
SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES
AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN “AGRICULTURE” ZONE,**

**VARIOUS LOTS IN D.D. 115 and D.D. 116 AND ADJOINING GOVERNMENT LAND
AU TAU, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Asia 68 Limited

Consultancy Team

R-riches Planning Limited



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FILE CONTROL

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APPLICANT : *Asia 68 Limited*
TYPE OF APPLICATION : *S.16 Planning Application*
PROPOSED USE : *Proposed Temporary Open Storage of Vehicle with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years*
SITE LOCATION : *Lots 933 S.A and 934 in D.D. 115 and Lots 253 RP (Part), 256 (Part), 257 S.A (Part), 257 RP, 258, 259, 260 (Part), 263 (Part), 265, 266, 267 (Part), 270 S.A RP (Part), 270 S.B ss.1 (Part), 270 S.B RP (Part), 271, 275 (Part), 1234 S.B RP (Part) and 1235 (Part) in D.D. 116 and Adjoining GL, Au Tau, Yuen Long, New Territories*

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. 115 and D.D. 116 and Adjoining Government Land (GL), Au Tau, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Open Storage of Vehicle with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (the proposed 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 occupies an area of 14,250 m² (about), including 630 m² (about) of GL. A single-storey structure is proposed at the Site for guardroom use with total gross floor area (GFA) of 18 m² (about). The remaining area is reserved for area for open storage of vehicle, vehicle parking space and circulation area.
- The Site is accessible from Long Ho Road via a local access. 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:
 - the applicant's Original Premises is affected by Government's land resumption for the Public Housing Development near Tin Tsz Road in Tin Shui Wai;
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the applicant's Original Premises;
 - 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:

Site Area	14,250 m ² (about), including 630 m ² (about) of GL
Covered Area	18 m ² (about)
Uncovered Area	14,232 m ² (about)
Plot Ratio	0.001 (about)
Site Coverage	0.1% (about)
No. of Structure	1
Total GFA	18 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m ² (about)
Building Height	3 m (about)
No. of Storey	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元朗凹頭丈量約份第 115 約及第 116 約多個地段及毗連政府土地的規劃申請，於上述地點作「擬議臨時露天存放汽車連附屬設施及相關填土工程 (為期 3 年)」(擬議發展)。
- 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」地帶。申請地盤面積為 14,250 平方米 (約)，當中包括 630 平方米 (約) 的政府土地。申請地點將設 1 座單層構築物作保安更亭用途，總樓面面積合共為 18 平方米 (約)，申請地點的其餘地方將預留作露天存放汽車、車輛停泊位及流轉空間。
- 申請地點可從朗河路經一條地區道路前往。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的「近天水圍天慈路公營房屋發展」收地影響；
 - 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：

地盤面積：	14,250 平方米 (約)， 包括 630 平方米 (約) 的政府土地
上蓋總面積：	18 平方米 (約)
露天地方面積：	14,232 平方米 (約)
地積比率：	0.001 (約)
上蓋覆蓋率：	0.1% (約)
樓宇數目：	1 座
總樓面面積	18 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	18 平方米 (約)
構築物高度：	3 米 (約)
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Asia 68 Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 933 S.A and 934 in D.D. 115 and Lots 253 RP (Part), 256 (Part), 257 S.A (Part), 257 RP, 258, 259, 260 (Part), 263 (Part), 265, 266, 267 (Part), 270 S.A RP (Part), 270 S.B ss.1 (Part), 270 S.B RP (Part), 271, 275 (Part), 1234 S.B RP (Part) and 1235 (Part) in D.D. 116 and Adjoining GL, Au Tau, Yuen Long, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Open Storage of Vehicle with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'. 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, the applied use is neither Columns 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the application, a set of indicative development plans and drawings are provided with the planning statement. Assessments and proposals, including the Traffic Review, Tree Survey and Landscape Plan, Drainage Impact Assessment (DIA) and Fire Service Installations (FSIs) Proposal, to mitigate the potential adverse impacts are submitted for the consideration of relevant Government Bureaux/Departments and members of the Board (**Plans 1 to 13 and Appendices I to VII**).

