
SECTION 16 PLANNING APPLICATION

**TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY
FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
IN “AGRICULTURE” ZONE,**

**VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND,
TAI TONG, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Mang Sang Timber Trading Limited

Consultancy Team

R-riches Planning Limited



February 2026

Version 1.0

FILE CONTROL

FILE NAME : *DD117 Lot 1339 S.A & VL - Planning Statement (20260203) Ver1.0*
FILE LOCATION : *\\R-SERVER\Planning\Planning Application\DD117 Lot 1339 S.A & VL - Warehouse in TT (NDA)\Submission (Feb 26)\Planning Statement*
REVISION NO. : *1.0*

APPLICANT : *Mang Sang Timber Trading Limited*
TYPE OF APPLICATION : *S.16 Planning Application*
APPLIED USE : *Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years*
SITE LOCATION : *Lots 1339 S.A (Part), 1339 S.B (Part), 1339 S.C (Part), 1339 S.D (Part), 1339 S.E (Part), 1339 S.F (Part), 1339 S.G (Part), 1339 S.H ss.1 (Part) and 1339 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories*

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20260203)	DN (20260203)

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board to use *Lots 1339 S.A to S.G (Part), 1339 S.H ss.1 (Part) and 1339 RP (Part) in D.D. 117 and Adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories* (the Site) for **'Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. The Site consists of an area of 3,109 m² (about), including 925 m² (about) of GL. A total of 3 structures are proposed at the Site for warehouse for storage of construction materials, site office, transformer room and washroom with total gross floor area (GFA) of 1,841 m² (about), the remaining area is designated as area for erection of H-pole, parking, loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Tai Tong Road via a local access. The operation hours of the Site are Mondays to Saturdays from 08:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - The applicant's original premises are affected by the development of Kwu Tung North New Development Area (KTN NDA);
 - The applied use is similar to the applicant's original premises in Ma Tso Lung;
 - The Site is subject to a previous approved application No. A/YL-TT/645 submitted by the same applicant;
 - The proposed development is similar to the previously approved application No. A/YL-TT/645;
 - Similar applications of the same 'warehouse' use had been approved within the same "AGR" zone;
 - The development is on a temporary basis, approval of the application on a temporary basis will not frustrate the long-term planning intention of the "AGR" zone;
 - The development is not incompatible with surrounding land use; and
 - No significant adverse impact is anticipated from the development.

- Details of development parameters are as follows:

Application Site Area	3,109 m ² (about), incl. 925 m ² (about) of GL
Covered Area	1,762 m ² (about)
Uncovered Area	1,347 m ² (about)
Plot Ratio	
	0.59 (about)
Site Coverage	
	57 % (about)
Number of Structure	
	3
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,841 m ² (about)
Building Height	
	2.5 m - 12 m (about)
No. of Storey	
	1 - 2

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元朗大棠丈量約份第 117 約地段第 1339 號餘段(部分)、第 1339 號 A 分段至 G 分段(部分)及第 1339 號 H 分段第 1 小分段(部分)及毗連政府土地(申請地點)的規劃申請，於上述地段作「**臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程(為期 3 年)**」(本發展)。
- 申請地點所在的地區在《大棠分區計劃大綱核准圖編號 S/YL-TT/20》上劃為「**農業**」用途地帶。申請地盤面積為 3,109 平方米(約)，當中包括 925 平方米(約)的政府土地。申請地點將設有 3 座構築物作貨倉存放建築材料、場地辦公室，變壓器房及洗手間，構築物的總樓面面積合共為 1,841 平方米(約)，其餘地方將預留作擺放 H 型電線桿、泊車位、上/落貨車位及流轉空間。
- 申請地點可從大棠路經一條地區小路前往。擬議發展的作業時間為星期一至六上午 8 時至下午 7 時 m，星期日及公眾假期休息。
- 本發展的申請理據如下：
 - 申請人原來的經營處所受到古洞北新發展區影響；
 - 申請的用途與申請人先前於馬草壟的發展用途大致相同；
 - 同一申請人先前已在此申請地點提出過規劃申請(編號：A/YL-TT/645)，並已獲批；
 - 是次申請與先前已獲批之規劃申請(編號：A/YL-TT/645)大致相同；
 - 在同一「**農業**」地帶內已有獲批作同樣「**貨倉**」用途之規劃申請；
 - 本發展屬臨時性質，不會影響「**農業**」用途地帶的長遠規劃意向；
 - 本發展與周邊用途並非不協調；及
 - 本發展不會對周邊地區帶來負面影響。

