
SECTION 16 PLANNING APPLICATION

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

**LOTS 166 (PART), 167 (PART), 169 (PART), 170 AND 174 (PART) IN D.D. 87
HUNG LUNG HANG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Smart Long Development Limited

Consultancy Team

R-riches Property Consultants Limited

FILE CONTROL

FILE NAME : *DD87 Lot 166 & VL - Planning Statement (20250117) Ver1.0*
FILE LOCATION : *\\R-SERVER\Planning\Planning Application\DD87 Lot 166 & VL - OS in HLH (NDA)\Submission (Jan 25)\Planning Statement*
REVISION NO. : *1.0*

APPLICANT : *Smart Long Development Limited*
TYPE OF APPLICATION : *S.16 Planning Application*
PROPOSED USE : *Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years*
SITE LOCATION : *Lots 166 (Part), 167 (Part), 169 (Part), 170 and 174 (Part) in D.D. 87*

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
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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 Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development).
- The majority of the Site falls within an area zoned "Agriculture" ("AGR") on the Approved Hung Lung Hang Outline Zoning Plan (OZP) No.: S/NE-HLH/11, whilst a minor portion of the Site falls within an area zoned "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14. The Site occupies an area of 5,774 m² (about). A single-storey structure is proposed at the Site for storage of tools, site office and washroom uses with total gross floor area (GFA) of 216 m² (about). The remaining area is reserved for area for open storage operations, vehicle parking and loading/unloading (L/UL) 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 Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA);
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the applicant's original premises in Ha Tsuen;
 - 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	5,774 m ² (about)
Covered Area	216 m ² (about)
Uncovered Area	5,558 m ² (about)
Plot Ratio	
	0.04 (about)
Site Coverage	
	4% (about)
Number of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	216 m ² (about)
Building Height	
	3.5 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「擬議臨時露天存放建築材料連附屬設施和相關填土工程 (為期 3 年)」(擬議發展)。
- 申請地點所在的地區大部分在《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，而申請地點的小部分在《坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14》上劃為「農業」地帶。申請地盤面積為 5,774 平方米 (約)。申請地點將設 1 座單層構築物作工具存放、辦公室及洗手間用途，總樓面面積合共為 216 平方米 (約)，申請地點的其餘地方將預留作露天貯物空間、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受到「洪水橋/廈村新發展區」收地發展影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與申請人位於廈村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：	5,774 平方米 (約)
上蓋總面積：	216 平方米 (約)
露天地方面積：	5,558 平方米 (約)
地積比率：	0.04 (約)
上蓋覆蓋率：	4% (約)
樓宇數目：	1 座
總樓面面積	216 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	216 平方米 (約)
構築物高度：	3.5 米 (約)
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Smart Long Development Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 166 (Part), 167 (Part), 169 (Part), 170 and 174 (Part) 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 Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'. The majority of the Site falls within an area zoned "AGR" on the Approved Hung Lung Hang OZP No.: S/NE-HLH/11, whilst a minor portion of the Site falls within an area zoned "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZPs, 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 proposal, a set of indicative development plans/drawings and supplementary information are provided with the planning statement (**Plans 1 to 12** and **Appendices I to II**). 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 **Smart Long Development Limited** 皓朗發展有限公司, the applicant, is authorized by **Action Top Engineering Limited** 新昇工程有限公司, the affected business operator, to facilitate the relocation of the existing affected business premises. Details of the affected business operator is provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by the HSK/HT NDA development

- 2.1 The current application is intended to facilitate the relocation of the business operators' premises in Ha Tsuen, i.e. various lots in D.D. 125 and adjoining Government Land, due to land resumption and to pave way for the development of HSK/HT NDA (**Plan 4**). The affected premises currently falls within an area zoned "Village Type Development ("V"), "Open Space" ("O") and area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/2 (**Plan 5**).
- 2.2 With reference to the implementation programme, the affected premises partially falls within the land resumption limit for the second phase development of the HSK/HT NDA (**Plan 6**). As portion of the affected premises have been resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for the relocation of the affected business operators in order to continue the business operation.

Applicant's effort in identifying suitable site for relocation

- 2.3 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 7**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, easily accessible and not incompatible to surrounding land uses.

