
SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY CONCRETE BATCHING PLANT WITH ANCILLARY FACILITIES
FOR A PERIOD OF 5 YEARS IN “INDUSTRIAL (GROUP D)” ZONE,**

**LOTS 573 RP AND 1710 IN D.D. 114
SHEK KONG, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Join Bright Warehousing Limited

Consultancy Team

Planning Consultant:	R-riches Property Consultants Limited
Drainage Consultant:	EnviroSolutions & Consulting Limited
Environmental Consultant:	EnviroSolutions & Consulting Limited
Traffic Consultant:	CKM Asia 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 HSK/HT NDA</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 HSK</i>	6
<i>To Meet the Growing Demand for Concrete Production</i>	7
<i>Approval of the Application would not Frustrate the Long-term Planning Intention of the "I(D)" Zone</i>	7
<i>The Proposed Development is not Incompatible with Surrounding Land Uses</i>	7
3. SITE CONTEXT	9
<i>Site Location</i>	9
<i>Accessibility</i>	9
<i>Existing Site Condition</i>	9
<i>Surrounding Area</i>	9
4. PLANNING CONTEXT	10
<i>Zoning of the Site</i>	10
<i>Planning Intention</i>	10
<i>Statutory Development Restrictions</i>	10
<i>Previous and Similar Applications</i>	10
<i>Land Status of the Site</i>	10
5. DEVELOPMENT PROPOSAL	11
<i>Development Details</i>	11
<i>Operation Mode</i>	11
<i>No Traffic Impact</i>	11
<i>No Environmental Impact</i>	12
<i>No Drainage Impact</i>	12
<i>Fire Safety Aspect</i>	13
6. CONCLUSION	14

APPENDICES

Appendix I	Details of the Affected Business Premises
Appendix II	Details of Alternative Sites for Relocation
Appendix III	Traffic Impact Assessment
Appendix IV	Environmental Assessment
Appendix V	Drainage Proposal

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Site
Plan 3	Plan showing the Land Status of the Site
Plan 4	Original Premises – Location
Plan 5	Original Premises – Zoning
Plan 6	Original Premises – HSK/HT NDA Phasing and Land Resumption
Plan 7	Original Premises – HSK/HT NDA Land Resumption
Plan 8	Plan showing Alternative Sites for Relocation
Plan 9	Aerial Photo of the Site
Plan 10	Layout Plan
Plan 11	Elevation Plan

LIST OF TABLES

Table 1	Differences between the Original Premises and the Site
Table 2	Development Parameters
Table 3	Provision of Parking and Loading/Unloading Spaces

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 *Lots 573 RP and 1710 in D.D. 114, Shek Kong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Concrete Batching Plant with Ancillary Facilities for a Period of 5 Years**' (the proposed development).
- The Site falls within an area zoned "Industrial (Group D)" ("I(D)") on the Approved Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/9. The Site occupies an area of 4,411 m² (about). A concrete batching plant with other ancillary facilities with total gross floor area (GFA) of 4,411 m² (about) is proposed at the Site. The remaining area is reserved for vehicle parking and loading/unloading spaces and circulation area.
- The Site is accessible from Kam Tin Road via a local access. The operation hours of the proposed development are 07:00 to 23:00 daily.
- Justifications for the proposed development are as follows:
 - the applicant's original premises is affected by land resumption for the development of the Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA);
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the applicant's 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 "I(D)" zone.
- Details of development parameters are as follows:

Application Site Area	4,411 m ² (about)
Covered Area	1,411 m ² (about)
Uncovered Area	3,000 m ² (about)
Plot Ratio	
	1.0 (about)
Site Coverage	
	32% (about)
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	4,411 m ² (about)
Building Height	
	Not more than 13 m
No. of Storeys	
	Not more than 3 storeys