- 本發展的詳情發展參數如下：

申請地盤面積：	3,109 平方米 (約)， 包括 925 平方米 (約) 政府土地
上蓋總面積：	1,762 平方米 (約)
露天地方面積：	1,347 平方米 (約)
地積比率：	0.59 (約)
上蓋覆蓋率：	57% (約)
樓宇數目：	3 座
總樓面面積	1,841 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	1,841 平方米 (約)
構築物高度：	2.5 米- 12 米 (約)
構築物層數：	1 - 2 層

1. INTRODUCTION

Background

- 1.1 R-riches Planning Limited has been commissioned by *Mang Sang Timber Trading Limited* (the applicant) to make submission on its behalf to the Town Planning Board (the Board) under the Section (S.) 16 of the *Town Planning Ordinance (Cap. 131)* (the Ordinance) in respect to *Lots 1339 S.A (Part), 1339 S.B (Part), 1339 S.C (Part), 1339 S.D (Part), 1339 S.E (Part), 1339 S.F (Part), 1339 S.G (Part), 1339 S.H ss.1 (Part) and 1339 RP (Part) in D.D. 117 and adjoining GL, Tai Tong, Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant seeks to use the Site for '**Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'. The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, the applied use is neither a column one nor column two use within the "AGR" zone. Therefore, planning permission is required to be obtained from the Board by the applicant to facilitate the development at the Site.
- 1.3 The Site is the subject of two previous S.16 planning applications (Nos. A/YL-TT/544 and 645) for the same use, which were also submitted by the same applicant. The current application only involves a slight amendment of no. and types of loading/unloading (L/UL) spaces, as well as longer operating hours to meet operational needs; whilst other development parameters remained the same (**Appendix I**).
- 1.4 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 6**). Furthermore, sets of approved proposals (i.e. run-in/out, drainage and fire service installations (FSIs)), approved implemented drainage facilities of the Site under the previous application (No. A/YL-TT/645); as well as photos and documents showing the implemented FSIs within the Site are provided to demonstrate that the development will not induce significant adverse impacts to the surrounding area through providing adequate mitigation measures (**Appendices II to VI**).

2. JUSTIFICATIONS

To Facilitate the Relocation of the Applicant's Original Business Premises Affected by the Implementation of KTN NDA

- 2.1 The applicant has been operating their construction materials trading business premises in Ma Tso Lung (i.e. Lot 2240 S.B (Part) in D.D. 96) since the 2000s. However, the business premises were resumed by the Government to facilitate the implementation of KTN NDA in February 2022. The applicant subsequently applied to the Board to facilitate the relocation of the affected business premises to the Site under two S.16 planning applications Nos. A/YL-TT/544 and 645. The applications were later approved by the Board with conditions on a temporary basis for a period of 3 years on 20.05.2022 and 19.07.2024 respectively.
- 2.2 During the planning approval period of the current application (No. A/YL-TT/645), the applicant has shown effort in complying with the planning approval conditions in regards to drainage, fire safety and traffic aspects. All submission-related conditions, as well as the implementation of drainage proposal were successfully complied with by the applicant (**Appendices II and V**). Details are shown at **Table 1** below:

Table 1 - Details of Compliance with Approval Conditions of Application No. A/YL-TT/645

Approval Conditions of Application No. A/YL-TT/645		Date of Compliance
(a)	Submission of a Revised Run-in/out Proposal	19.12.2025
(b)	Implementation of the Revised Run-in/out Proposal	-
(c)	Submission of a Road Widening Proposal	19.12.2025
(d)	Implementation of the Road Widening Proposal	-
(e)	Implementation of the Accepted Drainage Proposal	19.01.2026
(g)	Submission of a FSIs Proposal	02.10.2024
(h)	Implementation of the FSIs Proposal	Not complied with

- 2.3 The applicant submitted multiple revised run-in/out proposal and road widening proposal to comply with approval conditions (a) and (c). During the latest submission on 17.11.2025, the applicant has actively liaised with relevant Government departments regarding the proposals. Whilst taking into consideration of the concern and comments from relevant departments, as well as the applicant's operational need, the 1 number of L/UL space for container vehicle (CV) was revised to 2 L/UL spaces for light goods vehicle (LGV). With reference to the layout amendment, run-in/out and road widening works were considered not necessary by relevant departments. Thus, conditions (a) and (c) were considered complied with on 19.12.2025 (**Appendix II**).

