from Tai Shu Ha Road East. Some warehouse were found to the west and north so that the proposed development is not the first of its kind in the area.
- 2.7.2 The proposed development would be fully covered and all activities (storage, loading/unloading, parking and manoeuvring of vehicle) will be carried out within a warehouse. Thus, the impact to the nearby residents is minimal.

2.8 The Size of the Application Site is about the Same as the Area of the Resumed Land

- 2.8.1 The resumed land at KTN NDA, i.e., Lot 2240 S.J ss.1, is about 805.9m². It is about the same as the area of the application site, i.e., 1,007m². The applicant has tried to find a similar size site for relocation and the application site is the most similar site in terms of area.

2.9 No Undesirable Precedent

- 2.9.1 The proposed relocation of the applicant's operation to the application site is a direct result of the Government's land resumption of land for the KTN NDA. Successful relocation of the operation would help to maintain a stable supply of metal materials in Hong Kong and should be considered unique from any other temporary development proposals in the subject "AGR" zone. Approval of the application would not create an undesirable precedent.