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石崗丈量約份第 114 約地段第 573 號餘段及第 1710 號的規劃申請，於上述地點作「擬議臨時混凝土配料廠連附屬設施 (為期 5 年)」(擬議發展)。
- 申請地點所在的地區在《石崗分區計劃大綱核准圖編號 S/YL-SK/9》上劃為「工業 (丁類)」地帶。申請地盤面積為 4,411 平方米 (約)。申請地點將設有混凝土配料廠及其他附屬設施，總樓面面積合共為 4,411 平方米 (約)，申請地點的其餘地方將預留作車輛停泊和上落貨位及流轉空間。
- 申請地點可從錦田公路經一條地區道路前往。擬議發展的作業時間為每日上午七時至下午十一時。
- 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」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「工業 (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：	4,411 平方米 (約)
上蓋總面積：	1,411 平方米 (約)
露天地方面積：	3,000 平方米 (約)
地積比率：	1.0 (約)
上蓋覆蓋率：	32% (約)
總樓面面積	4,411 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	4,411 平方米 (約)
構築物高度：	不多於 13 米
構築物層數：	不多於 3 層

1. INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Join Bright Warehousing Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 573 RP and 1710 in D.D. 114, Shek Kong, Yuen Long, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Concrete Batching Plant with Ancillary Facilities for a Period of 5 Years**'. The Site currently falls within an area zoned "I(D)" on the Approved Shek Kong OZP No.: S/YL-SK/9 (**Plan 2**). According to the Notes of the OZP, the applied use is a Column 2 use within the "I(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. Assessments and proposals (i.e. Traffic Impact Assessment (TIA), Environmental Assessment (EA) and Drainage Proposal) to mitigate potential adverse impacts are submitted for the consideration of relevant government bureaux/departments and members of the Board (**Plans 1 to 11 and Appendices I to V**).

¹ **Join Bright Warehousing Limited** (the applicant) is authorized by **Glorious Concrete (H.K.) Limited** (the affected business operator) to facilitate the relocation of the existing affected business premises in Hung Shui Kiu. 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 HSK/HT NDA

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected premises of a concrete batching plant and the ancillary facilities in HSK, i.e. *various lots in D.D. 130*, due to land resumption and to pave way for the development of the HSK/HT NDA (**Appendix I** and **Plan 4**).
- 2.2 According to the Revised Recommended Outline Development Plan (Revised RODP) for the HSK NDA, the affected premises falls within areas zoned "Industry", "Other Specified Uses", "Government" and an area shown as 'Road'. The affected premises currently falls within areas zoned "Industrial" ("I"), "Government, Institution or Community" ("G/IC") and area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/2 (**Plan 5**).
- 2.3 With reference to the implementation programme, the affected premises falls within the land resumption limit for the second phase development of the HSK/HT NDA (**Plan 6**). As land where the premises will be developed for industrial and government, Institution or community uses, the concerned parcel of land will be resumed and reverted to the Government in 2024 (**Plan 7**). Therefore, the applicant desperately needs to identify a suitable site for relocation in order to continue its 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 or accessibility (**Appendix II** and **Plan 8**). After a lengthy site-searching process, the Site was identified for relocation as it is relatively flat, in close proximity to NDAs and easily accessible from Kam Tin Road via a local access.

Applied use is the same as the affected business in HSK

- 2.5 The proposed development involves the operation of a concrete batching plant with ancillary facilities to support the daily operation of the Site. The existing concrete batching plant consists of 4 cementitious silos with total capacity of about 480 tonnes. The maximum production capacity is about 1,400 m³ (about) within a 12-hour production period between 07:00 to 19:00. Details of the difference between the original premises and proposed development are shown at **Table 1** below.

Table 1: Differences between the Original Premises and the Site

	Original Premises (a)	The Site (b)	Difference (b) – (a)
Site Area	4,835 m ²	4,411 m ²	-424 m ² , -9%
GFA	3,903 m ²	4,411 m ²	+508 m ² , +13%
Silo Capacity	480 t	2,100 t	+337.5 t, +338%
Max. Production Capacity	117 m ³ /h	200 m ³ /h	+83 m ³ /h, +71%

- 2.6 A large portion of the Site is uncovered (i.e. 3,000 m² (about), 68% of the Site) and designated for parking and loading/unloading (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.

To meet the growing demand for concrete production

- 2.7 Ready-mixed concrete is one of the most commonly-used raw materials for construction projects in Hong Kong. With the continued development across various NDAs in the New Territories, the amount of construction works and the demand for concrete arising from planned development projects will remain high. The continued operation of the concrete batching plant can ensure a steady and sustainable concrete supply and reduce cross-district traffic for concrete delivery.