- 2.4 The applicant submitted a FSIs proposal to comply with condition (g) on 23.08.2024; and the submission was considered acceptable by the Director of Fire Services (D of FS) on 02.10.2024 (**Appendix V**). The applicant has thus started the erection of structures, as well as the FSIs installation within the Site after STW and STT applications are approved. Construction of FSIs was commenced at Q3 2024; currently all FSIs are successfully implemented within the Site with photos enclosed at **Appendix VI**. However, in order to gain full functionality of the FSIs within the Site, secondary source of water and power supplies are required from government mains. The applicant has thus submitted application to relevant government departments for the said supplies. As of 03.02.2026, the applicant is still pending approval from relevant government departments regarding the application.
- 2.7 As the applicant wishes to continue the implementation works for the approved FSIs proposal, the current planning application is therefore submitted to the Board.

Applied Use Is the Same as The Affected Business in Ma Tso Lung and the Previous Application

- 2.8 The development involves a warehouse (excluding D.G.G.), site office, transformer room and washroom to support the daily operation of the Site (**Plan 4**). The applied use is the same as the affected business premises in Ma Tso Lung. The area of the Site (i.e. about 3,109 m², +11 %) is similar to the applicant's original premises in Ma Tso Lung (i.e. about 2,800 m²) which has already been resumed and reverted to the Government in 2022.
- 2.9 When compared with the previous application No. A/YL-TT/645, most development parameters are the same, except the amendment of replacing 1 CV L/UL space with 2 LGV L/UL spaces; as well as the revised operation hours from Mondays to Saturdays 08:00 to 19:00. There will be no operation on Sundays and public holidays (**Plan 4** and **Appendix I**).

Approval of the Application would not Frustrate the Long-Term Planning Intention of the "AGR" zone

- 2.10 Despite the development is not in line with planning intention of the "AGR", the special background of the application should be considered on its individual merit. In addition, various similar S.16 planning applications for 'warehouse' use were also approved by the Board within the same "AGR" zone, which the latest application (No. A/YL-TT/650) was approved by the Board on a temporary basis for 3 years in 2024. Therefore, approval of the current application would not set an undesirable precedent within the same "AGR" zone, and would not frustrate the long-term planning intention of the "AGR" zone.

- 2.11 Although the Site currently falls within an area zoned “AGR” on the Approved Tai Tong OZP No. S/YL-TT/20, the Site is currently vacant with no active agricultural activity (**Plans 1 and 3**). Approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “AGR” zone and would better utilise deserted agricultural land in the New Territories, especially for the relocation of business premises affected by the implementation of KTN NDA.

The Development is Not Incompatible with Surrounding Land Use

- 2.12 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by open storage/storage yards, vacant land and temporary structures, the proposed development is therefore considered not incompatible with surrounding land uses. In support of the current application, the applicant has submitted the accepted drainage, run-in/out and FSIs proposals, and accepted implemented drainage facilities during the previous application (No. A/YL-TT/645) to mitigate the potential impacts generated from the proposed development (**Appendices II to V**).

3. SITE CONTEXT

Site Location

3.1 The Site is located in Tai Tong, Yuen Long, New Territories (**Plan 1**). It is approximately 50m east of Tai Tong Road; 3.2 km south of Yuen Long Highway; 4.3 km south of Yuen Long MTR Station and 15 km southwest of the original premises in Ma Tso Lung.

Accessibility

3.2 The Site is accessible from Tai Tong Road via a local access (**Plan 1**).

Existing Site Condition

3.3 The Site is currently occupied with vacant structures (**Plans 1 and 3**).

Surrounding Area

3.4 The Site is mainly surrounded by open storage/storage yards, vacant land and sites occupied by temporary structures for warehouse and workshop (**Plans 1 and 3**).

3.5 To its immediate and further north in an area zoned "Green Belt" are mostly lands covered by vegetation, woodland and burial grounds (**Plans 1 and 3**).

3.6 To its immediate and further east are some vacant lands covered by vegetation, temporary structures for agricultural use and woodland (**Plans 1 and 3**).

3.7 To its immediate south are farmlands and occupied by temporary structures. To its further south are occupied by temporary structures for workshop and hobby farm uses (**Plans 1 and 3**).

