Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years
at
Lots 921 RP, 922 RP (Part), 923 (Part), 924 (Part), 925 (Part), 926 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Section 1 Background

1.1 Introduction

1.1.1 This planning application is submitted by Forest Development and Construction Company Limited (森林發展建設有限公司) who is the tenant of the Lots 921 RP, 922 RP (Part), 923 (Part), 924 (Part), 925 (Part), 926 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories. The applicant seeks planning permission for proposed temporary warehouse (excluding dangerous goods godown) and associated filling of land for a period of 3 years at Lots 921 RP, 922 RP (Part), 923 (Part), 924 (Part), 925 (Part), 926 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories. (**Figure 1**) As shown in the attached memorandum between the applicant and the affected business at Lot 1368 (Part) in D.D.119 and adjoining Government land, Pak Sha Tsuen, Yuen Long, N.T. (Chou Pine Group Limited), the applicant will rent the application site for the relocation of the affected business upon planning approval. Although the proposed use is neither a Column 1 nor 2 use in the "R(D)" 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 by temporary structures.

1.1.2 The current application is to facilitate relocation of the warehouse business from Lot 1368 (Part) in D.D.119 and adjoining Government land at Pak Sha Tsuen, Yuen Long, N.T. which has been identified as Yuen Long South New Development Area. The previous occupation falls within the Yuen Long South New Development Area (YLS NDA) and the concerned lots (i.e. Lot 1368 (Part) in D.D.119 and adjoining Government land, Pak Sha Tsuen, Yuen Long, N.T.) with previous planning permission No. A/YL-TYST/1034 as shown in **Figure 4** had already been resumed by the Government for public use. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.

1.1.3 The applicant of this planning application has approached Development Bureau for seeking the advice for the relocation of his business to a suitable location. A preliminary consultation process has been conducted and Development Bureau agreed that the application site may be a suitable location for the relocation of applicant's business subject to the provision of appropriate technical proposals.

1.1.4 The application site is abutting a vehicular track leading from Long Hon Road.

Section 2 Planning Justifications

2.1 Thorough Site Selection Process

2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.

2.1.2 Four prospective sites in North districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant's business and why they are not feasible is shown in the following:

2.1.3 Alternative Site 1 – Lot 1618 RP in D.D.125 (**Figure 5**) – This site is an ideal site for the relocation of applicant's business because it has been approved for vehicle repair workshop on 9.12.2022 by Town Planning Board (TPB Ref.: A/HSK/418). However, this site will be resumed by Government shortly too so that it cannot guarantee the continuous operation of the applicant's business in the future. Another relocation may be necessary in the near future so that it would frustrate the potential of this site and extra money is required for the relocation of which the applicant cannot afford. Further, the acquisition cost of this site is not affordable by the applicant. Also, the site is adjacent to 'Village Type Development' ("V") zone and the vehicular access falls within the 'Village Type Development' zone which is incompatible to the adjacent uses.

2.1.4 Alternative Site 2 – Lot 1282 in D.D.124 (**Figure 6**) – The size of the site is about 370m^2 only so that it would be too small for the relocation of applicant's business. The said site would not be adequate for the smooth manoeuvring of medium goods vehicle within the site after storage of construction materials which may generate adverse traffic impact to the nearby pedestrian and vehicle. The site will be resumed by Government shortly too so that it cannot guarantee the continuous operation of the applicant's business in the future. Another relocation may be necessary in the near future so that it would frustrate the potential of this site and extra money is required for the relocation of which the applicant cannot afford.

2.1.5 Alternative Site 3 – Lot 1463 RP in D.D.118 (**Figure 7**) – 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.

2.1.6 Alternative Site 4 – Taxlord Lot 464 S.A RP in D.D.83 (**Figure 8**) – 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 3,300m^2. The said site is only available for sale. The applicant cannot afford to buy the site because the land owner 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, close to the original site and abutting a new vehicular track leading from Long Hon Road. The site area of the site at the application site (i.e. 3,250m^2) is the most closely to the area of the original site at Pak Sha Tsuen (i.e. 1,920m^2) which is available in the current property rental market. The proposed development also allows the expanding the applicant's business at the new location.

2.2 The Site is Unsuitable for Residential Use

2.2.1 The application site is abutting a good number of open storage yards and warehouses at the adjoining lots especially along Long Hon Road. There is no incentive for upgrading the temporary residential structures in the adjacent land to a permanent one.

2.3 Importance to Local Construction Industry

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

2.4 No Adverse Traffic Impacts

2.4.1 Only medium/heavy goods vehicle will access to site to deliver non-dangerous goods mainly construction materials and electronic goods to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The approval of the current application would bring negligible amount of traffic because the site is intended for long term storage of construction materials and electronic goods.

2.4.2 The proposed development is a warehouse for storage of goods mainly for construction materials such as glasses and sanitary wares and electronic goods such as brand new tablets and mobile phones. No staff will station at the application site and no visitors will be allowed to visit the site. The proposed warehouse is not significant in size and intended for long-term storage only. As such, the approval of the current application would not bring significant amount of traffic to the area.