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

- 2.8 Given that the Site falls within an area zoned "I(D)" on the Approved Shek Kong OZP No.: S/YL-SK/9, and the applied use is a Column 2 use within the "I(D)" zone, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "I(D)" zone and would better utilize deserted land in the New Territories.
- 2.9 The proposed development is generally in line with the planning intention of the "I(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 "I(D)" zone.

The proposed development is not incompatible with surrounding land uses

- 2.10 The proposed development situates in a relatively remote area, which is far away from sensitive receivers. 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.

2.11 Furthermore, results of the technical assessments (i.e. TIA, EA and drainage proposal) in Chapter 5 of the Planning Statement have indicated that the significant adverse impact arising from the proposed development are not anticipated. 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 the potential adverse impact arisen from the proposed development.

3. SITE CONTEXT

Site Location

3.1 The Site is located approximately 260 m east of Kam Tin Road; 4.5 km east of Kam Sheung Road MTR Station; 12.5 km south of Kwu Tung North NDA; 12.9 km south of Fanling North NDA; and 13.1 km east of HSK/HT NDA; and 16.7 km east of the original premises in HSK.

Accessibility

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

Existing Site Condition

3.3 The Site is currently used as an open storage yard for junked vehicles, vehicle parts and construction materials. It is generally flat, unfenced and concrete-formed (**Plans 1, 3 and 9**).

Surrounding Area

- 3.4 The Site is predominantly for industrial use and is mainly surrounded by open storage yards and temporary structures for various brownfield operations (**Plans 1, 3 and 9**).
- 3.5 To its immediate north are some vacant temporary structures, across which is a vegetated slope and some unused/vacant land.
- 3.6 To its immediate east is the site of an approved planning application (No. A/YL-SK/275) for logistics centre. To its further east are some open storage yards, warehouses, workshops and logistics centre (Nos. A/YL-SK/279 and 301).
- 3.7 To its immediate south are some open storage of vehicle, vehicle parts, construction machinery and construction material. To its further south are some temporary structures for storage of construction machinery, vehicle dismantling workshops, selling of vehicle products and the site of an approved logistics centre (No. A/YL-SK/307).
- 3.8 To its immediate west are some open storage of vehicles, vehicle parts, construction machinery and construction material. To its further west is Kam Tin Road, across which are some open storage yards and vehicle repair workshops.

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The Site falls within an area zoned "I(D)" on the Approved Shek Kong OZP No.: S/YL-SK/9 (**Plan 2**). According to the Notes of the OZP, the applied use is a Column 2 use within the "I(D)" zone, which requires planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the "I(D)" zone is *primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.*

Statutory Development Restrictions

- 4.3 According to the Notes of the OZP, *no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13 m within the "I(D)" zone on the OZP.*

Previous and Similar Applications

- 4.4 The Site is not subject of any previous application.
- 4.5 There is no similar approval for 'Concrete Batching Plant' within the same "I(D)" zone.

Land Status of the Site

- 4.6 Detailed survey was conducted by the applicant to delineate the lot boundary of the Site, i.e. *Lots 573 RP and 1710 in D.D. 114 (Plan 3)*. The Site consists of 2 private lots with private land area of 4,332 m² (about) of Old Schedule Lot held under Block Government Lease (*Lot 573 RP in D.D. 114*) and 79 m² (about) of New Grant Lot (*Lot 1710 in D.D. 114*).
- 4.7 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 4,411 m² (about). Details of development parameters are shown at **Table 2** below.

Table 2: Development Parameters

Application Site Area	4,411 m ² (about)
Covered Area	1,411 m ² (about)
Uncovered Area	3,000 m ² (about)
Plot Ratio	
	1.0 (about)
Site Coverage	
	32% (about)
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	4,411 m ² (about)
Building Height	
	Not more than 13 m
No. of Storey	
	Not more than 3 storeys

- 5.2 The proposed concrete batching plant comprises 4 silos with total capacity of 2,100 tonnes (about) for storage of materials for concrete production; aggregate storage and handling system; concrete mixing towers; ice handling system; water tank and chiller plant; truck washing facilities; and other ancillary supporting facilities with total GFA of 4,411 m² (about), covered area of 1,411 m² (about) and a maximum building height of 13 m (about). The remaining open area is reserved for parking and L/UL spaces and circulation area (**Plans 10** and **11**).