Applied use is the same as the affected premises

- 2.4 The proposed development involves the operation of an open storage of construction materials with ancillary facilities to support the daily operation of the Site. The applied use is the same as the affected premises in Ha Tsuen. Details of the difference between the affected business premises and the Site are shown at **Table 1** below:

Table 1 - Differences between the Original Premises and the Site

Tenant	Original Premises (a)	The Site (b)	Difference (b) – (a)
Site Area	6,562 m ²	5,774 m ²	-788 m ² , -12%

- 2.5 A significant portion of the Site is uncovered (i.e. 5,558 m² (about), 96% of the Site) and designated for open storage of construction materials, vehicle parking and

loading/unloading (L/UL) spaces and circulation area to support the daily operation of the proposed development. 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

- 2.6 Although the Site straddles an area zoned "AGR" on the Approved Hung Lung Hang OZP No.: S/NE-HLH/11 and the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14, 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 utilize deserted land in the New Territories.
- 2.7 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

- 2.8 The proposed development situates in a relatively remote area, which is far away from sensitive receivers (**Plans 1, 3 and 9**). 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 3.2 km south of Heung Yuen Wai Border Control Point (BCP); 11.9 km east of Lok Ma Chau BCP; 6.4 km north of Sheung Shui MTR Station; 7.9 km north of Fanling MTR Station; and 28.0 km northeast of the original premises.

Accessibility

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

Existing Site Condition

3.3 The Site is generally flat, partly fenced, partly vegetated and partly covered with temporary structures (**Plans 1, 3 and 9**).

Surrounding Area

3.4 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 9**).

3.5 To its immediate north is Ping Yuen River, across which are some unused/vacant land covered with vegetation intermixed with woodland.

3.6 To its immediate east is a river channel, across which are some temporary structures for storage use.

3.7 To its immediate south is a river channel, across which are some open storage yards and temporary structures for warehouse and storage uses. To its further south are some open storage of construction machinery.

3.8 To its immediate west/southwest are the sites of some open storage yards approved by the Board (Nos. A/NE-HLH/51, 55, 66, 68, 76 and 77) between 2021 and 2024.

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The majority of the Site falls within an area zoned "AGR" on the Approved Hung Lung Hang OZP No.: S/NE-HLH/11, whilst a minor portion of the Site falls within an area zoned "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14. **(Plan 2)**. According to the Notes of the OZPs, 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 Hung Lung Hang OZP No.: S/NE-HLH/11, *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.*
- 4.4 According to the Remarks of the "AGR" zone on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14, *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 Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/10 without the permission from the Town Planning Board under S.16 of the Ordinance.*

Previous Application

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

Similar Applications

- 4.6 Within the same "AGR" zone on the Approved Hung Lung Hang OZP No. S/NE-HLH/11,

13 similar applications (Nos. A/NE-HLH/51, 54, 55, 59, 60, 61, 64, 66, 68, 70, 71, 76 and 77) for 'Open Storage' use were approved by the Board between 2021 and 2024. All similar applications were approved on temporary basis for a period of 3 years.

- 4.7 Within the same "AGR" zone on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14, 10 similar applications (Nos. A/NE-TKL/671, 707, 714, 724, 734, 745, 746, 758, 762 and 765) for 'Open Storage' use were approved by the Board between 2021 and 2024. All similar applications were approved on temporary basis for a period of 3 years.

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

- 4.8 The Site mostly 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.*
- 4.9 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 (**Plan 8**). *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.*
- 4.10 The Site falls within Category 2 and 3 areas of TPB PG-No. 13G and the proposed development would not generate significant adverse impacts on the surrounding areas

(Plan 8). In addition, the affected premises will be resumed by the Government to facilitate the HSK/HT NDA development. 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

- 4.11 The Site falls entirely on private lots, i.e. *Lots 166 (Part), 167 (Part), 169 (Part), 170 and 174 (Part) in D.D. 87*, with total land area of 5,774 m² (about) of Old Schedule Lot held under Block Government Lease **(Plan 3)**.
- 4.12 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 5,774 m² (about). Details of development parameters are shown at **Table 2** below.

