
SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS IN "RECREATION" ZONE,**

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

PLANNING STATEMENT

Applicant

Fancy Spot 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. 82, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**' (the proposed development).
- The Site falls within an area zoned "Recreation" ("REC") on the Draft Man Kam To Outline Zoning Plan (OZP) No.: S/NE-MKT/5. The Site occupies an area of 5,424 m² (about). 3 structures are proposed at the Site for warehouse (excluding dangerous goods godown (D.G.G.)), washroom, site office and rain shelter for loading/unloading (L/UL) bays with total gross floor area (GFA) of 5,369 m² (about). The remaining area is reserved for vehicle parking, L/UL spaces and circulation area.
- The Site is accessible from Ping Che 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 Kwu Tung North New Development Area (KTN NDA) and Fanling North NDA (FLN NDA);
 - 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 "REC" zone.

- Details of development parameters are as follows:

Site Area	5,424 m ² (about)
Covered Area	2,735 m ² (about)
Uncovered Area	2,689 m ² (about)
Plot Ratio	
	0.99 (about)
Site Coverage	
	50% (about)
Number of Structure	
	3
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	5,369 m ² (about)
Building Height	
	5 m to 13 m (about)
No. of Storey	
	1 - 2

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粉嶺打鼓嶺丈量約份第 82 約多個地段的規劃申請，於上述地點作「擬議臨時貨倉 (危險品倉庫除外) 連附屬設施 (為期 3 年)」(擬議發展)。
- 申請地點所在的地區在《文錦渡分區計劃大綱草圖編號 S/NE-MKT/5》上劃為「康樂」地帶。申請地盤面積為 5,424 平方米 (約)。申請地點將設 3 座構築物作貨倉 (危險品倉庫除外)、洗手間、辦公室以及上落貨位之避雨棚用途，總樓面面積合共為 5,369 平方米 (約)，申請地點的其餘地方將預留作車輛停泊 / 上落貨位及流轉空間。
- 申請地點可從坪輦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「古洞北新發展區」及「粉嶺北新發展區」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「康樂」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：	5,424 平方米 (約)
上蓋總面積：	2,735 平方米 (約)
露天地方面積：	2,689 平方米 (約)
地積比率：	0.99 (約)
上蓋覆蓋率：	50% (約)
樓宇數目：	3 座
總樓面面積	5,369 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	5,369 平方米 (約)
構築物高度：	5 米至 13 米 (約)
構築物層數：	1 - 2 層

1. INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Fancy Spot Limited** (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 788, 792, 793 RP, 794 RP, 795, 796 RP (Part) and 803 RP (Part) in D.D. 82, Ta Kwu Ling, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse (Excluding Dangerous Goods with Ancillary Facilities for a Period of 3 Years)**'. The Site currently falls within an area zoned "REC" on the Draft Man Kam To OZP No.: S/NE-MKT/5 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Columns 1 nor 2 uses within the "REC" zone, which require planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings are provided with the planning statement (**Plans 1 to 11 and Appendices I and 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.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by KTN and FLN NDAs

- 2.1 The current application is intended to facilitate the relocation of the existing business operators' affected premises (namely Tenants A to C, of which all tenants are under the same company, i.e. **Fancy Spot Limited**, which is also the applicant of this planning application) due to land resumption and to pave way for various government projects including the development of KTN NDA and FLN NDA (**Appendix I** and **Plan 4**).
- 2.2 The affected premises of Tenants A currently fall within areas zoned as "Residential (Group B)" ("R(B)"), "Open Space" ("O") and area shown as 'Road' on the Approved Kwu Tung North OZP No.: S/KTN/4; the affected premises of Tenants B and C currently fall within areas zoned as "Residential (Group A)5" ("R(A)5") and "R(B)" on the Approved Fanling North OZP No.: S/FLN/4 (**Appendix I** and **Plan 5**). Details of the tenants' original premises are summarised 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 Kwu Tung <i>(formerly various lots in D.D. 95, Kwu Tung; resumed by the Government in 2024)</i>	S/KTN/4	"R(B)", "O" and area shown as 'Road'	KTN NDA Development (Remaining Phase)
Tenant B	Government Land near Fanling <i>(formerly lots 406 (part) and 428 (part) in D.D. 52, Fanling; resumed by the Government in 2024)</i>	S/FLN/4	"R(A)5"	FLN NDA Development (Remaining Phase)
Tenant C	Government Land near Fanling <i>(formerly various lots in D.D. 52, Fanling; resumed by the Government in 2024)</i>		"R(B)"	

