
SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND
MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED
FILLING OF POND IN “RESIDENTIAL (GROUP D)” ZONE,**

**VARIOUS LOTS IN D.D. 104,
NGAU TAM MEI, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Southern Sea Investment Limited

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

CONTENT PAGE

EXECUTIVE SUMMARY	3
行政摘要	4
1. INTRODUCTION	5
<i>Background</i>	5
2. JUSTIFICATION	6
<i>To Facilitate the Relocation of the Applicant’s Business Premises Affected by the Development of San Tin Technopole</i>	6
<i>Applicant’s Effort in Identifying Suitable Site for Relocation</i>	6
<i>Applied Use is the Same as the Affected Business in San Tin</i>	6
<i>Approval of the Application would not Frustrate the Long-term Planning Intention of the “R(D)” Zone</i>	7
<i>The Proposed Development is not Incompatible with Surrounding Land Uses</i>	7
3. SITE CONTEXT	8
<i>Site Location</i>	8
<i>Accessibility</i>	8
<i>Existing Site Condition</i>	8
<i>Surrounding Area</i>	8
4. PLANNING CONTEXT	9
<i>Zoning of the Application Site</i>	9
<i>Planning Intention</i>	9
<i>Filling of Pond Restriction</i>	9
<i>Previous Application</i>	9
<i>Similar Application</i>	9
<i>Town Planning Board Guidelines No. 13G</i>	9
<i>Land Status of the Application Site</i>	10
5. DEVELOPMENT PROPOSAL	11
<i>Development Details</i>	11
<i>Hard-paving at the Site</i>	11
<i>Operation Mode</i>	12
<i>Minimal Traffic Impact</i>	12
<i>Minimal Environmental Impact</i>	13
<i>Minimal Landscape Impact</i>	14
<i>Minimal Drainage Impact</i>	14
<i>Fire Safety Aspect</i>	14
6. CONCLUSION	15

APPENDICES

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

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Application Site
Plan 3	Plan showing the Land Status of the Application Site
Plan 4	Affected Premises – Location
Plan 5	Affected Premises – Zoning
Plan 6	Affected Premises – Existing Use
Plan 7	Affected Premises – San Tin Technopole Development Phasing and Land Resumption
Plan 8	Plan showing the Locations of Alternative Sites for Relocation
Plan 9	Plan showing the Locations of Category Areas of <i>TPB PG No. 13G</i>
Plan 10	Aerial Photo of the Application Site
Plan 11	Layout Plan
Plan 12	Filling of Pond
Plan 13	Proposed Run-In/Out
Plan 14	Swept Path Analysis

LIST OF TABLES

Table 1	Differences between the Original Premises and The Application Site
Table 2	Development Parameters of the Proposed Development
Table 3	Details of Proposed Structures
Table 4	Parking and Loading / Unloading Provisions
Table 5	Trip Generation and Attraction of the Proposed Development

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) (the Ordinance) to use *Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond**’ (the proposed development).
- The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No.: S/YL-NTM/13. The Site occupies an area of 4,929 m² (about). A total of 2 single-storey structures are proposed at the Site for storage of construction material and machinery, site office and washroom with total GFA of 432 m² (about). The remaining area is reserved for open storage of construction material and machinery, vehicle parking and loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Sam Tam Road via a local access. The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the applicant’s original premises is affected by land resumption for the development of the San Tin Technopole;
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the applicant’s original premises;
 - no significant adverse impact is anticipated from the proposed development; and
 - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the “R(D)” zone.
- Details of development parameters are as follows:

Application Site Area	4,929 m ² (about)
Covered Area	432 m ² (about)
Uncovered Area	4,497 m ² (about)
Plot Ratio	
	0.088 (about)
Site Coverage	
	8.8% (about)
Number of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	432 m ² (about)
Building Height	
	4.5 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元朗牛潭尾丈量約份第 104 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及機械連附屬設施 (為期 3 年) 及相關填塘工程」(擬議發展)。
- 申請地點所在的地區在《牛潭尾分區計劃大綱草圖編號 S/YL-NTM/13》上劃為「住宅 (丁類)」地帶。申請地盤面積為 4,929 平方米 (約)。申請地點將設有 2 座單層構築物作存放建築材料及機械、辦公室及洗手間用途，構築物的總樓面面積合共為 432 平方米 (約)，其餘地方將預留作露天存放建築材料及機械、車輛上/落貨及停泊位及流轉空間。
- 申請地點可從新潭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七時至下午七時，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新田科技城發展收地影響；
 - 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；
 - 擬議發展不會對周邊地區帶來重大負面影響；及
 - 擬議發展只屬臨時性質，批出規劃許可則不會影響「住宅 (丁類)」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：	4,929 平方米 (約)
上蓋總面積：	432 平方米 (約)
露天地方面積：	4,497 平方米 (約)
地積比率：	0.088 (約)
上蓋覆蓋率：	8.8% (約)
樓宇數目：	2 座
總樓面面積	432 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	432 平方米 (約)
構築物高度：	4.5 米 (約)
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Southern Sea Investment Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for ‘**Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond**’ (the proposed development). The Site currently falls within an area zoned “Residential (Group D)” (“R(D)”) on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No.: S/YL-NTM/13 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the “R(D)” zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 14** and **Appendices I to II**). Assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureau/departments and members of the Board.

¹ **Southern Sea Investment Limited** (the applicant) is authorized by **Chun Sing Engineering Company Limited** 震昇工程有限公司 (the affected business operator) to facilitate the relocation of the existing business premises in San Tin. Details of the affected business operator are provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by the development of the San Tin Technopole

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected business premises in San Tin due to land resumption and to pave way for the development of the San Tin Technopole (**Plans 4 to 7**). The Site has been occupied by the applied use since the early 1990s. Aerial photos show that the 'open storage' use had existed at the affected business premises (i.e. Lot 769 RP (Part) in D.D. 99) immediately before the gazettal of the Interim Development Permission Area (IDPA) Plan No. IDPA/YL-ST/1 on 17.8.1990, and the 'open storage' use has been continued since then (**Plan 6**). As such, it should be regarded as an 'Existing Use'.
- 2.2 The affected premises currently fall within an area zoned "Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)") and "Innovation and Technology" ("I&T") on the Draft San Tin Technopole OZP No. S/STT/1 and the Revised Recommended Development Plan (RODP) respectively (**Plan 5**). According to the implementation programme, the applicant's original premises fall within 'Phase 1 Development' of the San Tin Technopole (**Plan 6**). As the land where the original premises is located will be developed for innovation and technology-related uses upon completion of the San Tin Technopole, the concerned land will be reverted to the Government in August 2024. Therefore, the applicant desperately needs to identify a suitable site for relocation to continue its business operation.

Applicant's effort in identifying suitable site for relocation

- 2.3 Whilst the applicant has spent effort to relocate its 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, accessibility or the site area being too small (**Appendix II** and **Plan 8**). After a lengthy site searching process, the Site was identified for relocation as it is relatively flat and easily accessible from San Tam Road via a local access.

Applied Use Is the Same as the Affected Business in San Tin

- 2.4 The proposed development involves the operation of open storage of construction material and machinery with ancillary facilities to support the daily operation of the Site. The applied use is the same as the affected business premises in San Tin. The site area (i.e. about 4,929 m², -10%) and GFA (i.e. about 432 m², -10%) are similar to the original premises. Details of the original premises are shown at **Table 1** below.

Table 1: Differences between the Original Premises and The Site

	Original Premises (a)	The Site (b)	Difference (a) – (b)
Site Area	5,496 m ²	4,929 m ²	-567 m ² , -10%
Covered Area	480 m ²	432 m ²	-48 m ² , -10%
GFA	480 m ²	432 m ²	-48 m ² , -10%

2.5 A significant portion of the Site (i.e. 4,497 m², 91.2%) is uncovered and designated for open storage use, vehicle L/UL and parking spaces and circulation area, in order to support the daily operation of the Site. According to the applicant, the original premises currently lack adequate circulation space, resulting in prolonged waiting times for L/UL activities of goods. Therefore, a substantial amount of circulation space is reserved at the Site in order to increase the Site's overall efficiency, as well as to minimize the potential adverse traffic impacts to the surrounding road networks.