3.8 To its immediate west are a cluster of trees and Tai Tong Road. To its further west are Tai Tong Tsuen and residential developments (**Plans 1 and 3**).

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site falls within an area zoned "AGR" on the Approved Tai Tong OZP No. S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, 'warehouse' is neither a column 1 nor column 2 use within the "AGR" zone, which requires permission from the Board.

Planning Intention

- 4.2 This planning intention of 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.*

Land Filling Restrictions

- 4.3 According to the Remarks of the subject "AGR" zone, 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 Tai Tong OZP No. S/YL-TT/12 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Previous Applications

- 4.4 The Site is the subject of three previous approved S.16 planning applications (Nos. A/YL-TT/515, 544 and 645) for 'place of recreation, sports or culture (hobby farm)' and 'warehouse' uses, which were approved by the Board at 2021, 2022 and 2024 respectively. The latest application (No. A/YL-TT/645) was submitted by the same applicant for the same use, which was approved by the Board on a temporary basis for 3 years on 19.07.2024. Therefore, approval of the current application is considered in line with the Board's previous decisions.

Similar Applications

- 4.5 Within the same "AGR" zone on the same OZP, 2 similar applications (Nos. A/YL-TT/544 and 650) for 'warehouse' use were approved by the Board at 2022 and 2024 respectively. All similar applications were approved on a temporary basis for a period of 3 years.

Land Status

- 4.6 The Site consists of 9 private lots in D.D. 117 with an area of 2,184 m² (about) of Old Schedule Lots held under the Block Government Lease. The remaining area falls on GL, i.e. 925 m² (about) (**Plan 3**). The ownership details are provided at **Table 2** below:

Table 2 - Land Ownership of the Site

Lots in D.D. 117		Ownership
1	1339 S.A	<i>Mang Sang Timber Trading Limited</i> (the applicant)
2	1339 S.B	
3	1339 S.C	
4	1339 S.D	
5	1339 S.E	
6	1339 S.F	
7	1339 S.G	
8	1339 S.H ss1	
9	1339 RP	

- 4.7 As the application site of the current application (No. A/YL-TT/645) comprises both Old Schedule Agricultural Lots held under the Block Government Lease and GL, prior permissions must be obtained from the Government for the erection of structures and occupation of GL respectively.
- 4.8 The applicant submitted Short Term Waiver (STW) and Short Term Tenancy (STT) applications to the Lands Department (LandsD) to facilitate the approved scheme after planning permission has been obtained from the Board. The approval of STW (STW5508) and STT (STTYL0199) were subsequently obtained by the applicant on 30.01.2024 and 31.01.2024 respectively. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

5.1 The area of the Site is 3,109 m² (about), including 925 m² (about) of GL. Details of development parameters are shown at **Table 3** below.

Table 3 - Development Parameters of the Development

Application Site Area	3,109 m ² (about), including 925 m ² (about) of GL
Covered Area	1,762 m ² (about)
Uncovered Area	1,347 m ² (about)
Plot Ratio	0.59 (about)
Site Coverage	57 % (about)
Number of Structure	3
Total GFA	1,841 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,841 m ² (about)
Building Height	2.5 - 12 m (about)
No. of Storey	1 - 2

5.2 A total of 3 structures are proposed at the Site for warehouse for storage of construction materials, site office, transformer room and washroom with total GFA of 1,841 m² (about), the remaining area is reserved for erection of H-poles, parking and L/UL spaces, as well as circulation area (**Plan 4**). Details of structures are shown at **Table 4** below:

Table 4 - Details of Structures

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Warehouse for Storage of Construction Materials and Site Office	1,738 m ²	1,817 m ²	12 m (2-storey [#]) (about)
B2	Transformer Room	9 m ²	9 m ²	3 m (1-storey) (about)
B3	Washroom	15 m ²	15 m ²	2.5 m (1-storey) (about)
Total		1,762 m² (about)	1,841 m² (about)	-

[#]Only site office portion of the structure B1 is 2-storey, the remaining area of structure B1 is 1-storey.

Filling of Land at the Site

- 5.3 The Site has already been filled wholly with concrete of not more than 0.2 m in depth for site formation of structures, parking and L/UL spaces, as well as circulation area (**Plan 5**). Concrete site formation for the whole site is required to meet the operation needs and the extent of filling has been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval period.