2.5 No Adverse Environmental and Visual Impacts

2.5.1 The applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a warehouse for storage. No workshop activities are proposed within the application site. Storage use is inert and static in nature so that it would not affect the nearby residents. More, the applicant proposed to store the mainly construction materials and electronic goods within the warehouse. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. TLastly, the applicant agreed to undertake the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use" and the Professional Persons Environmental Consultative Committee Practice Notes No. 1/23 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.

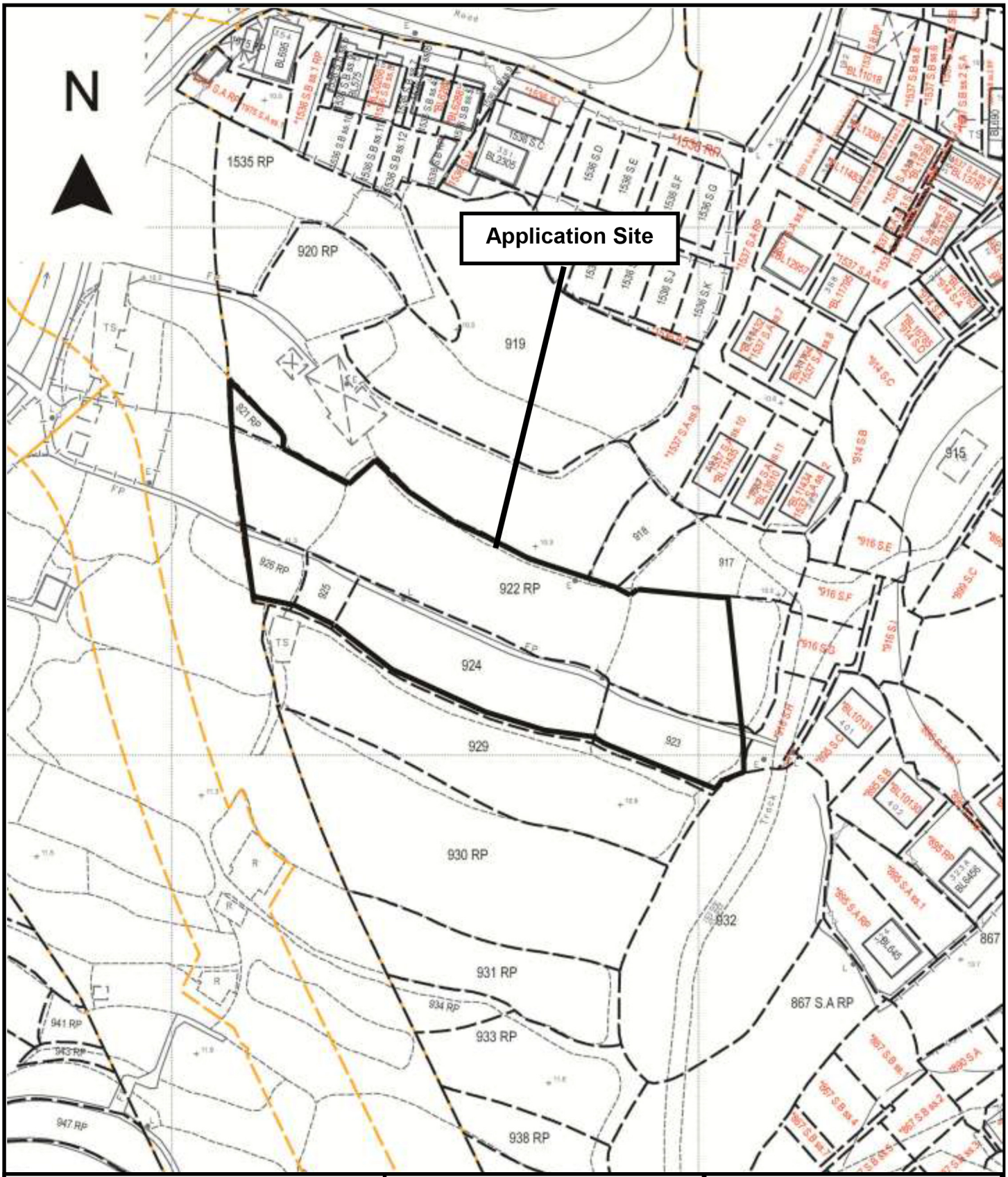
2.6 The Proposed Development is Compatible with the Surrounding Environment

2.6.1 The application site is abutting a vehicular track leading from Long Hon Road. A temporary vehicle repair workshop and open storage of construction machinery and materials with ancillary Facilities under planning permission No. A/YL-TYST/1323 was found nearby along Long Hon Road so that the proposed development is not the first of its kind in the area.

2.6.2 The proposed warehouse would be fully covered and no workshop activity is proposed. Thus, the impact to the nearby residents is minimal.

