

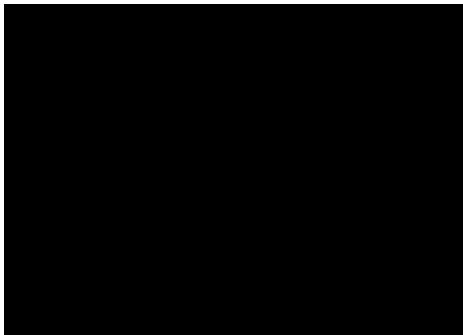


Section 16 Planning Application

Proposed Temporary Recyclable Collection Centre (Construction Materials) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

Lot Nos. 1594, 1595, 1596, 1597, 1598 S.A, 1598 RP, 1599, 1600, 1609, 1610, 1611, 1612, 1613 (Part) in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long

Planning Statement



Prepared by
Aikon Development Consultancy Limited

Jun 2026

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Recyclable Collection Centre (Construction Materials) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) Lot Nos. 1594, 1595, 1596, 1597, 1598 S.A, 1598 RP, 1599, 1600, 1609, 1610, 1611, 1612, 1613 (Part) in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.

The application site falls with an area zoned “Agriculture” (“AGR”) on the approved Tai Tong Outline Zoning Plan No. S/YL-TT/20. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) the current application is intended to facilitate the relocation of existing business operations affected by the San Tin Technopole Phase 1 Stage 1 Works. This relocation aims to ensure operational continuity;*
- (b) the proposed use is considered not incompatible with the surrounding land uses;*
- (c) the proposed use is temporary in nature. Approval of this application would not jeopardize the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighborhood; and*
- (d) the applicant will adhere to the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」）作擬議可循環再造物料回收中心（建築材料）連附屬設施及相關填土工程（為期三年）（以下簡稱「擬議用途」）。該申請涉及的地點位於元朗大棠丈量約份第 118 約地段第 1594 號、第 1595 號、第 1596 號、第 1597 號、第 1598 號 A 分段、第 1598 號餘段、第 1599 號、第 1600 號、第 1609 號、第 1610 號、第 1611 號、第 1612 號、第 1613 號（部分）和毗連政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據大棠分區計劃大綱核准圖編號 S/YL-TT/20，申請地點屬於「農業」地帶。正如本規劃聲明所詳述，擬議用途的理據充分，理由如下：

- (一) 是次申請是為了協助遷移受新田科技城第一期第一階段工程影響的現有營運。此搬遷旨在確保營運的連續性；
- (二) 擬議用途不會被視為與周遭土地用途不相容；
- (三) 擬議用途屬臨時性質，批准是次申請並不會損害「農業」地帶的長期規劃意向或申請地點及其鄰近地區的任何已規劃基建發展；以及
- (四) 申請人將遵守最新的「處理臨時用途及露天貯存用地的環境問題作業指引」。預計擬議用途不會對交通、環境或基礎設施造成不利影響。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員酌情考慮批准該申請作臨時三年擬用途。

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1. INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Recyclable Collection Centre (Construction Materials) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 1594, 1595, 1596, 1597, 1598 S.A, 1598 RP, 1599, 1600, 1609, 1610, 1611, 1612, 1613 (Part) in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long (hereinafter referred to “the application site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board. **Figure 1** and **Figure 2** indicate the location of the application site.

1.1.2 The application site currently falls within an area zoned “Agriculture” (“AGR”) on the approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, a planning permission is wished to be sought from the Board for the proposed use on a temporary basis for a period of three years.

1.1.3 Prepared on behalf of *Current Rank Investment Limited* (hereinafter referred to as “the Applicant”), *Aikon Development Consultancy Limited* has been commissioned to prepare and submit the current application.

1.2 Background

1.2.1 The existing business operation involves a recyclable collection centre for construction materials with ancillary facilities by the existing operator (hereinafter referred to as “the Existing Operations”). The Existing Operations play a vital role in supporting the recycling sectors in the territory.

1.2.2 The development of the San Tin Technopole (STT) is progressing and the Phase 1 Stage 1 Works for site formation and engineering infrastructure has commenced. Resumption notices have been gazetted, and the private lots supporting existing operations have been resumed.

1.2.3 The location and site photos of the Existing Operations are illustrated in **Figure 6** and **Illustration 1**. The uses, locations and areas of the Existing Operations are detailed in **Table 1** below.

