
SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY CONTAINER STORAGE YARD, CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP, LOGISTICS CENTRE, WAREHOUSE AND
OPEN STORAGE OF MISCELLANEOUS GOODS WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN “AGRICULTURE” ZONE,**

**VARIOUS LOTS IN D.D. 87
HUNG LUNG HANG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Able New Development Limited

Consultancy Team

R-riches Property Consultants Limited

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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. 87, Hung Lung Hang, New Territories* (the Site) for ‘**Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods 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 Hung Lung Hang Outline Zoning Plan (OZP) No.: S/YL-HLH/11. The Site occupies an area of 23,163 m² (about). 9 single-storey structures are proposed at the Site for vehicle repair workshop, warehouse (excluding dangerous goods godown (D.G.G.)), logistics centre and office with total gross floor area (GFA) of 1,600 m² (about). The remaining area is reserved for container storage yard, container vehicle park, area for open storage, vehicle parking and loading/unloading spaces and circulation area.
- The Site is accessible from Kong Nga Po 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 are affected by land resumption for the development of the Fanling North New Development Area (FLN NDA), San Tin Technopole (STT) and public housing at Sha Po, Yuen Long;
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied uses are the same as the original premises;
 - the proposed development is 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	23,163 m ² (about)
Covered Area	1,600 m ² (about)
Uncovered Area	21,563 m ² (about)
Plot Ratio	
	0.07 (about)
Site Coverage	
	7% (about)
Number of Structure	
	9
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,600 m ² (about)
Building Height	
	3 to 8.23 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恐龍坑丈量約份第87約多個地段的規劃申請，於上述地點作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施(為期3年)和相關填土工程」(擬議發展)。
- 申請地點所在的地區在《恐龍坑分區計劃大綱核准圖編號S/NE-HLH/11》上劃為「農業」地帶。申請地盤面積為23,163平方米(約)。申請地點將設9座單層構築物作汽車修理工場、貨倉(危險品倉庫除外)、物流中心及辦公室用途，總樓面面積合共為1,600平方米(約)，申請地點的其餘地方將預留作貨櫃存放場、貨櫃車停車場、露天貯物空間、車輛停泊/上落貨位及流轉空間。
- 申請地點可從缸瓦甫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分別受到「粉嶺北新發展區」、「新田科技城」及「元朗沙埔公營房屋發展」收地發展影響；
 - 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，批出規劃許可則不會影響「農業」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	23,163 平方米 (約)
上蓋總面積：	1,600 平方米 (約)
露天地方面積：	21,563 平方米 (約)
地積比率：	0.07 (約)
上蓋覆蓋率：	7% (約)
樓宇數目：	9 座
總樓面面積	1,600 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	1,600 平方米 (約)
構築物高度：	3 至 8.23 米 (約)
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Able New Development Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Various Lots in D.D. 87, Hung Lung Hang, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'. The Site currently falls within an area zoned "AGR" on the Approved Hung Lung Hang OZP No.: S/NE-HLH/11 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Columns 1 nor 2 uses within the "AGR" zone, which require planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings and a drainage impact assessment (DIA) are provided with the planning statement (**Plans 1 to 16 and Appendices I to III**). Other assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

¹ **Able New Development Limited** (the applicant) is authorized by the affected business operators to facilitate the relocation of the existing affected business premises. Details of affected business operators are provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant’s business premises affected by various developments

- 2.1 The current application is intended to facilitate the relocation of 8 existing business operators’ affected premises (namely Tenants A to H) due to land resumption and to pave way for various government projects including the development of FLN NDA, STT and public housing development at Sha Po, Yuen Long (**Appendix I** and **Plan 4**).
- 2.2 The affected premises of Tenants A to F currently fall within areas zoned “Residential (Group A)2,” (“R(A)2”), “Residential (Group B)” (“R(B)”), “Open Space” (“O”) and area shown as ‘Road’ on the Approved Fanling North OZP No.: S/FLN/4; the affected premises of Tenant G currently falls within an area zoned “Other Specified Uses” annotated “Amenity Area” (“OU(A)”), “O” and area shown as ‘Road’ on the Draft San Tin Technopole OZP No.: S/STT/1; and the affected premises of Tenant H currently falls within an area zoned “Government, Institution or Community” (“G/IC”) and “R(A)” on the Approved Kam Tin North OZP No.: S/YL-KTN/11 (**Appendix I** and **Plan 5**). Details of the tenants’ original premises are summarized at **Appendix I** and **Table 1** below:

Table 1: Details of Tenants’ Original Premises

Tenant	Location	OZP	Zoning	Development Involved
Tenant A	Government Land near Man Kam To Road <i>(formerly various lots in D.D. 52, Fanling; resumed by the Government in 2024)</i>	S/FLN/4	“R(B)”	FLN NDA Development (Remaining Phase)
Tenant B			“R(A)2”, “O” and area shown as ‘Road’	
Tenant C			“R(A)2” and area shown as ‘Road’	
Tenant D			“R(B)” and “O”	
Tenant E			“R(A)2”, “R(B)” and “O”	
Tenant F			“R(B)”	
Tenant G	Various Lots in D.D. 105, San Tin, Yuen Long	S/STT/1	“OU(A)” and “O”	STT Development (Phase 2)
Tenant H	Various Lots in D.D. 107, Sha Po, Yuen Long	S/YL-KTN/11	“R(A)” and “G/IC”	Public Housing Development at Sha Po, Yuen Long

2.3 With reference to the implementation programme, the affected premises of Tenants A to F fall within the land resumption limit for the remaining phase development of the FLN NDA (**Plan 6**); the affected premises of Tenant G falls within the land resumption limit for the Phase 2 development of the STT development (**Plan 7**); and the affected premises of Tenant H falls within the land resumption limit for the public housing development at Sha Po, Yuen Long (**Plan 8**). As the concerned parcels of land have been/will be resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for relocation of the tenants in order to continue the business operation.

Applicant's effort in identifying suitable site for relocation

2.4 Whilst the applicant has spent effort to relocate the affected 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 9**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to various border control points (BCPs) and easily accessible.

Applied uses are the same as the affected premises

2.5 The proposed development involves the operation of 8 existing tenants with different business nature including container storage yard, container vehicle park, vehicle repair workshop, logistics centre, warehouse and open storage of miscellaneous goods with ancillary facilities to support the daily operation of the Site. The applied uses are the same as the affected premises in FLN, San Tin and Sha Po. The total site area designated for Tenants A to H in the proposed development is similar to the total area of their respective original premises. Details of the difference between the original premises and proposed development are shown at **Appendix I** and **Table 2** below:

Table 2: Differences between the Original Premises and the Site

Tenant	Original Premises (a)	Designated Area (b)	Difference (a) – (b)
Tenant A	382 m ²	450 m ²	+68 m ² , +18%
Tenant B	3,736 m ²	5,069 m ²	+1,333 m ² , +36%
Tenant C	1,592 m ²	3,623 m ²	+2,031 m ² , +128%
Tenant D	898 m ²	1,002 m ²	+104 m ² , +12%
Tenant E	4,875 m ²	3,950 m ²	-925 m ² , -19%
Tenant F	3,415 m ²	3,085 m ²	-330 m ² , -10%
Tenant G	2,025 m ²	2,943 m ²	+345 m ² , +13%
Tenant H	573 m ²		
Total	17,496 m² (about)	20,122 m² (about)	+2,626 m², +15%

- 2.6 A significant portion of the Site is uncovered (i.e. 21,563 m² (about), 93% of the Site) and designated for container storage yard, container vehicle park, open storage of miscellaneous goods, vehicle parking and L/UL spaces and circulation area to support the daily operation of the Site. A substantial amount of circulation space is reserved within the Site so as to enhance the Site's overall efficiency, as well as to minimize the potential adverse traffic impact 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 falls within an area zoned "AGR" on the Approved Hung Lung Hang OZP No.: S/NE-HLH/11, the Site is currently vacant without active agricultural activities (**Plans 2 and 11**). 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 utilize deserted land in the New Territories.
- 2.8 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

- 2.9 The proposed development situates in a relatively remote area, which is far away from sensitive receivers (**Plans 1, 3 and 11**). The surrounding area is considered to be predominately in industrial character comprising various brownfield operations. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimize potential adverse impacts arising from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 3.4 km south of Heung Yuen Wai BCP; 11.7 km east of Lok Ma Chau BCP; 6 km north of Sheung Shui MTR Station; and 8.2 km north of Fanling MTR Station.
- 3.2 The Site is 4.4 km northeast of the original premises of Tenants A to F; 14.7 km northeast of the original premises of Tenant G; and 17 km northeast of the original premises of Tenant H (**Plan 4**).