2.3 With reference to the implementation programme, all affected premises (Tenants A, B and C) fall within the land resumption limit for the remaining phase development of the KTN NDA and FLN NDA (**Plans 6 and 7**). As the concerned parcels of land have already been 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 8**). 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 3 existing tenants of the same company with the same business nature of warehouse (excluding dangerous goods godown) with ancillary facilities to support the daily operation of the Site. The applied uses are similar as the affected premises in KTN and FLN. The total site area designated for Tenants A to C at the Site is slightly smaller than the total area of their respective original premises, as Tenants A to C will be incorporated into one single structure for daily operation. Such arrangement would better utilise resources, create a better working environment for the employees and to enhance the overall efficiency of the Site. 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

Tenants	Original Premises (a)	Designated Area (b)	Difference (a) – (b)
Tenant A	4,330 m ² (about)	5,424 m ² (about)	All tenants will incorporate into a single structure
Tenant B	513 m ² (about)		
Tenant C	484 m ² (about)		
Total	5,327 m² (about)	5,424 m² (about)	-97 m², -2%

2.6 Portion of the Site is uncovered (i.e. 2,689 m² (about), 50% of the Site) and designated for vehicle parking spaces, 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 minimise any potential adverse traffic impact to the surrounding road network.

Approval of the application would not frustrate the long-term planning intention of the "REC" zone

- 2.7 Although the Site falls within an area zoned "REC" on the Draft Man Kam To OZP No.: S/NE-MKT/5, there is no known development proposal for long-term recreational uses at the Site (**Plans 2 and 9**). Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "REC" zone and would better utilise 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 "REC" 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 "REC" 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 9**). The surrounding area is considered to be predominately rural in mix with industrial character comprising brownfield operations, as well as domestic/temporary structures. The proposed development is therefore considered not incompatible with surrounding land uses.
- 2.10 Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects to minimise potential adverse impacts arising from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 1.2 km south of Heung Yuen Wai BCP; 2.5 km east of Man Kam To BCP; 12.8 km east of Lok Ma Chau BCP; 7.1 km northeast of Sheung Shui MTR Station; and 7.7 km north of Fanling MTR Station.
- 3.2 The Site is 11.5 km northeast of the original premise of Tenant A; 6.2 km northeast of the original premises of Tenant B; and 6.1 km northeast of the original premises of Tenant C (**Plan 4**).

Accessibility

- 3.3 The Site is accessible from Ping Che Road via a local access (**Plan 1**).

Existing Site Condition

- 3.4 The Site is generally flat, fenced, partly vegetated and partly formed (**Plans 1, 3 and 9**).

Surrounding Area

- 3.5 The Site and its surroundings are mainly vegetated and comprises of open storage yards and temporary structures for residential uses as well as the village settlement of Kan Tau Wai. (**Plans 1, 3 and 9**).
- 3.6 To its immediate north is open storage yards. To its further north are some vacant land covered by vegetation.
- 3.7 To its immediate east is Ping Che Road. Across which are some unused/vacant land covered with vegetation, as well as the site of an approved planning application (No. A/NE-TKLN/38) for public utility installation (sewage pumping station). To its further east are some vacant land covered by vegetation and woodland.
- 3.8 To its immediate south is Ping Yuen River. To its further south are some unused/vacant land covered with vegetation, some temporary structures, warehouses and some open storage yards.
- 3.9 To its immediate west is vacant land covered by vegetation and Ping Yuen River. Across which is village settlements of Fung Wong Wu, and some unused/vacant land covered with vegetation, as well as some vacant land.

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The Site falls within an area zoned as "REC" on the Draft Man Kam To OZP No.: S/NE-MKT/5 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Columns 1 nor 2 uses within the "REC" zone, which will require planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the "REC" zone is *intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism.*

Previous Application

- 4.3 The Site is not subject of any previous approved application.

Similar Application

- 4.4 There is no similar application for temporary warehouse use within the same "REC" zone in the vicinity of the Site in the past five years. However, across 250m northeast of the Site is the site of an approved planning application (No. A/NE-TKLN/77) for temporary logistic centre, warehouse (excluding D.G.G.) and container vehicle park with ancillary facilities.