¹ **Asia 68 Limited** (the applicant) is authorised by **Crown Motors Limited 皇冠汽車有限公司** (the affected business operator) to facilitate the relocation of the existing affected business premises in Ping Shan. Details of the affected business operator are provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the Original Premises affected by the public housing development

- 2.1 The current application is intended to facilitate the relocation of the affected business operator's premises in Ping Shan, i.e. various lots in D.D. 126 and adjoining GL (the Original Premises), due to land resumption and to pave way for the Public Housing Development near Tin Tsz Road in Tin Shui Wai (**Plan 4**). The site of the Original Premises is covered with valid planning application No. A/YL-PS/653 for the same applied use, which was approved by the Board in 2022. The last 3 applications (Nos. A/YL-PS/405, 511 and 579) covering the same site for the same applied use were approved by the Board between 2013 and 2019. All time-limited approval conditions had been complied with. The affected business operator is currently operating at the Original Premises.
- 2.2 The Original Premises currently falls within an area zoned "Residential (Group A)6" ("R(A)6"), "Recreation" ("REC") and "Village Type Development" ("V") on the Approved Ping Shan OZP No.: S/YL-PS/20 (**Plan 5**). With reference to the implementation programme, the Original Premises mainly falls within the land resumption limit for the Public Housing Development near Tin Tsz Road in Tin Shui Wai (**Plan 6**). As portion of the Original Premises will be resumed and reverted to the Government, the affected business operator desperately needs to identify a suitable site for relocation in order to continue the business operation.
- 2.3 A planning application No. A/YL-PS/739 for the same applied use was approved by the Board with policy support to facilitate the relocation of a portion of the affected business operators' business. Compared with the Original Premises, the usable site area* of planning application No. A/YL-PS/739 only accounts for about 70% of the site area of the Original Premises. In view of this, the current application would compensate for the remaining site area of the Original Premises in order to maintain the affected business operators' business. Details of the difference among the Original Premises, the site of planning application No. A/YL-PS/739 and the Site of the current application are shown at **Table 1** below.

Table 1 - Difference between the Original Premises and the Site

	Original Premises (a)	A/YL-PS/739 (b)	The Site (c)	Difference (b) + (c) – (a)
Site Area	45,870 m ²	32,189 m ² *	14,520 m ²	+839 m ² , +1.8%

* The site area under planning application No. A/YL-PS/739 is 41,020 m². However, part of the site area (about 8,821 m²) was designated as wetland buffer areas and wetland preservation areas which are not usable.

Applicant's effort in identifying suitable site for relocation

- 2.4 Whilst the applicant has spent effort to relocate the Original 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 II and Plan 7**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to the Original Premises and easily accessible.

Applied use is the same as the Original Premises

- 2.5 The proposed development involves the operation of an open storage of vehicle with ancillary facilities to support the daily operation of the Site. The applied use is the same as the Original Premises in Ping Shan.
- 2.6 Circulation space is reserved at the Site in order to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impacts to the surrounding road network.

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

- 2.7 Although the Site situates in an area zoned "AGR" on the Approved Tai Tong OZP No.: S/YL-TT/20, 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 utilise deserted land in the New Territories.
- 2.8 Similar applications (Nos. A/YL-TT/583, 617, 642, 675 and 695) for/partly for the same applied use were approved by the Board between 2022 and 2025 within the "AGR" zone on the same OZP. All similar applications were approved on temporary basis for a period of 3 years. As such, the approval of the current application is line with the Board's previous decision.
- 2.9 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

- 2.10 The surrounding areas of the Site are considered to be predominately in semi-rural character comprising unused/vacant land and some public utility installations. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the application, the applicant will make effort in complying with approval conditions in relation to FSIs and drainage aspects, so as to minimise the potential adverse impacts that would have arisen from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 5 m west of Long Ho Road; 2.2 km east of Yuen Long MTR Station; 6.4 km northwest of Kam Sheung Road MTR Station; and 8.8 km southeast of the Original Premises in Ping Shan.

Accessibility

- 3.2 The Site is accessible from Long Ho Road via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is vacant, generally flat and partly covered with vegetation (**Plans 1, 3 and 9**).

Surrounding Area

- 3.4 The Site and its surrounding comprise of vacant/unused land, public roads, public utility installations and temporary structures (**Plans 1, 3 and 9**).
- 3.5 To its immediate north is Castle Peak Road – Yuen Long, across which are the sites of Pok Oi Hospital, Jockey Club Care & Attention Home and an approved planning application (No. A/YL-NSW/304) for shop and services and public vehicle park.
- 3.6 To its immediate east is Au Tau Sewage Pumping Station. To its further east is unused land partly covered with vegetation and a drainage channel, across which is the village cluster of Yeung Uk Tsuen.
- 3.7 To its immediate south is a drainage channel, across which is the village cluster of Yeung Uk Tsuen.
- 3.8 To its immediate west is Yuen Long Highway, across which are some vehicle parks, a plant nursery and a primary school. To its further west is a private residential development i.e. Yoho Town.