Accessibility

- 3.3 The Site is accessible from Kong Nga Po Road via a local access (**Plan 1**).

Existing Site Condition

- 3.4 The Site is generally flat, partly fenced, partly vegetated and partly formed (**Plans 1, 3 and 11**).

Surrounding Area

- 3.5 The Site and its surrounding are predominantly for industrial use and mainly comprise of open storage yards and temporary structures for various brownfield operations (**Plans 1, 3 and 11**).
- 3.6 To its immediate north is Ping Yuen River, across which are some unused/vacant land covered with vegetation and intermixed with graveyards and woodland.
- 3.7 To its immediate east is the site of an approved planning application (No. A/NE-HLH/68) for open storage and warehouse of construction machinery and construction materials. To its further east are some open storage yards and warehouses.
- 3.8 To its immediate south are some temporary structures and the site of an approved planning application (No. A/NE-HLH/68) for open storage and warehouse of construction machinery and construction materials. To its further south is a knoll covered with vegetation and some temporary structures for warehouses and open storage yards.
- 3.9 To its immediate west is Ping Yuen River, across which are some unused/vacant land covered with vegetation.

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The Site falls within an area zoned as "AGR" on the Approved Hung Lung Hang OZP No.: S/NE-HLH/11 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Columns 1 nor 2 used within the "AGR" zone, which require 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, *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 Hung Lung Hang OZP No. S/NE-HLH/5 without the permission from the Board under S.16 of the Ordinance.*

Previous Application

- 4.4 The Site is not subject of any previous application.

Similar Applications

- 4.5 Within the same "AGR" zone on the OZP, 7 similar applications (Nos. A/NE-HLH/59, 60, 61, 66, 68, 70 and 71) for 'Open Storage' use were approved by the Board between 2023 and 2024; 1 similar application (No. A/NE-HLH/68) for 'Warehouse' use was approved by the Board in 2024. All similar applications were approved on temporary basis for a period of 3 years.

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

- 4.6 The Site mostly falls within Category 3 area, *which are those outside 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 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 Portions of the Site fall within Category 2 area, which are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have 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.
- 4.8 The Site falls within Category 2 and 3 areas of TPB PG-No. 13G (**Plan 10**), the proposed development would not generate significant adverse impacts on the surrounding areas. In addition, the affected premises will be resumed by the Government to facilitate the FLN NDA development, STT development and public housing development at Sha Po, Yuen Long. Approval of the current application is in line with TPB PG-No. 13G and would not set an undesirable precedent within the Category 2 and 3 areas. It should be considered on individual merits given the special background of the applicant.

Land Status of the Site

- 4.9 The Site falls entirely on private lots, i.e. Lots 156 S.A (Part), 156 S.B (Part), 157, 158, 159, 161, 162, 163 S.A, 163 S.B, 164 (Part), 177 (Part), 179 (Part), 180 (Part), 181 (Part), 207, 208, 209, 210, 211, 212, 213 RP, 213 S.A, 214, 215 (Part), 216, 217, 218, 219 (Part), 220 (Part), 222 (Part), 223, 224 in D.D. 87, with total land area of 23,163 m² (about) of Old Schedule Lot held under Block Government Lease (**Plan 3**).
- 4.10 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) to the Lands Department (LandsD) to make way for the erection of the

proposed structure at the Site, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

5.1 The Site consists of an area of 23,163 m² (about). Details of development parameters are shown at **Plans 12, 13** and **Table 3** below:

Table 3: Development Parameters of the Proposed Development

Site Area	23,163 m ² (about)
Covered Area	1,600 m ² (about)
Uncovered Area	21,563 m ² (about)
Plot Ratio	
	0.07 (about)
Site Coverage	
	7% (about)
No. of Structure	
	9
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,600 m ² (about)
Building Height	
	3 to 8.23 m (about)
No. of Storey	
	1