2.7 No Undesirable Precedent

2.7.1 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 YLS NDA. Successful relocation of the operation would help to maintain a stable supply of metal materials in Hong Kong and should be considered unique from any other temporary development proposals in the subject "R(D)" zone. Approval of the application would not create an undesirable precedent.



Project 項目名稱:

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Drawing Title 圖目:

Site Plan

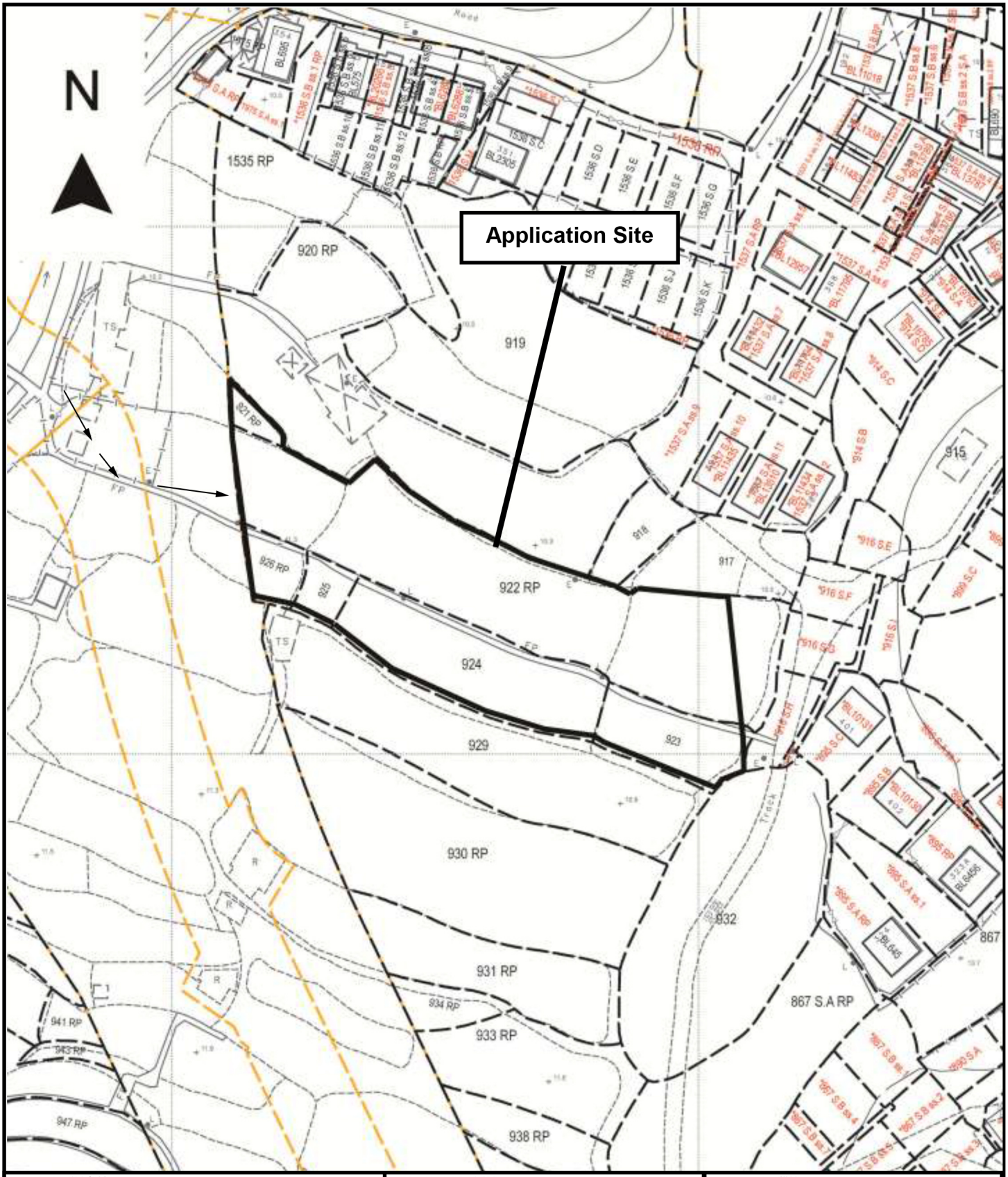
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at Lots 921 RP, 922 RP (Part), 923 (Part), 924 (Part), 925 (Part), 926 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