Land Status of the Site

- 4.5 The Site falls entirely on private lots, i.e. *Lots 788, 792, 793 RP, 794 RP, 795, 796 RP (Part) and 803 RP (Part) in D.D. 82*, with total land area of 5,424 m² (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**).
- 4.6 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 5,424 m² (about). Details of development parameters are shown at **Plan 10** and **Table 3** below:

Table 3 – Development Parameters of the Proposed Development

Site Area	5,424 m ² (about)
Covered Area	2,735 m ² (about)
Uncovered Area	2,689 m ² (about)
Plot Ratio	
	0.99 (about)
Site Coverage	
	50% (about)
No. of Structure	
	3
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	5,369 m ² (about)
Building Height	
	5 to 13 m (about)
No. of Storey	
	1 - 2

5.2 A total of three 1-2 storey structures are proposed at the Site for warehouse (excluding D.G.G.), washroom, site office and rain shelter for L/UL with total GFA of 5,369 m² (about). The remaining open area is reserved for vehicle parking spaces, L/UL spaces and circulation area (**Plan 10**). Details of proposed structures are shown at **Table 4** below:

Table 4 – Details of Proposed Structures

Structure	Uses	Covered Area	GFA	Building Height
B1	Warehouse (Excluding D.G.G.), Washroom and Site Office	2,634 m ²	5,268 m ²	13 m (about) (2-storey)
B2	Rain shelter for L/UL	76 m ²	76 m ²	5 m (about) (1-storey)
B3	Rain shelter for L/UL	25 m ²	25 m ²	5 m (about) (1-storey)
Total		2,735 m² (about)	5,369 m² (about)	-

Operation Modes

5.3 The Site will be used as warehouse for storage of miscellaneous goods. There will be

no storage of dangerous goods at the Site. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holiday.

- 5.4 It is estimated that the Site would be able to accommodate not more than 10 staff. The ancillary site office and washroom are intended to provide indoor workspace and essential facilities 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 (**Plan 10**).

Minimal Traffic Impact

- 5.5 The Site is accessible from Ping Che Road via a local access (**Plan 1**). A 9 m (about) wide vehicular ingress/egress is proposed at the northeastern tip of the Site. A total of 10 parking and L/UL spaces will be provided (**Plan 10**). 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 Spaces
Parking Spaces for Private Cars (PC) for staff - 2.5 m (W) x 5 m (L)	4
Type of L/UL Spaces	No. of Spaces
L/UL Spaces for Light Goods Vehicles (LGV) - 3.5 m (W) x 7 m (L)	2
L/UL Spaces for Medium Goods Vehicles (MGV) - 3.5 m (W) x 11 m (L)	2
L/UL Spaces for Container Vehicles (CV) - 3.5 m (W) x 16 m (L)	2

- 5.6 Sufficient space is provided for vehicles to maneuver 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 10** and **11**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety.
- 5.7 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								
	PC		LGV		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	In	Out	
Trips at <u>AM Peak</u> (09:00 – 10:00)	4	0	1	0	1	0	1	0	7

Trips at <u>PM Peak</u> (18:00 – 19:00)	0	4	0	1	0	1	0	1	7
Average Trip/Hour (10:00 – 18:00)	0	0	1	1	1	1	1	1	6

- 5.8 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

- 5.9 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 minimise 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.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* to minimise 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.
- 5.11 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 minimise 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

- 5.12 No old and valuable tree or protected species has been identified at the Site. Due to the erection of structures, majority of the Site area will be disturbed. The remaining area will be affected by the proposed hard-paving works for vehicle circulation purposes; 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

- 5.13 The applicant will review the drainage arrangements for the proposed development, and consequently submit a drainage proposal after the planning approval has been granted by the Board. With the implementation of the accepted drainage proposal, no adverse drainage impact is envisaged.

Fire Safety Aspect

- 5.14 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services (D of FS) to enhance fire safety of the Site after planning approval has been granted from the Board. The applicant will implement the accepted FSIs proposal at the Site after the FSIs proposal is accepted by D of FS.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in KTN and FLN which will be affected by the development of KTN and FLN NDAs (**Appendix I** and **Plans 4 to 7**). 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 8**). Given that the relocation is to facilitate various government development projects, approval of the application can facilitate relocation prior to land resumption, thereby minimising the impact on the implementation programme of government development projects.
- 6.2 Although the proposed development is not in line with the long-term planning intention of the "REC" zone, there is no known long-term development proposal for recreation uses at the Site. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention and better utilise 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, formed land, domestic/temporary structures, village type development and fallow agricultural land, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. The special background of the application should be considered on its individual merit. Therefore, approval of the current application would not set an undesirable precedent within the "REC" zone.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures e.g. submission and implementation of drainage and FSIs upon obtaining planning approval. The applicant will also strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimise 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 Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**'.