5.2 A total of 9 single-storey structures are proposed at the Site for vehicle repair workshop, warehouse (excluding D.G.G.), logistics centre and office with total GFA of 1,600 m² (about). The remaining open area is reserved for container storage yard, container vehicle park, area for open storage of miscellaneous goods, vehicle parking and L/UL spaces and circulation area (**Plans 12** and **13**). Details of proposed structures are shown at **Table 4** below:

Table 4 –Details of Proposed Structures

Structure	Uses	Covered Area	GFA	Building Height
Tenant A				
B1	Vehicle Repair Workshop	108 m ²	108 m ²	4 m (about) (1-storey)
Tenant B				
B2	Warehouse (excluding D.G.G.)	220 m ²	220 m ²	8.23 m (about) (1-storey)
B3	Warehouse (excluding D.G.G.) & Office	220 m ²	220 m ²	8.23 m (about) (1-storey)

Tenant C				
B4	Logistics Centre	220 m ²	220 m ²	8.23 m (about) (1-storey)
B5	Logistics Centre	220 m ²	220 m ²	8.23 m (about) (1-storey)
B6	Logistics Centre	220 m ²	220 m ²	8.23 m (about) (1-storey)
B7	Logistics Centre & Office	220 m ²	220 m ²	8.23 m (about) (1-storey)
Tenant D				
B8	Office	100 m ²	100 m ²	3 m (about) (1-storey)
Tenant E				
B9	Office	72 m ²	72 m ²	3 m (about) (1-storey)
Total		1,600 m² (about)	1,600 m² (about)	-

Hard-paving at the Site

- 5.3 The Site is proposed to be entirely hard-paved with concrete of not more than 0.2 m (in depth) for container storage yard, container vehicle park, area for open storage, vehicle parking and L/UL spaces and circulation area. The existing site level ranges from +11.7 mPD at the north to +15.2 mPD at the south. The Site, which generally falls towards the north and west to Ping Yuen River, is proposed to be filled to +11.9 mPD at the north to +15.4 mPD at the south (**Plan 14**). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface for the applied uses. Hence, hard-paving of the Site is considered required and has been kept to minimal to meet the operation need.

Operation Modes

- 5.4 The Site will be used as container storage yard, container vehicle park, vehicle repair workshop, logistics centre, warehouse and open storage of miscellaneous goods. 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 not more than 15 staff. The ancillary offices are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Tenant A

5.6 A total of 450 m² (about) of the Site would be used for **vehicle repair workshop**. A single-storey structure is proposed for vehicle repair workshop use with total GFA of 108 m². 1 parking space for private car (PC) and 1 L/UL space for light goods vehicle (LGV) are proposed.

Tenant B

5.7 A total of 5,069 m² (about) of the Site would be used for **warehouse and container storage yard**. 2 single-storey structures are proposed for warehouse and office uses with total GFA of 440 m². No storage of D.G.G. will be carried out at the Site. 4 parking spaces for PC and 2 L/UL spaces for container vehicle (CV) are proposed.

Tenant C

5.8 A total of 3,623 m² (about) of the Site would be used for **logistics centre**. 4 single-storey structures are proposed for logistics centre and office uses with total GFA of 880 m². Majority of the Site is reserved for logistic purposes, i.e. storage, packaging and consolidation of goods for distribution. No storage of D.G.G. will be carried out at the Site. 3 parking spaces for PC and 2 L/UL spaces for CV are proposed.

Tenant D

5.9 A total of 1,002 m² (about) of the Site would be used for **open storage of miscellaneous goods**. A single-storey structure is proposed for office use with total GFA of 100 m². 2 parking spaces for PC and 1 L/UL space for CV are proposed.

Tenant E

5.10 A total of 3,950 m² (about) of the Site would be used for **container storage yard**. A single-storey structure is proposed for office use with total GFA of 72 m². 2 parking spaces for PC and 2 L/UL spaces for CV are proposed.

Tenant F

5.11 A total of 3,085 m² (about) of the Site would be used for **container vehicle park**. No structure is proposed. 5 parking spaces for LGV and 8 parking spaces for CV are proposed.