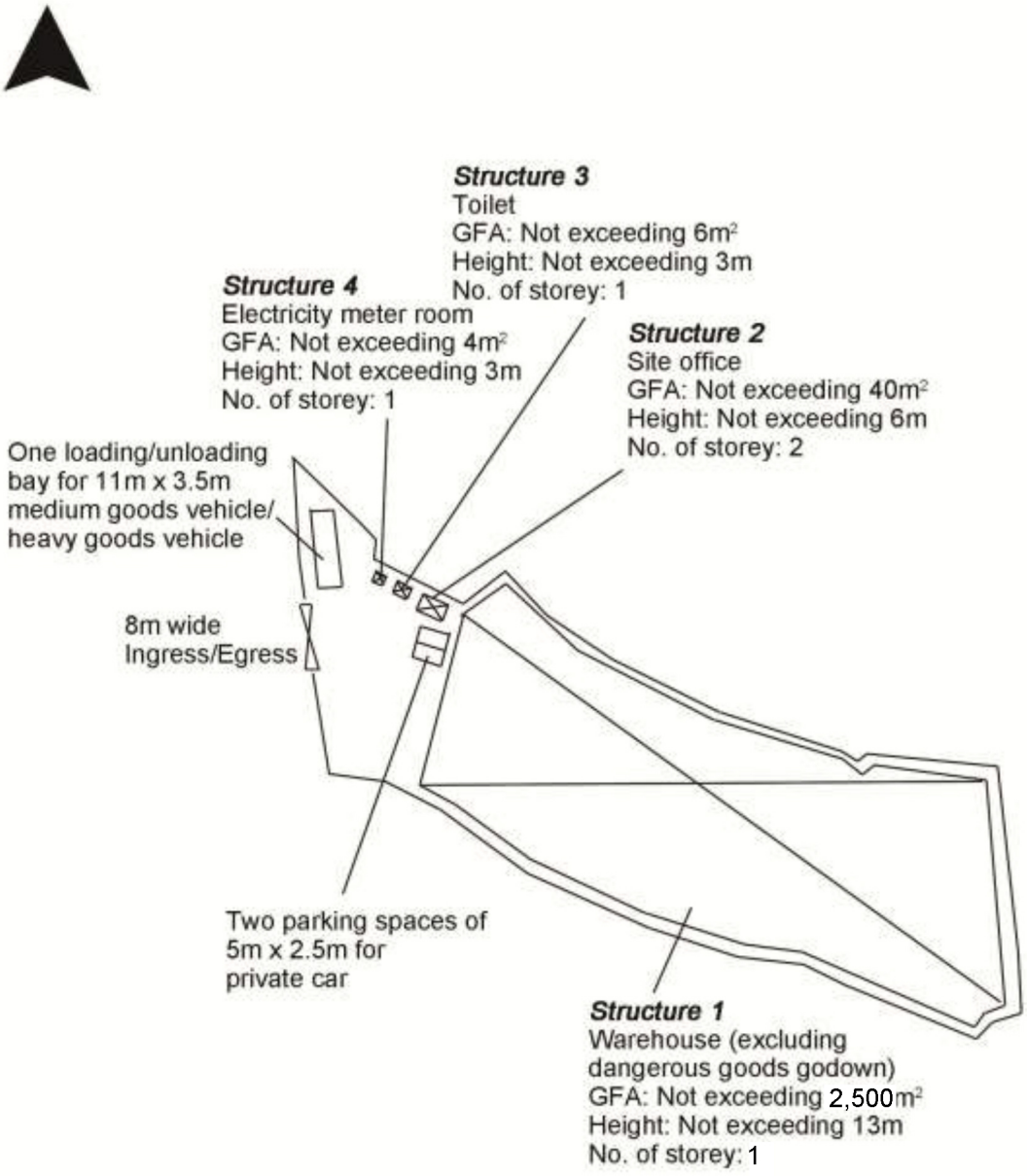
Figure 2

Remarks 備註:

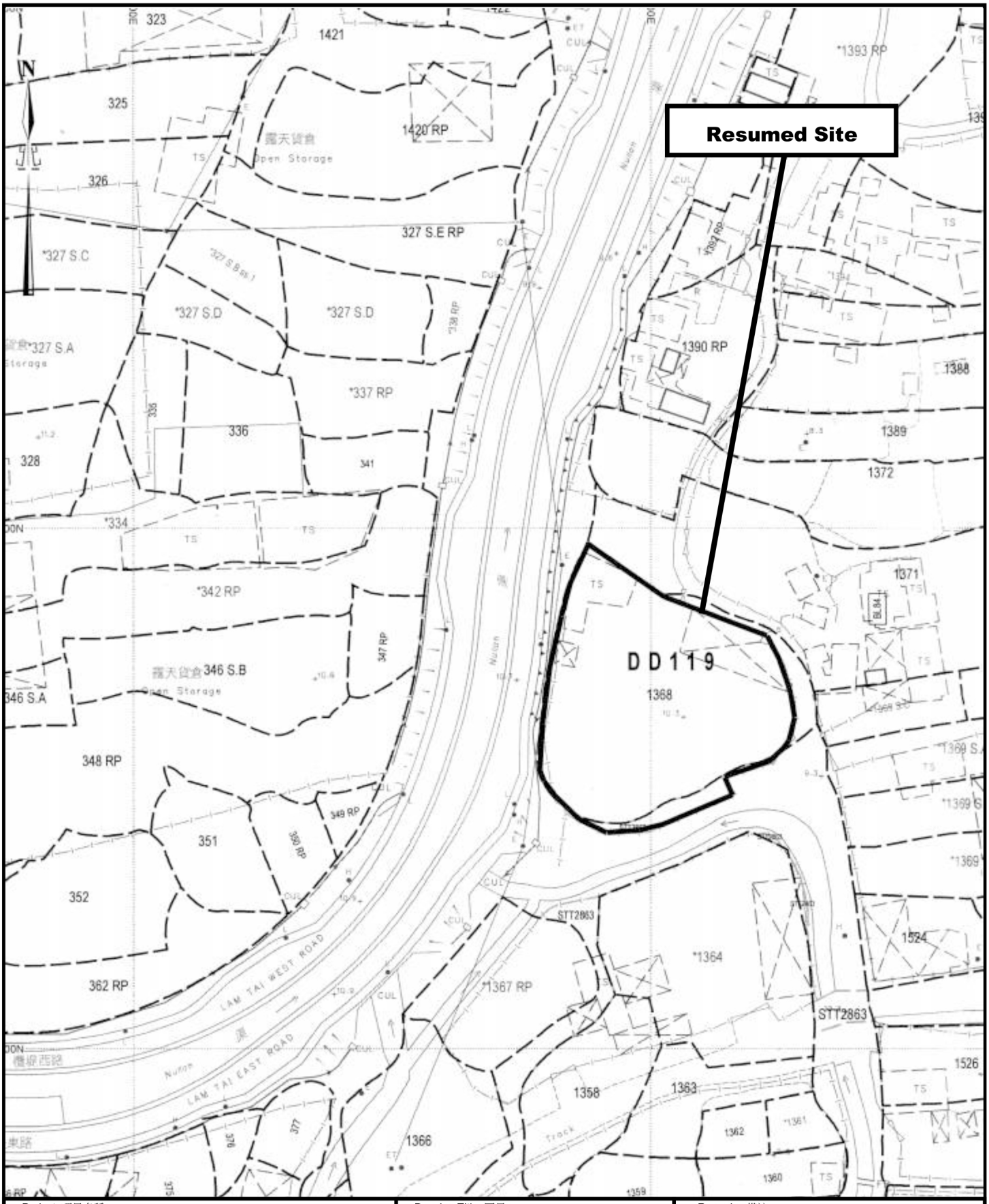
→ Vehicular access leading from the vehicular track connecting Long Hon Road

Scale 比例:

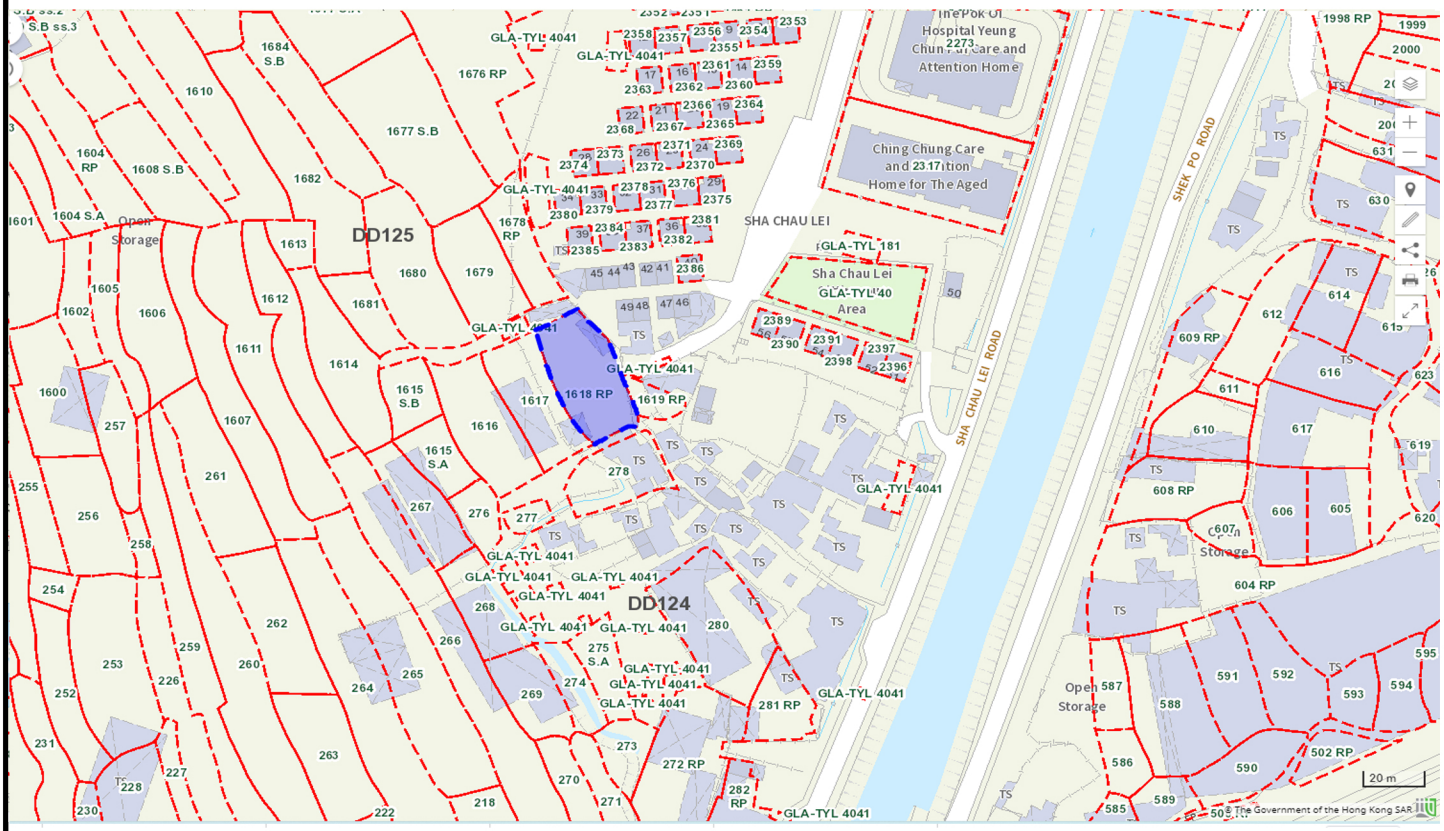
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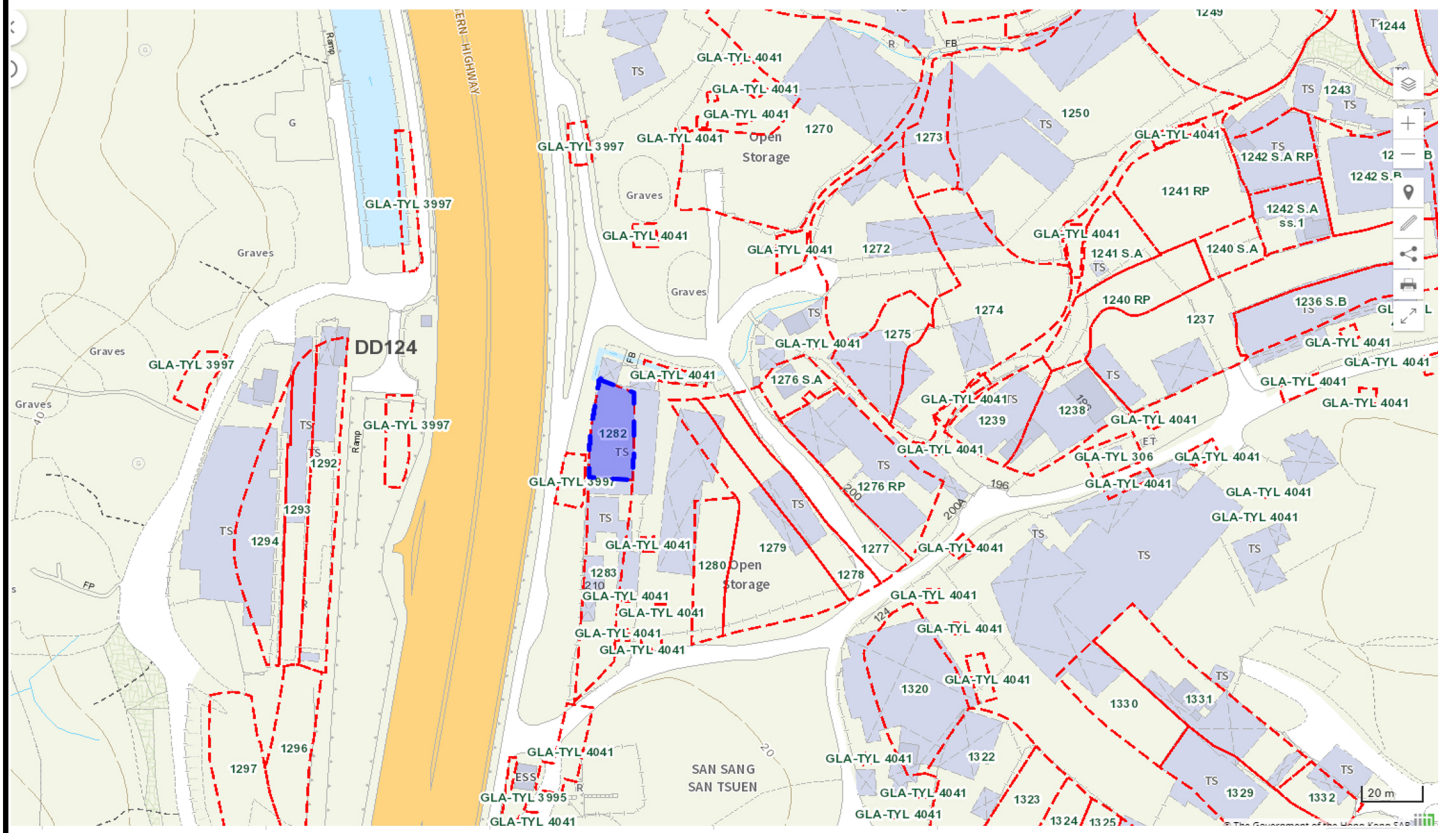
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Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at Lots 921 RP, 922 RP (Part), 923 (Part), 924 (Part), 925 (Part), 926 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories	Proposed Layout Plan	
	Drawing No. 圖號: Figure 3	Scale 比例: 1:1000