Approval of the application would not frustrate the long-term planning intention of the "R(D)" zone

2.6 Although the Site falls within area zoned "R(D)" on the Draft Ngau Tam Mei OZP No. S/YL-NTM/13, the Site is currently vacant without long-term residential development plan. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "R(D)" 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 planning intention of the "R(D)" 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 "R(D)" zone.

The proposed development is not incompatible with surrounding land uses

2.8 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by sites with temporary structures for open storage yards, logistics warehouse and vacant land. 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 arisen from the proposed development.

3. SITE CONTEXT

Site Location

3.1 The Site is located approximately 20 m east of San Tam Road; 5.5 km north of Yuen Long MTR Station; 5.6 km southwest of Lok Ma Chau BCP; 14.9 km southwest of Man Kam To BCP; 25.2 km southwest of Heung Yuen Wai BCP; and 2.4 km south of the original premises in San Tin (**Plan 8**).

Accessibility

3.2 The Site is accessible from San Tam Road via a local access (**Plan 1**).

Existing Site Condition

3.3 The Site is currently vacant. The Site is generally flat and partly covered with vegetation (**Plans 1, 3 and 10**).

Surrounding Area

3.4 The Site is mainly surrounded by vacant land, woodland, ponds, public roads and temporary structures (**Plans 1, 3 and 10**).

3.5 To its immediate north is grassland intermixed with ponds and woodland. To its further north is an existing drainage channel, across which there are some temporary structures for warehouse and domestic uses.

3.6 To its immediate east is grassland intermixed with ponds and woodland. To its further east is a transitional housing site approved by the Board in April 2024 (Application No. A/YL-NTM/470).

3.7 To its immediate south are sites occupied by temporary structures for logistics warehouse uses and open storage yards. To its further south are clusters of village houses and an open storage of construction machinery.

3.8 To its immediate west are land covered by vegetation and woodland. To its further west is San Tin Highway, across which there are some temporary structures for open storage use.

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site falls within an area zoned “R(D)” on the Draft Ngau Tam Mei OZP No. S/YL-NTM/13 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the “R(D)” zone, which requires planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the “R(D)” zone is *primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.*

Filling of Pond Restriction

- 4.3 *Any filling of pond or excavation 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 Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.*

Previous Application

- 4.4 The Site is not subject of any previous S.16 planning application.

Similar Application

- 4.5 There is no approved S.16 planning application for ‘open storage’ use within the “R(D)” zone on the OZP.

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

- 4.6 *The Site 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 Although the Site falls within Category 3 area of the *TPB PG-No. 13G (Plan 9)*, the proposed development would not generate significant adverse impacts on the surrounding areas. In addition, the original premises will be resumed by the Government to facilitate the development of the San Tin Technopole. Approval of the current application would not set an undesirable precedent within the Category 3 area and should be considered on individual merits given the special background of the applicant.

Land Status of the Application Site

- 4.8 The Site falls entirely on private lots, i.e. *Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104*, with total land area of 4,929 m² (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**).
- 4.9 Given that there is restriction on the erection of structures without the prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) to the Lands Department to make way for the erection of the proposed structures 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 4,929 m² (about). Details of development parameters are shown at **Table 2** below.

Table 2: Development Parameters of the Proposed Development

Application Site Area	4,929 m ² (about)
Covered Area	432 m ² (about)
Uncovered Area	4,497 m ² (about)
Plot Ratio	0.088 (about)
Site Coverage	8.8% (about)
Number of Structure	2
Total GFA	432 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	432 m ² (about)
Building Height	4.5 m (about)
No. of Storey	1

- 5.2 A total of 2 single-storey structures are proposed at the Site for storage of construction material and machinery, site office and washroom with total GFA of 432 m² (about), the remaining open area is reserved for open storage of construction material and machinery, vehicle parking and L/UL spaces and circulation area (**Plan 11**). Details of structures are shown at **Table 3** below.