Tenants G & H

5.12 A total of 2,943 m² (about) of the Site would be used for **open storage of miscellaneous goods**. No structure is proposed. 2 L/UL spaces for CV are proposed.

5.13 Apart from the above designated site area for Tenants A to H (i.e. 20,122 m² (about), 86.9% of the Site), the remaining site area (i.e. 3,041 m² (about), 13.1% of the Site) will be reserved for a common vehicular access connecting the ingress/egress of the Site and the proposed premises of each tenant (**Plans 12 and 13 and Appendix I**).

Minimal Traffic Impact

5.14 The Site is accessible from Kong Nga Po Road via a local access (**Plan 1**). A 12 m (about) wide vehicular ingress/egress is proposed at the southern tip of the Site. A total of 35 parking and L/UL spaces will be provided (**Plan 12**). Details of the parking and L/UL provision are shown at **Table 5** below:

Table 5 – Provision of Parking and L/UL Spaces

Type of Parking Spaces	No. of Space
Parking Spaces for PCs - 2.5 m (W) x 5 m (L)	12
Parking Spaces for LGVs - 3.5 m (W) x 7 m (L)	5
Parking Spaces for CVs - 3.5 m (W) x 16 m (L)	8
Type of L/UL Spaces	No. of Space
L/UL Spaces for LGVs - 3.5 m (W) x 7 m (L)	1
L/UL Spaces for CVs - 3.5 m (W) x 16 m (L)	9

5.15 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 15** and **16**). 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.

5.16 The breakdown of estimated trips generation/attraction of proposed development at AM and PM peak hours are provided at **Table 6** below:

Table 6 – Estimated Trips Generation and Attraction

Time Period	Trips Generation/Attraction						2-Way Total
	PC		LGV		CV		
	In	Out	In	Out	In	Out	
Trips at <u>AM Peak</u> (09:00 – 10:00)	6	0	0	2	1	2	11
Trips at <u>PM Peak</u> (18:00 – 19:00)	0	6	2	0	2	1	11
Average Trip/Hour (10:00 – 18:00)	1	1	2	2	2	2	10

- 5.17 As the numbers of vehicular trips generated/attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

- 5.18 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimize 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.
- 5.19 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. 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 rainstorm, to ensure that these facilities are always operational.
- 5.20 The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. 2.5 m high solid metal fencing will be erected along the site boundary to minimize 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 by the applicant on a regular basis.

Minimal Landscape Impact

- 5.21 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for open storage and vehicle circulation purposes, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

Minimal Drainage Impact

- 5.22 A minimum setback of 3 m is reserved between the Site and Ping Yuen River, which runs along the northwestern periphery of the Site. The applicant has submitted a DIA to review the drainage arrangements for the proposed development (**Appendix III**). With the implementation of the proposed drainage system, the DIA

has concluded that no adverse drainage impact is envisaged.

Fire Safety Aspect

- 5.23 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services to enhance fire safety of the Site after planning approval has been granted from the Board. Upon receiving the STW approval from the LandsD for erection of structures, the applicant will implement the accepted FSIs proposal at the Site.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Fanling North, San Tin and Sha Po, which will be affected by the development of FLN NDA, STT and public housing development at Sha Po, Yuen Long (**Appendix I and Plans 4 to 8**). Whilst the applicant attempted to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II and Plan 9**). Given that the relocation is to facilitate various government development projects, approval of the application can facilitate relocation prior to land resumption, thereby minimize 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 would not frustrate the long-term planning intention and better utilize deserted land in the New Territories.
- 6.3 The Site is surrounded by unused/vacant land, sites occupied by temporary structures for various brownfield uses, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. Despite the fact that the Site falls within Category 2 and 3 areas under TPB PG-No. 13G, the special background of the application should be considered on its individual merit. Given that similar applications for the applied uses have been approved by the Board within the same "AGR" zone, therefore, 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 areas. A DIA is provided to demonstrate that adverse drainage impact arising from the proposed development is not anticipated (**Appendix III**). Adequate mitigation measures e.g. provision of FSIs and drainage facilities will be provided upon obtaining planning approval. 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 minimize 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 '**Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.