

**Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
at
Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories**

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by the land owners of the Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories.
- 1.1.2 The applicant seeks planning permission for proposed temporary open storage of construction materials for a period of 3 years at Lots 1551, 1552, 1556 (Part) & 1557 (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 occupied for open storage use.
- 1.1.1 The current application is to facilitate relocation of their open storage business from Kung Um Road, Yuen Long, N.T. The previous occupation falls within the Yuen Long South New Development Area (YLS NDA) and the concerned lot (i.e. Lots 1478 (Part), 1479 (Part) & 1481 in D.D.119, Kung Um Road, Yuen Long, N.T.) (**Figure 5**) will be resumed by the Government shortly. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.2 The application site is abutting a vehicular track leading from Tai Shu Ha Road West.

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 and Yuen Long have 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 – 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 – 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. 13G), 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 – 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 because it encroaches “CA” zone.
- 2.1.6 Alternative Site 4 – Taxlord Lot 464 S.A RP in D.D.83 – 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 and close to Tai Shu Ha Road West. The site area of the site at the application site (i.e. 1,250m²) is the most closely to the area of the original site at Kung Um Road (i.e. 1,338m²).

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. The adjacent land which is also zoned for ‘Agricultural’ use has been approved for open storage and vehicle repair workshop use such as A/YL-TT/583 to relocate the resumed land for Yuen Long South New Development Area. The proposal would put scarce land resources into a better use.

2.3 No Adverse Traffic Impacts

- 2.3.1 Only light goods vehicle not exceeding 5.5 tonnes will access to site to deliver the construction materials to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 5:00p.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.
- 2.3.2 The proposed development is an open storage of construction materials. No more than 3 staff will station at the application site and no visitors will be allowed to visit the site. The proposed open storage is not significant in size and it is only 1,250m² 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.

2.4 No Adverse Environmental and Visual Impacts

- 2.4.1 The applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 5:00p.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, 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. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. 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. 5/93 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 No Adverse Drainage Impacts

- 2.5.1 The applicant has 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.

2.6 The Proposed Development is Compatible with the Surrounding Environment

- 2.6.1 The application site is abutting a vehicular track leading from Tai Shu Ha Road West. Approved open storage and vehicle repair workshop uses (TPB Ref.: A/YL-TT/583) also within the same ‘Agriculture’ zone were found to the north so that the proposed development is not the first of its kind in the area.

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

2.7.1 The land to be resumed at Kung Um Road, i.e., Lots 1478 (Part), 1479 (Part) & 1481 in D.D.119, Kung Um Road, Yuen Long, N.T. (**Figure 5**), is about 1,338m². It is about the same as the area of the application site, i.e., 1,250m². 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.

2.8 No Undesirable Precedent

2.8.1 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 Yuen Long South NDA. Successful relocation of the operation would help to maintain a stable supply of construction materials for different construction projects 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.