Table 3: Details of Proposed Structures

Structure	Use	Covered Area	GFA	Building Height
B1	Storage of construction material/machinery, site office and washroom	216 m ²	216 m ²	4.5 m (1-storey)
B2		216 m ²	216 m ²	
Total		432 m² (about)	432 m² (about)	-

Filling of Pond and Hard-paving at the Site

- 5.3 According to an aerial photo and survey map prepared by the LandsD in the early 1990s, the ponds within the Site were partially filled for open storage, and the remaining area of the Site consisted of some dried ponds (**Plan 12**). The proposed filling of pond under the current application on the eastern portion of the Site intends to reflect the Site's current state, in which the ponds were previously filled in

the early 1990s from the site level of +5.8 mPD to +6.6 mPD. Therefore, no further filling of pond will be carried out the applicant after planning permission has been granted from the Board.

- 5.4 The Site will be entirely hard-paved for not more than 0.2 m from the site level of +6.6 mPD to +6.8 mPD for open storage of construction material and machinery, site formation of structures, parking and L/UL spaces and circulation area (**Plan 11**). 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 of the proposed development.

Operation Mode

- 5.5 The Site will be used as open storage of construction material (e.g. metal beams, brick, tiles etc.) and machinery (e.g. mobile cranes etc.). The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. There is no operation on Sunday and public holidays.
- 5.6 It is estimated that the Site would be able to accommodate not more than 8 staff. The ancillary facilities (i.e. site office, washroom etc.) 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.

Minimal Traffic Impact

- 5.7 The Site is accessible from San Tam Road via a local access (**Plan 1**). A 11 m (about) wide run-in/out with sufficient sightline is proposed at San Tam Road by the applicant for easy circulation of vehicle (**Plan 13**). A total of 6 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL spaces are provided at **Table 4** below.

Table 4: Parking and L/UL Provisions

Type of Parking Space:	Number of Space
Parking Space for Private Cars (PC) - 2.5 m (W) X 5 m (L)	4
Type of L/UL Space:	Number of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) X 7 m (L)	1
L/UL Space for Container Vehicle (CV) - 3.5 m (W) X 16 m (L)	1

- 5.8 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 14**). With the implementation of the proposed run-in/out, slight encroachment into the opposite lane would be foreseeable during vehicle turning from the Site to Sam Tam Road southbound (**Plan 14**). It is envisaged that the time required for the encroachment would be very short. Furthermore, staff is also deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. The breakdown of estimated trip generation and attraction of proposed development at AM and PM peak hours are provided at **Table 5** below.

Table 5: Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM</u> peak per hour (07:30 – 08:30)	4	0	0	0	0	0	4
Trips at <u>PM</u> peak per hour (16:30 – 17:30)	0	4	0	0	0	0	4
Traffic trip per hour (average)	0	0	1	1	1	1	4

- 5.9 As the number of vehicular trips generated and attracted by the proposed development are 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 rainstorm, to ensure that these facilities are always operational.

- 5.12 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.
- 5.13 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

- 5.14 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 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 from 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 to enhance fire safety of the Site. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by the Fire Services Department or the Board.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in San Tin, which will be affected by the development of the San Tin Technopole (**Plans 4 to 7**). Whilst the applicant attempted to relocate their premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II and Plan 8**). Since the applied use is the same as the affected business premises, approval of the application could facilitate relocation prior to land resumption, thereby minimizing the impact on the implementation programme of the San Tin Technopole.
- 6.2 Although the Site is not in line with the long-term planning intention of the "R(D)" zone, the Site is currently vacant without long-term residential development plan. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "R(D)" zone and better utilize deserted land in the New Territories.
- 6.3 The Site is surrounded by vacant land, sites occupied by temporary structures for various uses and 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 3 area of the *TPB PG-No. 13G*, given that the application's special background to facilitate the development of the San Tin Technopole, approval of the current application would not set an undesirable precedent within the "R(D)" zone and Category 3 area, and should be considered on its own merits.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, FSIs proposals etc., to mitigate any adverse impact arising from the proposed development. The applicant will also 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 Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond**'.

R-riches Property Consultants Limited
August 2024