Table 1: Use, Locations and Size of the Existing Operations

	Existing Use	Existing Location	Existing Area
Site	Recyclable Collection Centre (Construction Materials) with Ancillary Facilities	Lot 690 RP, 691 RP, 693 RP, 694, 695, 696, 697 S.B, 697 RP, 698, 699 S.A, 699 RP, 702, 703 in D.D.102 and adjoining Government Land	About 6,200m ²
Total:			About 6,200m ²

- 1.2.4 To continue existing operation, an extensive site search was conducted to identify a suitable alternative location (including sites in Hung Shui Kiu and Yuen Long), evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs.
- 1.2.5 The application site in Yuen Long is adequately sized and currently vacant. Given that the surrounding area is transitioning into brownfield sites to accommodate relocated business operations, including open storage and vehicle repair workshops, the application site represents the optimal location for relocating the Existing Operations.
- 1.2.6 The application site involving an area of about 6,335m² for the relocation is considered reasonable and proportionate to the affected operation (about 6,200m²). The application site would be equipped with sufficient FSI provisions and ancillary facilities, meeting operational and relevant requirement.
- 1.2.7 The Applicant intends to make use of the application site for reprovisioning of the Existing Operations. The Applicant has entered a Memorandum of Understanding with the existing operator. The Applicant and the existing operator have agreed that upon approval of the current application by the Board, the application site will be utilised by the existing operator for the proposed use during the planning approval period.

1.3 Objectives

1.3.1 The current application strives to achieve the following objectives:-

- (a) *To re-provide a venue for recyclable collection centre on a temporary basis in serving district and territorial needs under the pressing land acquisition process for the San Tin Technopole development;*
- (b) *To induce no additional adverse environmental or infrastructural impacts on the surrounding areas.*

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-

use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the proposed use.

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

2.1.1 The application site is accessible from Tai Shu Ha Road West via a local track with an ingress/egress point at the west. The application site is currently vacant and there are no existing trees within the application site.

2.2 Surrounding Land-use and Characteristics

2.2.1 The surrounding areas of the application site are predominately rural in character, occupied by a mixture of temporary structures, open storage yards, vehicle repair workshops, tree clusters, and vegetated areas. To the immediate north of the site are several temporary structures, while unused and fallow land lies to the east. To the immediate west is filled land used for access purposes. Further west, the locality transitions into an open storage yard, a vehicle repair workshop, and additional temporary structures used for storage.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The application site falls within an area zoned “AGR” on the Current OZP (**Figure 3** refers). According to the Notes of the Current OZP, “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.

3.1.2 As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of three years.

3.2 Previous Application

1.4.2 Part of the application site is subject to a previous planning application (No. A/YL-TT/757) for ‘Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’, which was approved by the Board on 17.4.2026. According the Applicant, they have reached a mutual consensus with the previous applicant to utilize the site for the current proposed use, thereby maximizing its geographic advantages and facilitating the relocation of their recyclable collection centre.

3.3 Similar Applications

1.4.3 While there is no similar application for the same use within the “AGR” zone on the current OZP, several other relocation of affected business operations in close proximity to the application site have been approved by the Board. Details of these applications are summarized in **Table 2** below.

Table 2: Other Relocation of Affected Business Operations in Close Proximity to the Application Site

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/YL-TT/675	Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years and Associated Filling of Land	“AGR”	Approved with condition(s) on a temporary basis (11.4.2025)
A/YL-TT/695	Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years and Associated Filling of Land	“AGR”	Approved with condition(s) on a temporary basis (5.9.2025)

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

- 3.4.1 The application site falls under Category 3 areas in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board in April 2023.
- 3.4.2 According to the TPB PG-No.13G, Category 3 areas are those outside the Category 1, 2 and 4 areas. 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 planning 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 planning 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, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The proposed use of the application site (i.e. Proposed Temporary Recyclable Collection Centre (Construction Materials) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years) is to facilitate the relocation of the Existing Operations affected by the San Tin Technopole Phase 1 Stage 1 Works. As agreed by the Applicant and the existing operator, should the current application be approved by the Board, the existing operations will be relocated to the application site during the planning approval period.
- 4.1.2 The application site area is about 6,335m², including about 406m² of government land. The application site is accessible from Tai Shu Ha Road West via a local track with an ingress/egress point (in about 9m) at the west (**Figures 1 and 4** refer). Should the current application be approved, the existing fencing will be adjusted, and new 1.8m fencing of will be erected.
- 4.1.3 The application site comprises nine temporary structures with a maximum height of 8m (not more than 2-storey), for workshop and general storage, offices and electricity room with a total floor area of not more than 1,100m² and an ancillary open storage area of 2,000m² for storage of recycling materials. There are provisions of three parking spaces for private cars and three L/UL bays for medium goods vehicles (MGVs) within the application site. The remaining open area is reserved for circulation space. The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 3 and Table 4**.
- 4.1.4 There is an existing footpath of about 1.2m wide within the application site which is maintained by the Applicant. The existing footpath will remain as a public passageway, specifically for Lot 1598 S.B and 1598 S.C, remaining open 24/7 daily and fully accessible to the public. The Applicant will be responsible for the maintenance of the footpath, and the proposed development should induce no disturbance to local users.
- 4.1.5 A non-building area (about 105m²) has been designated at the southern portion of the application site to provide sufficient distance from the natural slope. No filling of land would be involved and no structure would be erected on the non-building area.
- 4.1.6 The existing site level of the application site ranges from +25.0mPD to +26.9mPD (about) and covered with soil. To create a flat surface for erection of temporary structures and feasible vehicle access, it is proposed to fill the entire application site (except the non-building area), with concrete or recycling materials of a depth of not more than 1m. The proposed site levels range from +26.0mPD to +27.2mPD (about). The extent of the land filling area has been kept to minimal to meet the operational need (**Figure 5** refers).