R-riches Property Consultants Limited

January 2025

APPENDICES

- Appendix I** Details of the Affected Business Premises
Appendix II Details of Alternative Sites for Relocation



Appendix I

Details of the Affected Business Premises



Appendix I – Summary of the Affected Business Premises

Affected Business Premises for Relocation				
Affected Tenants of Business Premises	A	B	C	Total
Name of Premises	Fancy Spot Limited			
Location	Lots 27, 86, 87 and 88 in D.D. 95, Kwu Tung, New Territories <i>(Already resumed by the Government in 2024)</i>	Lots 406 (Part) and 428 (Part) in D.D. 52, Fanling, New Territories <i>(Already resumed by the Government in 2024)</i>	Lots 401 (Part), 439 (Part), 443 (Part) and 444 (Part) in D.D. 52, Fanling, New Territories <i>(Already resumed by the Government in 2024)</i>	
Outline Zoning Plan (OZP)	Approved Kwu Tung North OZP No.: S/KTN/4	Approved Fanling North OZP No.: S/FLN/4		N/A
Zoning	"Residential (Group B)"; "Open Space" and area shown as 'Road'	"Residential (Group A) 5"	'Residential (Group B)'	
Use of the Premises	Warehouse	Warehouse	Open Storage	
Existing Premise Area for Each Tenant	4,330 m ² (about)	513 m ² (about)	484 m ² (about)	5,327 m ² (about)
Proposed Relocation at the Site				
Proposed Premise Area for all tenants	5,424 m ² (about)			5,424 m ² (about)
No. of Proposed Structures	3			3
Gross Floor Area	5,369 m ² (about)			5,369 m ² (about)

Appendix II

Details of Alternative Sites for Relocation



Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 82, Ta Kwu Ling, New Territories
Site Area	7,130 m ² (about)	540 m ² (about)	4,242m ² (about)	30,190 m ² (about)	5,500 m ² (about)	5,424 m ² (about)
Accessibility	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Ping Che Road via a local access
Distance from Original Premises	20.8 km from Tenant A (about) 23.7 km from Tenant B (about) 23.6 km from Tenant C (about)	12.1 km from Tenant A (about) 15 km from Tenant B (about) 14.9 km from Tenant C (about)	3.4 km from Tenant A (about) 7.1 km from Tenant B (about) 7.0 km from Tenant C (about)	4.0 km from Tenant A (about) 11.3 km from Tenant B (about) 11.2 km from Tenant C (about)	3.0 km from Tenant A (about) 12.3 km from Tenant B (about) 12.2 km from Tenant C (about)	11.5 km from Tenant A (about) 6.2 km from Tenant B (about) 6.1 km from Tenant C (about)
Outline Zoning Plan	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved San Tin Technopole OZP No. S/STT/2	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Draft Man Kam To OZP No. S/NE-MKT/5
Zoning	"Comprehensive Development Area" ("CDA")	"Agriculture" ("AGR")	"Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)")	"Green Belt" ("GB") and "Conservation Area (1)" ("CA(1)")	"Conservation Area (1)" ("CA(1)")	"Recreation" ("REC")
Existing Condition	Hard-paved and occupied by temporary structures	Vacant and covered with vegetation	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Mostly vacant, covered with vegetation and occupied by fishpond	Vacant and covered with vegetation	Vacant, flat, wholly fenced and formed
Surrounding Area	Surrounded by warehouse, workshop, logistic centre and land for residential use	Surrounded by open storage, some G/IC uses, woodland and residential dwellings	Surrounded by temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by vegetation, pond, some GIC/residential use	Surrounded by vegetation, pond, some GIC/residential use	Surrounded by temporary structures for workshop and residential uses; and a public utility (sewage pumping station) which is under construction
Suitability for Relocation	<u>Not suitable</u> for relocation: - In close proximity to residential uses - Tree felling is required - Not compatible with the surrounding area	<u>Not suitable</u> for relocation: - Active agricultural activities in the vicinity - Tree felling is required - Not compatible with the surrounding area	<u>Not suitable</u> for relocation: - Tree felling is required - Not compatible with the surrounding area - Land is expected to be resumed for the STT development - Remote location	<u>Not suitable</u> for relocation: - Larger than the original premises - Within the closed area - Falls within the "CA (1)" zone - Narrow roads nearby, unfriendly for larger vehicles - Not compatible with surrounding area	<u>Not suitable</u> for relocation: - Within the closed area - Falls within the "CA(1)" zone - Narrow roads nearby, unfriendly for larger vehicles - Not compatible with surrounding area	<u>Suitable</u> for relocation: - Flat and vacant - No active agricultural activities - Not incompatible with the surrounding area - Assessable from public road - In close proximity from original premises