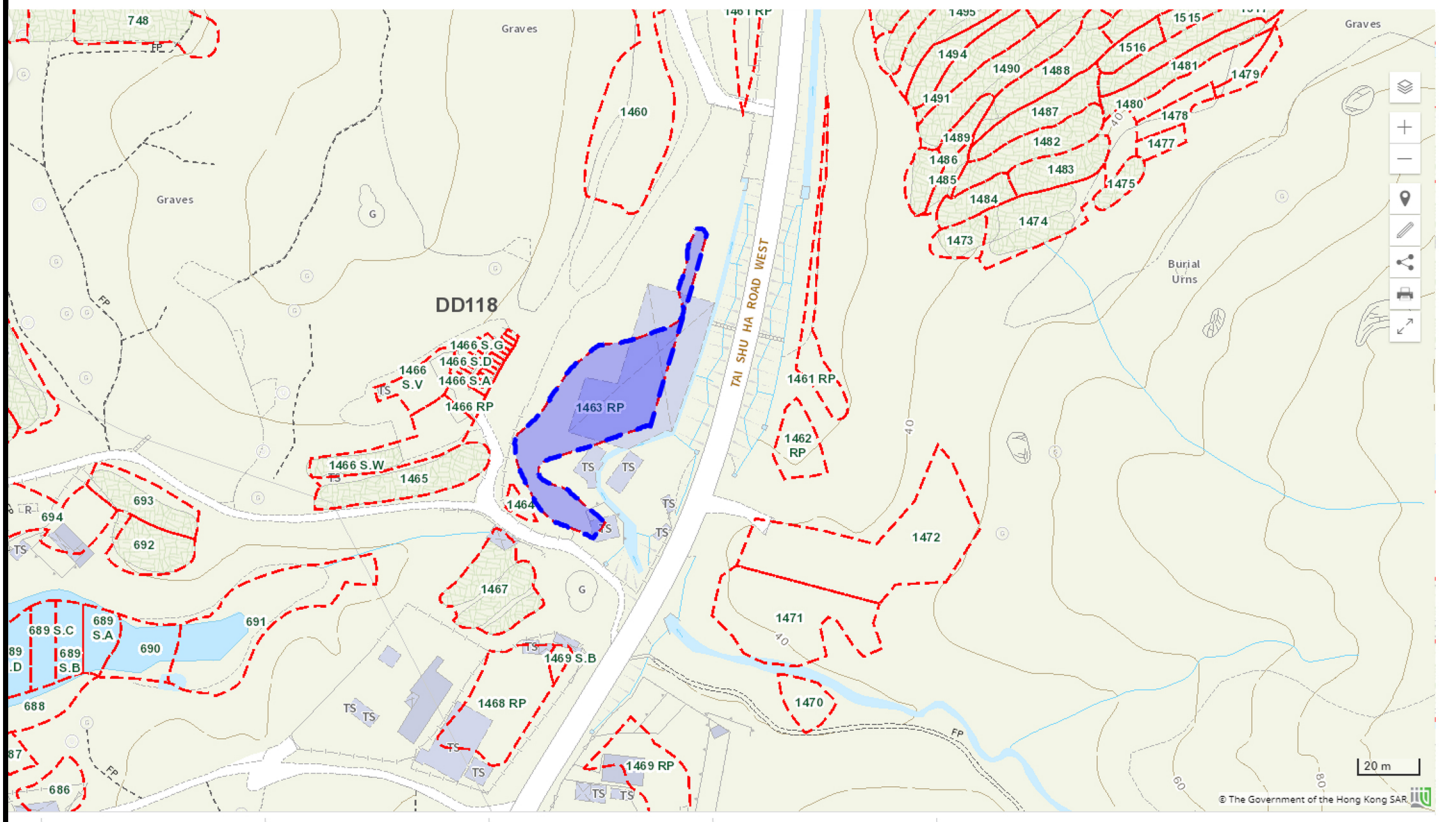
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	Drawing No. 圖號: Figure 4	Scale 比例: 1:1000