4.2 Operation

- 4.2.1 The application site will be used as recyclable collection center for construction materials, for relocation of affect business operation at original premises. The proposed workshop and general storage uses will provide designated indoor areas for sorting activities and the storage of necessary machinery and equipment. To mitigate potential impacts, material breaking will be strictly confined within noise-insulated temporary workshop structures, with no workshop activities conducted in uncovered areas. A site office is also proposed to support the overall operation.
- 4.2.2 All activities of the proposed use will only be confined within the application site without affecting the neighbouring uses. The operation hours of the proposed use are from 9:00a.m. to 6:00p.m. from Mondays to Saturdays and there will be no operations on Sundays and public holidays. It is estimated that the application site would be able to accommodate not more than 6 staff. There will be no storage of dangerous goods at the application site. The applicant will ensure the operation of the proposed use complies with the requirements under existing environmental pollution control ordinances, including the Water Pollution Control Ordinance and the Waste Disposal Ordinance.
- 4.2.3 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for Short Term Waiver (STW) for permitting the structures to be erected or to regularise any irregularities on site, once the current application is approved.

Table 3: Key Development Parameters

Proposed Use	Temporary Recyclable Collection Centre (Construction Materials) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
Operation Hours	From 9:00a.m. to 6:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	About 6,335m ² (including about 406m ² of government land)
Covered Area	About 1,070m ² (About 17%)
Uncovered Area	About 5,265m ² (About 83%)
Open Storage Area	About 2,000m ²
Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area	9 Not More Than 2 Storey Not More Than 8m About 1,100m ²
No. of Parking Spaces Private Car (5m(L) x 2.5m(W))	3
No. of Loading/Unloading (L/UL) Bays MGVs (11m(L) x 3.5m(W))	3
Non Building Area	About 105m ²
Filling of Land Area Depth Materials	About 6,230m ² Not More Than 1m Concrete or Recycling Materials

Table 4: Details of the Proposed Structures

Structure/ Container No.	Proposed Use	Floor Area (About) (m ²)	No. of Storeys	Max. Height (About) (m)
S1	Electricity Room	4	1	3
S2	Electricity Room	4	1	3
S3	Workshop and General Storage	225	1	8
S4	Workshop and General Storage	225	1	8
S5	Workshop and General Storage	225	1	8
S6	Workshop and General Storage	225	1	8
S7	Workshop and General Storage	128	1	8
S8	Electricity Room	4	1	3
S9	Site Office	60	2	6
	Total	1,100		

4.3 Proposed Traffic Arrangement

- 4.3.1 The application site is accessible from Tai Shu Ha Road West via a local track with an ingress/egress point (in about 9m) at the west. Within the application site, three parking spaces for private cars and three L/UL bays for MGVs are provided. Sufficient space is provided for vehicles to maneuver smoothly within the application site to

ensure that no vehicle will be allowed to queue back to or reverse onto/from the application site to the public road.

- 4.3.2 MGVs will be deployed for the transportation of vehicles into/out of the application site during non-peak hours (i.e. between 10:00 and 17:00). The breakdown of estimated trip generation/attraction of proposed development at AM and PM peak hours are provided at **Table 6**.

Table 6: Estimated Trip Generation/Attraction

Estimated Trip Generation/Attraction					
Time Period	PC		MGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	2	0	0	0	2
Trips at PM peak per hour (17:00 – 18:00)	0	2	0	0	2
Average trip per hour (10:00 – 17:00)	4	4	5	5	18

- 4.3.3 The estimated vehicular trips generated/attracted by the proposed development are minimal, as such, adverse traffic impact to the surrounding road network should not be anticipated.
- 4.3.4 The proposed use is designed to meet regulatory standards and optimise operational efficiency without substantially impacting local traffic. It is confirmed that the proposed use, strategically situated near key roadways, is designed for low-intensity operations, thus ensuring minimal impact on local traffic.
- 4.3.5 Servals operational arrangements are proposed to ensure minimal traffic impact:
- (a) Low-intensity Operation: The proposed use is designed for low-intensity operations, focusing on infrequent, specialised shipments. This operational model inherently limits the number of vehicle trips to and from the application site;
 - (b) Operating Hours: The proposed use will operate from 9:00 AM to 6:00 PM, Monday through Saturday, specifically timed to reduce disruptions to local traffic flow;
 - (c) Vehicle Management: The operation will predominantly all scheduled to operate outside peak traffic times to mitigate potential congestion; and
 - (d) Safety and Design: The proposed use will feature a 9m-wide access points to ensure safe vehicle manoeuvres, three L/UL bays and three private car parking spaces.