Operation Mode

- 5.4 The development will operate from Mondays to Saturdays from 08:00 to 19:00. No operation on Sundays and public holidays. No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period.
- 5.5 It is estimated that the Site would be able to accommodate not more than 10 staff. The site office is proposed to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, no visitor is anticipated at the Site.

No Adverse Traffic Impact

- 5.6 The Site is accessible from Tai Tong Road via a local access (**Plan 1**). One 7.3 m (about) wide ingress/egress is provided at the northern part of the Site (**Plan 4**). A total of 4 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 5** below:

Table 5 - Parking and L/UL Provision

Type of Parking Space	Number of Space
Private Car Parking Space - 2.5 m (W) X 5 m (L)	2
Type of L/UL Space	Number of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) X 7 m (L)	2

- 5.7 The previously approved run-in/out proposal is submitted by the applicant to demonstrate the smooth manoeuvring of vehicles enter/exit from Tai Tong Road (**Appendix II**). Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site (**Plan 6**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. As traffic generated and attracted by the development is minimal (as shown at **Table 6** below), adverse traffic impact should not be anticipated.

Table 6 - Trip Generation and Attraction of the Development

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trip at <u>AM peak</u> per hour (08:30 - 09:30)	2	0	2	0	4
Trip at <u>PM peak</u> per hour (17:30 - 18:30)	0	2	0	2	4
Trip per hour (average)	0	0	1	1	2

- 5.8 For staff who are commuting to the Site by public transport services, the nearest bus stop is located approximately 130 m south of the Site with frequent bus service. Details of public transport service serving the Site (within 250 m from the Site) are shown at **Table 7** below:

Table 7 - Public Transport Serving the Site

Route No.	Termination Points		Frequency
MTR Bus			
K66	Long Ping	Tai Tong Wong Nai Tun Tsuen	4 to 15 minutes

Source: MTR Website

No Adverse Environmental Impact

- 5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly 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.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *ProPECC PN 1/23* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase must 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 rainstorm, to ensure that these facilities are always operational.

- 5.11 During the operation of the development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
- 5.12 2.5m high solid metal wall will be erected along the site boundary by the applicant. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. Maintenance of the boundary fencing will be conducted by the applicant on a regular basis.

No Adverse Landscape Impact

- 5.13 No old and valuable tree or protected species has been identified at the Site.

No Adverse Drainage Impact

- 5.14 Existing drainage facilities within the Site have been implemented successfully. The applicant has submitted the approved drainage proposal and photographic records of the implemented drainage facilities within the Site under the previous application (No. A/YL-TT/645) (**Appendices III and IV**). The applicant will continue to maintain the existing drainage facilities within the Site.

Fire Safety Aspect

- 5.15 The applicant has submitted the approved FSIs proposal under the previous application (No. A/YL-TT/645) (**Appendix V**). After the FSIs proposal is approved, the applicant has been actively implementing the FSIs together with erection of structures within the Site. As of the current stage, the applicant has submitted an application for provision of water supplies for firefighting, currently pending further comments from relevant government departments (**Appendix VI**). The applicant will continue to liaise with government departments concerning the matter.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Ma Tso Lung, which will be affected by the development of KTN NDA. The Site is the subject of 2 previously approved S.16 planning applications (Nos. A/YL-TT/544 and 645) for the same use, which was submitted by the current applicant. However, the applicant did not have sufficient time to comply with approval condition within the designated time period. Therefore, a fresh application is submitted by the applicant so as to continue to comply with the approval condition.
- 6.2 When compared with the previous application No. A/YL-TT/645, L/UL spaces are provided for LGVs instead of CVs; whilst other development parameters remain unchanged. Given that the application's special background is to facilitate the development of KTN NDA, approval of the current application would not set an undesirable precedent within the "AGR" and should be considered on its own merits.
- 6.3 The development is considered not incompatible with surroundings as the Site is surrounded by open storage/storage yards, vacant land and sites occupied by temporary structures for warehouse and workshop. Although the Site currently falls within an area zoned "AGR" on the Approved Tai Tong OZP No. S/YL-TT/20, the Site is currently vacant with no active agricultural use. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and to facilitate the relocation of the applicant's business premises.
- 6.4 The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. sets of approved proposals (i.e. run-in/out, drainage and FSIs, and approved implemented drainage facilities of the Site under the previous application (No. A/YL-TT/645); as well as photos and documents showing the implemented FSIs within the Site to mitigate potential impact arising from the development (**Appendices II to VI**). The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimise 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 '**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.