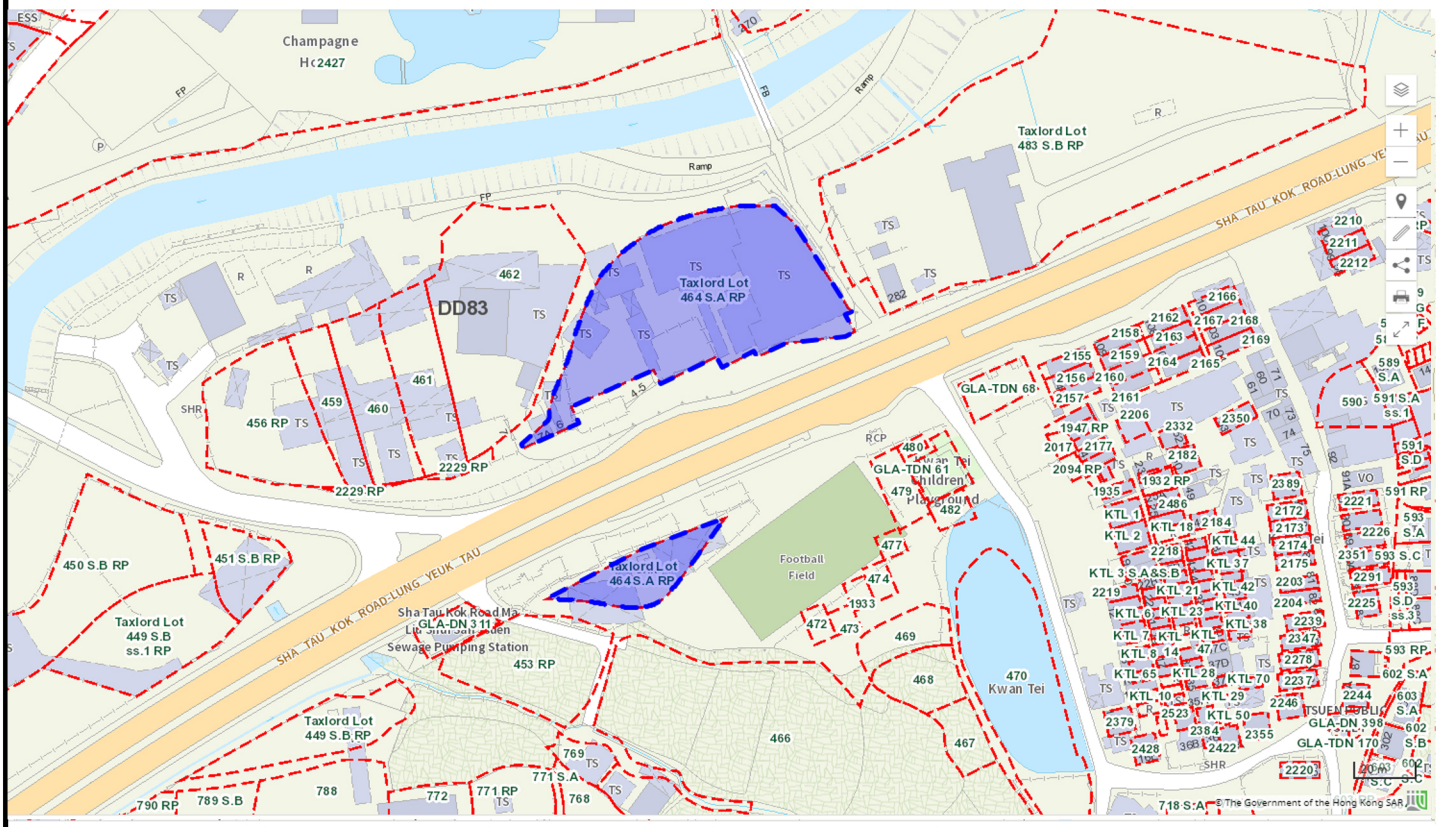
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Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at Lots 921 RP, 922 RP (Part), 923 (Part), 924 (Part), 925 (Part), 926 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories	Alternative Site 1 at Lot 1618RP in D.D.125	
	Drawing No. 圖號: Figure 5	Scale 比例: As shown



Project 項目名稱:	Drawing Title 圖目:	Remarks 備註:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at Lots 921 RP, 922 RP (Part), 923 (Part), 924 (Part), 925 (Part), 926 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories	Alternative site 2: Lot 1282 in D.D.124	
	Drawing No. 圖號: Figure 6	Scale 比例: As shown



Project 項目名稱: Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at Lots 921 RP, 922 RP (Part), 923 (Part), 924 (Part), 925 (Part), 926 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories	Drawing Title 圖目: Alternative Site 3 at Lot 1463 RP in D.D.118	Remarks 備註:
	Drawing No. 圖號: Figure 7	Scale 比例: As shown



Project 項目名稱: Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at Lots 921 RP, 922 RP (Part), 923 (Part), 924 (Part), 925 (Part), 926 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories	Drawing Title 圖目: Alternative Site 4 at Taxlord Lot 464 S.A RP in D.D.83	Remarks 備註:
	Drawing No. 圖號: Figure 8	Scale 比例: As shown