4.4 Landscape and Visual Consideration

- 4.4.1 It is proposed that the application site will be fenced off with a 1.8m boundary fencing to prevent direct visual contact from outside. This design ensures compatibility with the surrounding land uses, which predominantly consists of open storage and vehicle repair workshop as well as temporary structures. As a result, the proposed use is

expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

4.5 Environmental Consideration

- 4.5.1 All activities of the proposed use will only be confined within the application site without affecting the neighboring uses. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.
- 4.5.2 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. Runoff generated during the construction phase will be directed into storm drains via properly designed sand and silt removal systems, including sand traps, silt traps, and sediment basins. These silt removal facilities, along with channels and manholes, will be regularly maintained, with silt and grit being cleared at the beginning and end of each rainstorm to ensure their continuous functionality.

4.6 Provision of Drainage Facilities

- 4.6.1 Should the Current Application be approved, the Applicant is committed to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

5. PLANNING JUSTIFICATIONS

5.1 Reprovisioning of the Existing Operations Affected by Government Project

5.1.1 As outlined in Section 1.2.1 to 1.2.7, the Existing Operations, comprising a recyclable collection centre in San Tin, are affected by the San Tin Technopole Phase 1 Stage 1 Works for site formation and engineering infrastructure. The original site has been resumed by the Government, necessitating the urgent relocation and rearrangement of the Existing Operations. An extensive site search was conducted to identify a suitable alternative location, evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs. The application site, utilizing vacant land surrounded by relocated operations of similar nature, has been identified as the most suitable location to maintain operational continuity.

5.1.2 The current application seeks to temporarily utilize the application site to continue existing operations, thereby minimizing business disruption. While the application site (about 6,335m²), is smaller than the original premises, the applicant is prepared to adapt their operations to this downsized layout to sustain their business without further delay.

5.2 Not Incompatible with Land Uses of the Surrounding Areas

5.2.1 The surrounding areas of the application site are in rural inland plain landscape character and predominately occupied by open storage, vehicle repair workshop, temporary structures, tree clusters and vegetated areas. The proposed use is therefore not considered to be incompatible with the land uses of the surrounding areas. The proposed use is considered to fully commensurate with its local geographical settings and is ideal to attain utmost land use maximization without giving rise to detrimental impacts on the surrounding areas.

5.3 Not Jeopardizing the Planning Intention of “AGR” Zone

5.3.1 The temporary nature of the proposed use under the current application will by no means jeopardize the long-term planning intention of the “R(D)” zone, considering that the proposed use under the current application is only being applied for a period of 3 years.

5.4 No Adverse Traffic Impact

5.4.1 The estimated vehicular trips generated/attracted by the proposed development are minimal, as such, adverse traffic impact to the surrounding road network should not be anticipated. The proposed use is designed to meet regulatory standards and optimise operational efficiency without substantially impacting local traffic.

5.5 No Adverse Environmental Impact

- 5.5.1 All activities of the proposed use will only be confined within the application site without affecting the neighboring uses, and no storage of dangerous goods would be carried out with the application site. The Applicant is committed to implementing good site practices and adhering to the latest "CoP" and comply with all environmental protection/ pollution control ordinances, throughout the construction and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the proposed use is anticipated.
- 5.5.2 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. Runoff generated during the construction phase will be directed into storm drains via properly designed sand and silt removal systems, including sand traps, silt traps, and sediment basins. These silt removal facilities, along with channels and manholes, will be regularly maintained, with silt and grit being cleared at the beginning and end of each rainstorm to ensure their continuous functionality.

5.6 No Adverse Drainage Impact

- 5.6.1 Should the Current Application be approved, the Applicant is willing to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.
- 6.2 The application site falls with an area zoned “AGR” on the approved Tai Tong Outline Zoning Plan No. S/YL-TT/20. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) *the current application is intended to facilitate the relocation of existing business operations affected by the San Tin Technopole Phase 1 Stage 1 Works. This relocation aims to ensure operational continuity;*
 - (b) *the proposed use is considered not incompatible with the surrounding land uses;*
 - (c) *the proposed use is temporary in nature. Approval of this application would not jeopardize the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighborhood; and*
 - (d) *the applicant will adhere to the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated.*
- 6.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of 3 years.