Operation Mode

- 5.3 The proposed concrete batching plant consists of 2 production lines, each with a design production capacity of about 100 m³ per hour. Operation hours are from 07:00 to 23:00 daily, which consist of a 12-hour production period between 07:00 to 19:00, and a delivery period of raw materials beyond peak hours between 19:00 and 23:00. It is estimated that the Site would be able to accommodate about 10 workers. Visitor is not anticipated at the Site.

No Traffic Impact

- 5.4 The Site is accessible from Kam Tin Road via a local access i.e. Chun Yiu Road, which is proposed to be upgraded to allow 2-lane 2-way traffic with a minimum width of

6 m (**Plan 1**). An 11 m (about) wide ingress/egress is proposed at the northern part of the Site. A total of 16 parking and L/UL spaces will be provided (**Plan 10**). Details of parking and L/UL provision are shown at **Table 3** below:

Table 3: Provision of Parking and L/UL Spaces

Type of Parking Spaces	No. of Space
Parking Spaces for Private Cars - 2.5 m (W) x 5 m (L)	2
Parking Spaces for Heavy Goods Vehicles - 11 m (W) x 3.5 m (L)	12
Type of L/UL Spaces	No. of Space
L/UL Spaces for Container Vehicles - 16 m (W) x 3.5 m (L)	2

- 5.5 A TIA has been conducted to assess the potential traffic impact induced by the proposed concrete batching plant on nearby road network during the construction and operational stages (**Appendix III**). The assessment result has indicated that all key junctions and road links perform satisfactorily during the peak hours on a normal weekday in the assessment year of 2030, i.e. 5 years upon obtaining planning permission from the Board. The TIA has concluded that no adverse traffic impact arising from the proposed concrete batching plant is anticipated.

No Environmental Impact

- 5.6 An EA covering assessments on air quality, noise, water quality, waste management and land contamination has been conducted to assess the potential environmental impact induced by the proposed concrete batching plant during the construction and operational stages (**Appendix IV**). With proper implementation of mitigation and control measures, the assessment result has indicated that no adverse environmental impact from the proposed concrete batching plant is anticipated.

No Drainage Impact

- 5.7 The applicant has submitted a drainage proposal to review the drainage arrangements for the proposed concrete batching plant (**Appendix V**). The existing hard paving has already been taken into consideration. The potential increase in surface runoff generated by the proposed concrete batching plant is estimated to be minimal. A series of perimeter surface drains with sand trap/catch pit are proposed to collect the cumulative runoff, which will finally connect to the proposed discharge point at the stream to the south of the Site via a stormwater drainage pipe. The drainage proposal has concluded that no adverse drainage impact is envisaged.

Fire Safety Aspect

- 5.8 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. Upon receiving the STW approval from LandsD and the General Building Plan approval from the Buildings Department 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 an existing concrete batching plant and its ancillary facilities in HSK, which will be affected by the HSK/HT NDA development (**Plans 4 to 7**). Whilst the applicant attempted to relocate the concrete batching plant to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II and Plan 8**). Having considered a number of factors, including locations of concrete demand, land use compatibility, environmental and traffic impacts and concrete delivery time, the Site is considered suitable for relocation as it is located not far away from the original premises, in close proximity to various NDAs and easily accessible.
- 6.2 Being located within an area zoned "I(D)" on the OZP, the proposed concrete batching plant is generally in line with the planning intention of the "I(D)" zone, which is primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of "I(D)" zone and better utilize deserted land in the New Territories. 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 the HSK/HT NDA.
- 6.3 The proposed development is situated in an area predominated by industrial-related activities, surrounded by temporary structures for various brownfield operations, and is closely connected to various NDAs via nearby public road network; the proposed development is considered not incompatible with the surrounding areas. Approval of the current application would not set an undesirable precedent within the "I(D)" zone, and should be considered on its own merits.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Technical assessments and proposals have been provided to demonstrate that adverse traffic, environmental and drainage impacts arising from the proposed development are not anticipated.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Concrete Batching Plant with Ancillary Facilities for a Period of 5 Years**'.

R-riches Property Consultants Limited
January 2025