4. PLANNING CONTEXT

Zoning

- 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, the applied use is 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 Tai Tong OZP No.: S/YL-TT/20, *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 Board under S.16 of the Ordinance.*

Previous and Similar Applications

- 4.4 The Site is not subject of any previous S.16 planning application.
- 4.5 Within the "AGR" zone on the same OZP, 4 similar applications (Nos. A/YL-TT/583, 617, 642 and 675) for/partly for 'Open Storage' use were approved by the Board between 2022 and 2025. All similar applications were approved on a temporary basis for a period of 3 years. As such, the approval of the current application is line with the Board's previous decision and would not set an undesirable precedent within the "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 The Site falls within Category 3 area of TPB PG-No. 13G and the proposed development would not generate significant adverse impacts on the surrounding areas (**Plan 8**). In addition, the Original Premises will be resumed by the Government to facilitate the Public Housing Development near Tin Tsz Road in Tin Shui Wai. Approval of the current application is in line with TPB PG-No. 13G and would not set an undesirable precedent within the Category 3 areas. It should be considered on individual merits given the special background of the applicant.

Land Status

- 4.8 The Site mostly falls within private lots, i.e. *Lots 933 S.A and 934 in D.D. 115 and Lots 253 RP (Part), 256 (Part), 257 S.A (Part), 257 RP, 258, 259, 260 (Part), 263 (Part), 265, 266, 267 (Part), 270 S.A RP (Part), 270 S.B ss.1 (Part), 270 S.B RP (Part), 271, 275 (Part), 1234 S.B RP (Part) and 1235 (Part) in D.D. 116*, with total private land area of 13,620 m² (about) of Old Schedule Lot held under Block Government Lease. Apart from the above private lots, the Site also consists of 630 m² (about) of GL (**Plan 3**).
- 4.9 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) to make way for the erection of the proposed structure and the occupation of GL at the Site respectively, after planning approval has been obtained from the Board. No structure is proposed for domestic use.
- 4.10 Due to land administrative reasons, the applicant intends not to include certain land pieces, namely Lot Nos. 264, 270 S.B ss.1 (Part) and 270 S.B RP (Part) in D.D. 116, within the extent of the Site. 24-hour free access via the proposed ingress/egress will be provided for users of the above-mentioned land pieces.
- 4.11 The applicant has noted that portion of the Site might be subject of several applications for Small House Grant under the processing of LandsD. Given that the proposed development is of temporary nature for a period of 3 years, the applicant undertakes that the actual operational extent of the proposed development be adjustable, should any applications for Small House Grant falling within the site boundary be approved in the future.

5. DEVELOPMENT PROPOSAL

Development Details

5.1 The Site consists of an area of 14,250 m² (about), including 630 m² (about) of GL. Details of the development parameters are shown at **Table 2** below.

Table 2 - Development Parameters

Site Area	14,250 m ² (about), including 630 m ² (about) of GL
Covered Area	18 m ² (about)
Uncovered Area	14,232 m ² (about)
Plot Ratio	0.001 (about)
Site Coverage	0.1% (about)
No. of Structure	1
Total GFA	18 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m ² (about)
Building Height	3 m (about)
No. of Storey	1

5.2 A single-storey structure is proposed at the Site for guardroom use with total GFA of 18 m² (about). The remaining uncovered area is reserved for open storage of vehicle, vehicle parking spaces and circulation area (**Plan 10**). Details of the proposed structure are shown at **Table 3** below.

Table 3 – Details of the Proposed Structure

Structure	Use	Covered Area	GFA	Building Height
B1	Guardroom	18 m ²	18 m ²	3 m (about) (1-storey)
Total		18 m² (about)	18 m² (about)	-

Filling of Land at the Site

5.3 The existing site levels range from +3.1 mPD to +5.6 mPD. The entire Site is proposed to be filled with concrete of not more than 0.2 m in depth for open storage of vehicle, vehicle parking spaces and circulation area. The proposed site levels after filling of land range from +3.3 mPD to +5.8 mPD (**Plan 11**). The filling of land is considered required and has been kept to minimal to meet the operation need. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

Operation Mode

- 5.4 The Site is designated for open storage of not more than 700 vehicles pending for sale, including private cars (PC), taxis and light goods vehicles (LGV), which is the same as the Original Premises. The area designated for the open storage operation is 11,401 m² (about), which accounts for about 80% of the Site (**Plan 10**). 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 about 2 nos. of staff. The guardroom is intended to provide indoor workspace for security staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated.

Minimal Traffic Impact

- 5.6 The Site is accessible from Long Ho Road via a local access (**Plan 1**). A 6 m-wide (about) vehicular ingress/egress is proposed at the eastern part of the Site. A PC parking space for staff use is proposed at the Site (**Plan 10**). No loading/unloading space will be provided at the Site. Vehicles to be stored/delivered will be driven into/out of the Site by staff with trade licence during non-peak hours (i.e. beyond 09:00-10:00 and 18:00-19:00). Details of the parking provision are shown at **Table 4** below.