Table 2 - Development Parameters

Site Area	5,774 m ² (about)
Covered Area	216 m ² (about)
Uncovered Area	5,558 m ² (about)
Plot Ratio	
	0.04 (about)
Site Coverage	
	4% (about)
No. of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	216 m ² (about)
Building Height	
	3.5 m (about)
No. of Storey	
	1

5.2 A single-storey structure is proposed at the Site for storage of tools, site office and washroom uses with total GFA of 216 m² (about). The remaining open area is reserved for area for open storage operations, vehicle parking and L/UL spaces and circulation area (**Plan 10**). Details of proposed structures are shown at **Table 3** below.

Table 3 – Details of Proposed Structures

Structure	Uses	Covered Area	GFA	Building Height
B1	Storage of tools, Site Office and Washroom	216 m ²	216 m ²	3.5 m (about) (1-storey)
Total		216 m² (about)	216 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 area for open storage operations, vehicle parking and L/UL spaces and circulation area. The existing site level ranges from +11.6 mPD (at the north and south) to +12.0 mPD (at the centre). The Site, which generally falls towards the north and south from the centre, is proposed to be filled to +11.8 mPD (at the north

and south), and to +12.0 mPD (at the centre). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface for the applied use. Hence, hard-paving of the Site is considered required and has been kept to minimal to meet the operation need.

Operation Mode

5.4 The Site will be used as open storage of construction materials. The construction materials e.g. steel beam, bricks, scaffold, etc., will be openly stored at the designated area with stacking height of not more than 2.5 m. 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 8 staff. The site office is 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.

Minimal Traffic Impact

5.6 The Site is accessible from Kong Nga Po Road via a local access (**Plan 1**). A 7.3 m (about) wide vehicular ingress/egress is proposed at the southwestern tip of the Site. A total of 7 parking and L/UL spaces will be provided at the Site (**Plan 10**). Details of the parking and L/UL provision are shown at **Table 4** below.

Table 4 – Provision of Parking and L/UL Spaces

Type of Parking Spaces	No. of Space
Parking spaces for private car (PC) - 2.5 m (W) x 5 m (L)	5
Type of L/UL Spaces	No. of Space
L/UL Spaces for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Spaces for container vehicle (CV) - 3.5 m (W) x 16 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 (**Plan 12**). 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 breakdown of estimated trips generation/attraction of proposed development are provided at **Table 5** below.

Table 5 – Estimated Trip Generation /Attraction

Time Period	Estimated Trip Generation/Attraction						2-Way Total
	PC		LGV		CV		
	In	Out	In	Out	In	Out	
Trips at <u>AM Peak</u> (09:00 – 10:00)	5	0	0	0	0	0	5
Trips at <u>PM Peak</u> (18:00 – 19:00)	0	5	0	0	0	0	5
Average Trip/Hour (10:00 – 18:00)	0	0	1	1	1	1	4

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

Minimal Environmental Impact

5.10 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.

5.11 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 rain season, to ensure that these facilities are always operational.

5.12 The major source of wastewater will be sewage from the washroom generated by staff. Given that no public sewer is available in the vicinity of the Site, the applicant proposes to provide septic tank and soakaway system to collect sewage generated from the proposed development. Noting that the Site is in close proximity to Ping Yuen River, the design and construction of the septic tank and soakaway system will strictly follow the requirements as stipulated in *ProPECC PN 1/23*. Licensed

collectors will be employed by the applicant to collect and dispose of the sewage regularly, and the location of toilets will be located as far away as possible from nearby watercourse.

- 5.13 The applicant will also 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 on a regular basis.

Minimal Landscape Impact

- 5.14 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 parking, L/UL and 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

- 5.15 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been granted by the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department or the Board.

Fire Safety Aspect

- 5.16 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 permission 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 affected business premises in Ha Tsuen, which will be affected by the HSK/HT NDA development (**Appendix I and Plans 4 to 6**). Whilst the affected business operator attempted to relocate the affected business premises 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 HSK/HT NDA development, 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 for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone 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 use have been approved by the Board within the same "AGR" zone on the OZPs, 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. Adequate mitigation measures e.g. submission and provision of FSIs and drainage proposals will be provided upon obtaining planning permission. The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by 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 Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

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