Table 4 – Provision of Parking Space

Type of Parking Space	No. of Space
PC parking spaces for staff - 2.5 m (W) x 5 m (L)	1

- 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 (**Plans 12 and 13**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. No vehicle without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicles) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.
- 5.8 The applicant has submitted a Traffic Review Report (**Appendix III**). Capacity assessments have been undertaken to reveal the AM and PM peak hour traffic conditions for years 2025 and 2029 on the critical link and junction.
- 5.9 The assessment results have indicated that the critical link and junction perform satisfactorily during the AM and PM peak hours on a normal weekday for both the reference and design scenarios. The traffic impact of the proposed development is considered to be insignificant. The impact assessment results have also indicated that the Site would not induce significant traffic impacts and the proposed development is considered acceptable from traffic engineering viewpoint.

Minimal Environmental Impact

- 5.10 The applicant will strictly follow the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department (EPD) to minimise 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) 2/24* to minimise 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 applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. 2.5 m-high (about) solid metal fencing will be erected along the site boundary to minimise 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

- 5.13 The applicant has provided a Tree Survey Report and Landscape Plan to evaluate the existing landscape conditions at the Site (**Appendix IV**). The site inspection has identified 59 existing trees, including a dead tree, at the Site. All trees identified thereon are of common species.
- 5.14 The applicant proposes to preserve one of the existing trees with larger crown spread (T34, *Ficus microcarpa*) in-situ. Apart from T34, all remaining trees are proposed to be felled as they are in conflict with the proposed development scheme. In order to mitigate the potential landscape impact that would have arisen from the proposed development, the applicant proposes to plant 63 new trees of 4 different local species at the Site, with a view to compensating for the existing trees to be felled, and to enhancing the landscape quality and biodiversity of the surrounding area. The proposed trees would also serve as a landscape buffer at the interfaces between the two land pieces within the extent of the Site but not included at the Site.

Minimal Drainage Impact

- 5.15 A DIA has been conducted to review the drainage arrangements for the proposed development (**Appendix V**). The potential increase in surface runoff generated by the proposed development is estimated to be minimal. A series of perimeter surface drains with catchpits are proposed to collect the cumulative runoff, which will eventually be connected to a storage tank for the storage of additional runoff.
- 5.16 The results of the DIA report have concluded that no adverse drainage impact is envisaged. The applicant will implement the proposed drainage facilities at the Site once the proposal is accepted by the Drainage Authority.

Fire Safety Aspect

- 5.17 An FSI proposal is also submitted to enhance the fire safety of the proposed development (**Appendix VI**). Should the proposal be considered acceptable by the Director of Fire Services, the applicant will erect the proposed structure and implement the accepted FSI proposal at the Site upon receiving relevant approval for STW and STT from DLO/YL, LandsD as mentioned in Section 4.9 above.

Nature Conservation Aspect

- 5.18 It is noted that the Site is in close proximity to the Yuen Long Bypass Floodway, where some waterbird species of conservation importance have been recorded in previous studies. With a view to enhancing the biodiversity of the surrounding area, the applicant proposes to plant 63 nos. of tree of 4 different local species at the Site as mentioned in Section 5.13 above, which would serve as a landscape buffer between the Yuen Long Bypass Floodway and the Site. The direct habitat loss and indirect disturbance to Yuen Long Bypass Floodway are therefore not envisaged.
- 5.19 The aerial photo and site photos taken by the applicant have shown that no watercourse was found within the Site. It is anticipated that the provision of 63 new trees of local species within the Site shall be able to enhance the ecological and landscape value of the Site and its surroundings. Please refer to **Appendix VII** for the aerial photo and site photos.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the affected business operator's premises in Ping Shan, which will be affected by Government's land resumption for the Public Housing Development near Tin Tsz Road in Tin Shui Wai (**Appendix I and Plans 4 to 6**). Whilst the affected business operator has attempted to relocate the affected business to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II and Plan 7**). Given that the relocation is to facilitate the public housing development, the approval of the application can facilitate relocation prior to land resumption, thereby minimise 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 utilise deserted land in the New Territories.
- 6.3 The Site is surrounded by vacant/unused land, public roads, public utility installations and temporary structures. 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. Given that similar applications for the same applied use have been approved by the Board within the "AGR" zone on the same OZP, the approval of the current application would not set an undesirable precedent within the "AGR" zone.
- 6.4 The proposed development will not create significant nuisance to the surrounding area. Technical assessments and proposals have been provided to demonstrate that potential adverse traffic, landscape and drainage impacts arising from the proposed development are not anticipated (**Appendices III to VII**). The applicant will also strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and relevant Practice Notes and Guidelines issued by EPD to minimise all possible environmental impacts on nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Vehicle with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited
February 2026